

# RIVER BEND HUNTING CLUB

## ISSAQUENA COUNTY, MS

- Access to Cottonwood Bar East Island
- Outstanding Duck and Deer Hunting on The Mississippi River
- Five Camp Houses on Top of the Levee (Never Flooded)
- Access to Concrete Boat Ramp on the MS River Bank



# \$2,300/ACRE

**This once-in-a-lifetime opportunity will not last long!** You can own five cabins atop a levee that has never flooded and 1,226.8± acres of your own island in the Mississippi River. The 1,226.8± acre island has drivable access (normal river levels) and the use of a concrete boat dock on the Mississippi River. This is part of the world-class River Bend Hunting Club in Issaquena County, MS and lies in the middle of the Mississippi fly-a-way!

**Priced to SELL at only \$2,300 an acre!**

Click Here for Property Footage,  
Additional Acreage Available, and an Interview  
with the Seller

*Call The Land Man today!*



**TOM SMITH**, ALC, BROKER®  
Tom@TomSmithLand.com  
601.898.2772 office | 601.454.9397 cell



# TomSmithLand.com

Information is believed to be accurate but not guaranteed.





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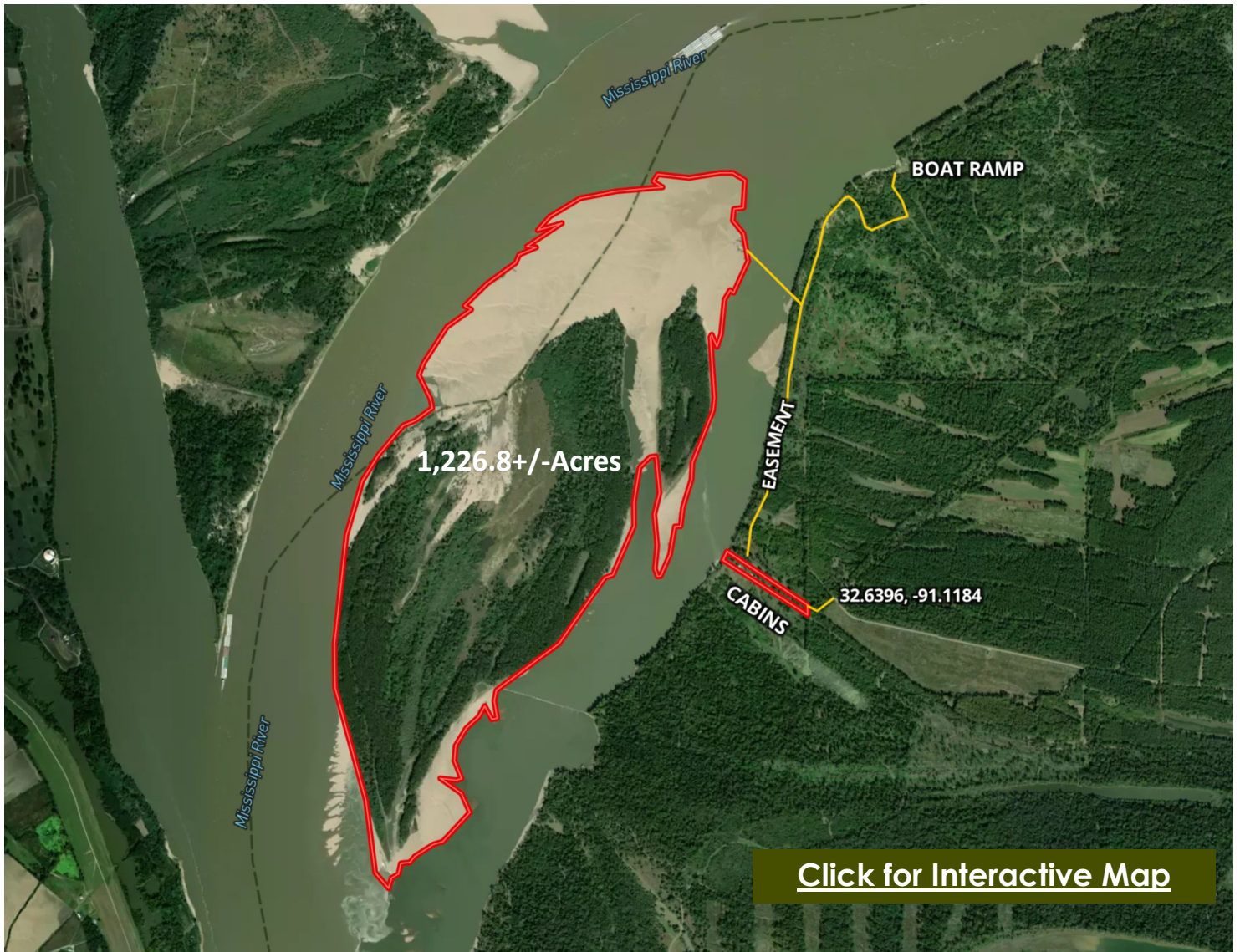
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# AERIAL MAP



[Click for Interactive Map](#)



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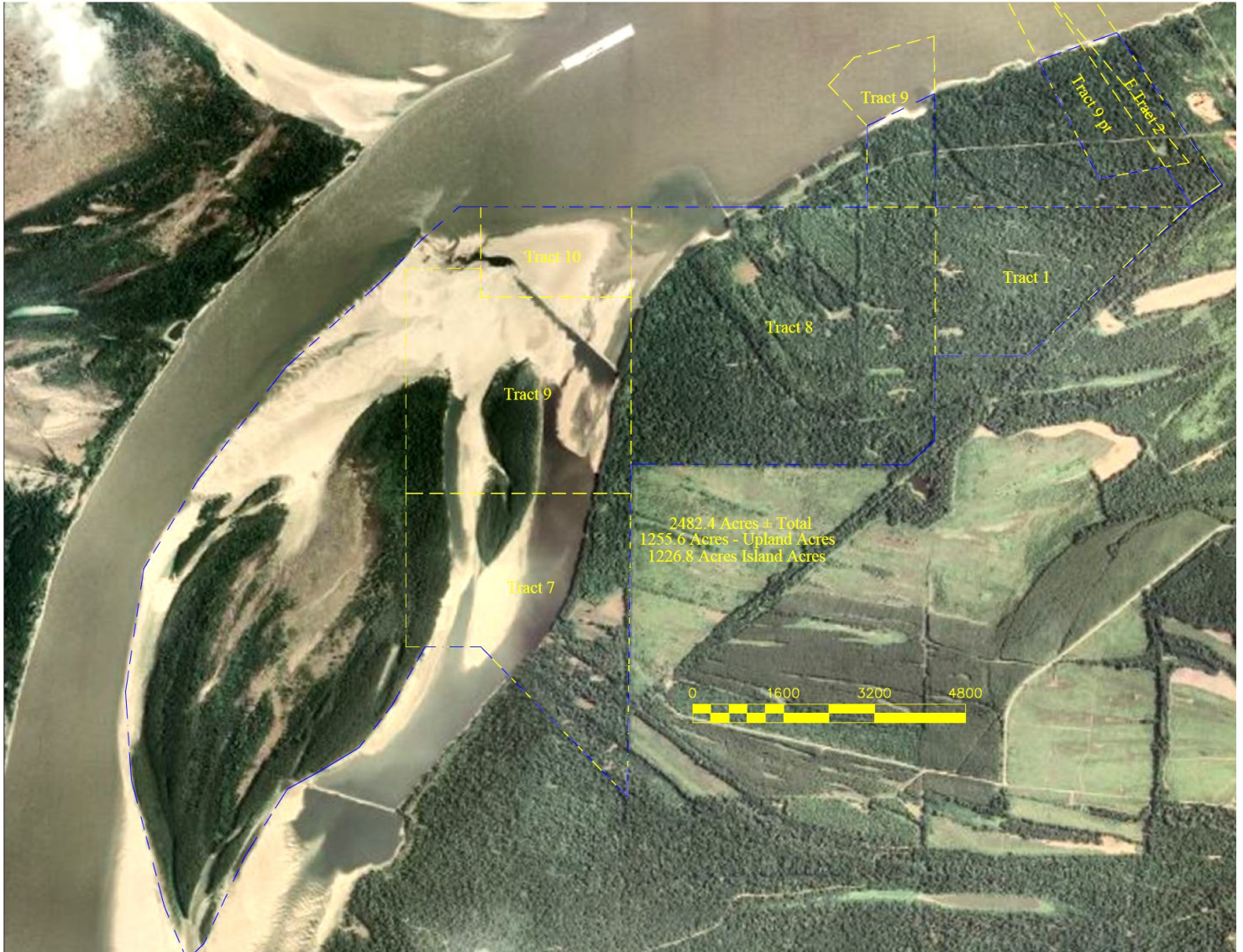


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# SURVEY MAP



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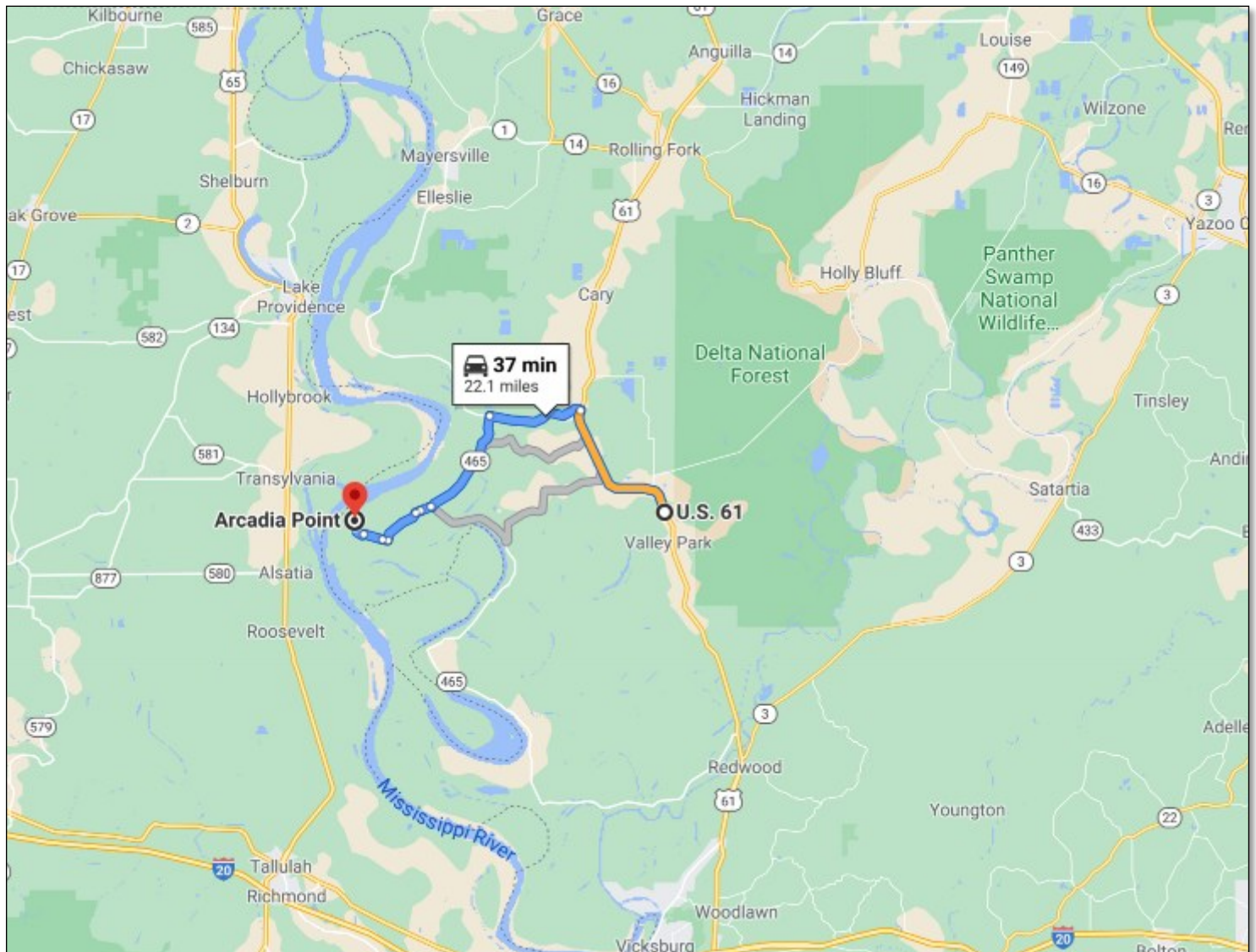


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# DIRECTIONAL MAP



**DIRECTIONS:** From Vicksburg, MS travel north on US-61 W for 24.3 miles, turn left onto MS-1N and travel 4.7 miles, turn left onto MS 465 S and travel approximately 10 miles, entrance to the property will be on the right. [GOOGLE MAP LINK](#)



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