

One Equity Share With a Cabin in MONTGOMERY ISLAND HUNTING CLUB Desha County, AR



www.MontgomeryIslandHuntingClub.com



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MICHAEL OSWALT, ASSOC. BROKER
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Licensed in MS, AR & MO

**Tom
Smith
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Information is believed to be accurate but not guaranteed.

One Ownership Share w/Cabin in Montgomery Island Hunting Club, Inc. 4,000± Acres on the Mississippi River in Desha County, AR

- 2 Bed/1 Bath 750± SF Cabin
- 4,000± Acres of PRIME Mississippi River Hunting Land (A True Island)
- 37 Total Shares Owned by 35 Members
- Annual Dues \$2,800 (Includes All Expenses)
- Common Cabin with Multiple Beds
- Additional Areas to Build a Personal Cabin if Desired
- Dirt Airstrip
- Very Family Oriented—Wives and Kids Welcome at All Times!!
- Access to Sandbars for Summer Fun
- Low Pressure Hunting -Trophy Deer, Turkey, Duck, Hogs, Black Bear, and Small Game
- Beautiful Mature Timber
- Good Duck Hunting Depending on MS River Water Levels (no planting or wells)
- Club Barge Available to Transport Hunting Vehicle & Supplies Across the River
- Fenced Area for Member's Trucks at Terrene Landing (Mississippi Side of River)
- Cleaning Shed with Walk-in Cooler
- All Wildlife Plots and Road Work Provided by Full-Time Caretaker (Byron Herron)
- Yearly Wildlife Biologist Deer Survey for Top Notch Management (Mark Barbee)
- Great Fishing on Two Interior Lakes and the River
- Membership Subject to Approval of Club



As you pull up to the camp area and look to the right in the mature hardwoods you will find a beautiful, all-wood cabin constructed in 2021. The welcoming front porch overlooks the camp area and will make a great place to have your favorite beverage with your neighboring hunter. The front door opens to the vaulted ceiling great room/kitchen combo with all-electric appliances (refrigerator/microwave/air fryer/oven warmer), custom shop cabinets, and handmade butcher block countertops. You won't find sheetrock in this one with tongue and groove throughout. The kids can sleep in the loft upstairs with the parents in the master downstairs. A stacked washer and dryer is located in the bathroom. Some additional features include Advantech flooring throughout including loft area, thermoshield reflective roof decking, additional thermoshield in roof cavities, standing seam roof, fully caulked and taped windows on all exterior sill plates, and high grade luxury vinyl plank flooring throughout "fully waterproof" with pre layerment. This modern, quaint cabin is sure to please your family when they decide to come to the hunting camp for the weekend. This is the perfect cabin for a small family looking to fully enjoy a true island on the Mississippi River.

Montgomery Island Hunting Club, Inc. was incorporated on April 1, 1984, and is located in Desha County, Arkansas approximately 3 miles northwest of Rosedale, Mississippi. The island is bordered on the east by the Mississippi River and the west by the old White River. Shareholders own 4,000± acres of prime hunting land accessed by boat across the Mississippi River or air using the club's landing strip. Club members and their families enjoy the island's numerous amenities while making memories and enjoying the outdoors. Montgomery Island accommodates incredible trophy deer, turkey, duck, and small game hunting. The island's lakes and the Mississippi River provide members the opportunity to fish year-round. If you want to really "get away from it all at the hunting camp", this island hunting club experience could be exactly what you need. In doing your research, you will find this is one of the most affordable equity clubs on the river. Call Michael Oswalt for your private tour today!



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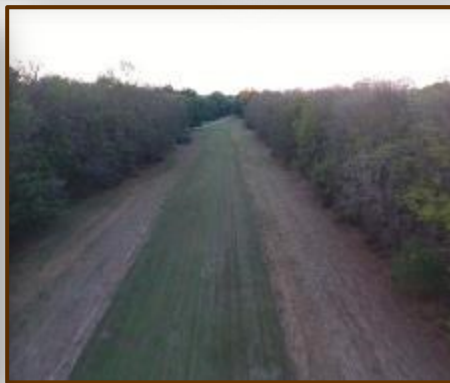


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AERIAL MAP



[Interactive Map](#)
[Google Earth Map](#)



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DIRECTIONAL MAP



Property only accessed by boat or plane. Call for showing.



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