

ONE EQUITY SHARE OF  
**Twin Lakes Hunting Club**

SHARKEY & HUMPHREYS COUNTIES, MS



- 2,159.1± Acres
- 9 Shares Owned by 9 Members
- Affordable Dues at \$2,000 Annually
- Common Lodge with Shop
- Mainly Hardwoods
- 60± Acres in Wildlife Plots
- Deer and Duck Hunting
- Sunflower River Frontage
- One Large Duck Hole
- 1.5 Hours from Madison, MS



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*Call me today!*

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



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# Twin Lakes Hunting Club

Welcome to Twin Lakes, a great hunting club in the highly sought after Mississippi Delta in Humphreys and Sharkey Counties. As most know, the Mississippi Delta is home to some of the biggest whitetail deer Mississippi has to offer and the duck hunting is not so shabby either. The property is made up of mainly hardwoods (300± acres mature; remainder 25± years old; 70± acres cutover), two duck holes with new wells, and 45± acres of WRP (Wetland Reserve Program). The club is also equipped with approximately 60± acres of annually planted wildlife plots, most all with deer stands. The 1.6± miles of Sunflower River frontage make up the northwestern border which creates a great natural travel corridor and is an additional attractant for the wintering ducks. In addition to deer and duck hunting, there is also prime hunting for small game. During the summer months, the Sunflower River can offer catfishing as well. Twin Lakes owns 2,159.1± acres of prime delta hunting land including timber rights. The common lodge at Twin Lakes is situated on 3.1± acres, a short 2.20 miles east of the property, on the entrance of Tay Parker Road. The lodge has beds for all the members, a kitchen, and great room for camaraderie. An equipment shop and game cleaning area are located just behind the lodge. A few storage containers provide additional spaces for the members to park side-by-sides and ATV's. A shared gas tank and pressure washer area are also behind the lodge. You will have everything you need to enjoy hunting the Mississippi Delta! As of now, Twin Lakes' members take care of the maintenance and upkeep of the club so it's handled exactly the way they want it to be. The club is very family-oriented with many kids participating in hunting each year. The affordable annual dues cover the maintenance and upkeep. The club itself doesn't hold any debt; however, the debt on each membership is serviced separately with some being debt-free. The club is conveniently located just over 9 miles west of Silver City, Mississippi along the Humphreys/Sharkey County line. The lodge is located along a gravel road leading into the property. The camp area is nice as it was previously an old farm home with all outbuildings and storage buildings nearby. So, if you are looking to join a Mississippi Delta Equity Share Club without having to make the drive to the Mississippi River, give Michael Oswalt a call today for your private showing!



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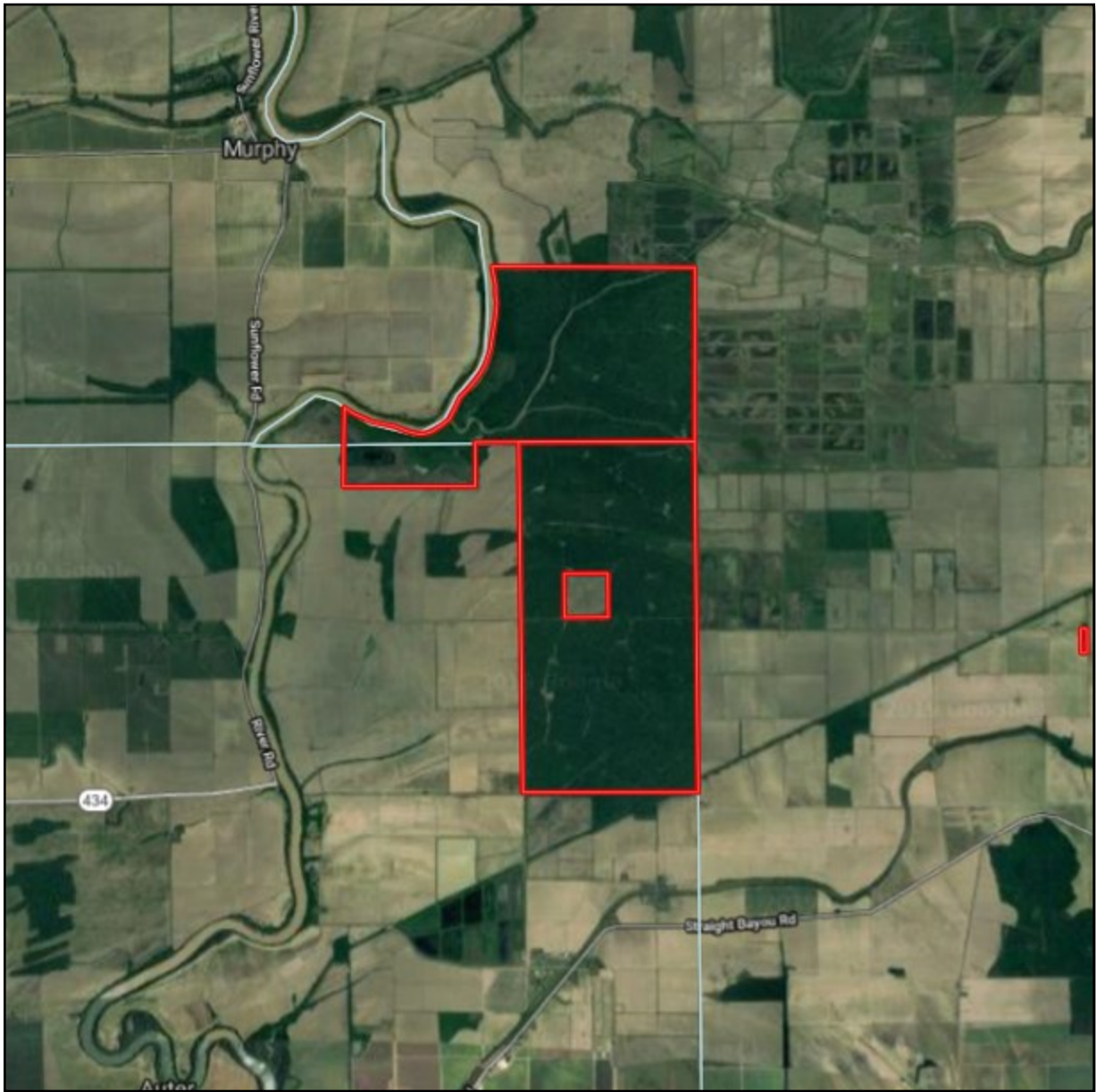


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# AERIAL MAP



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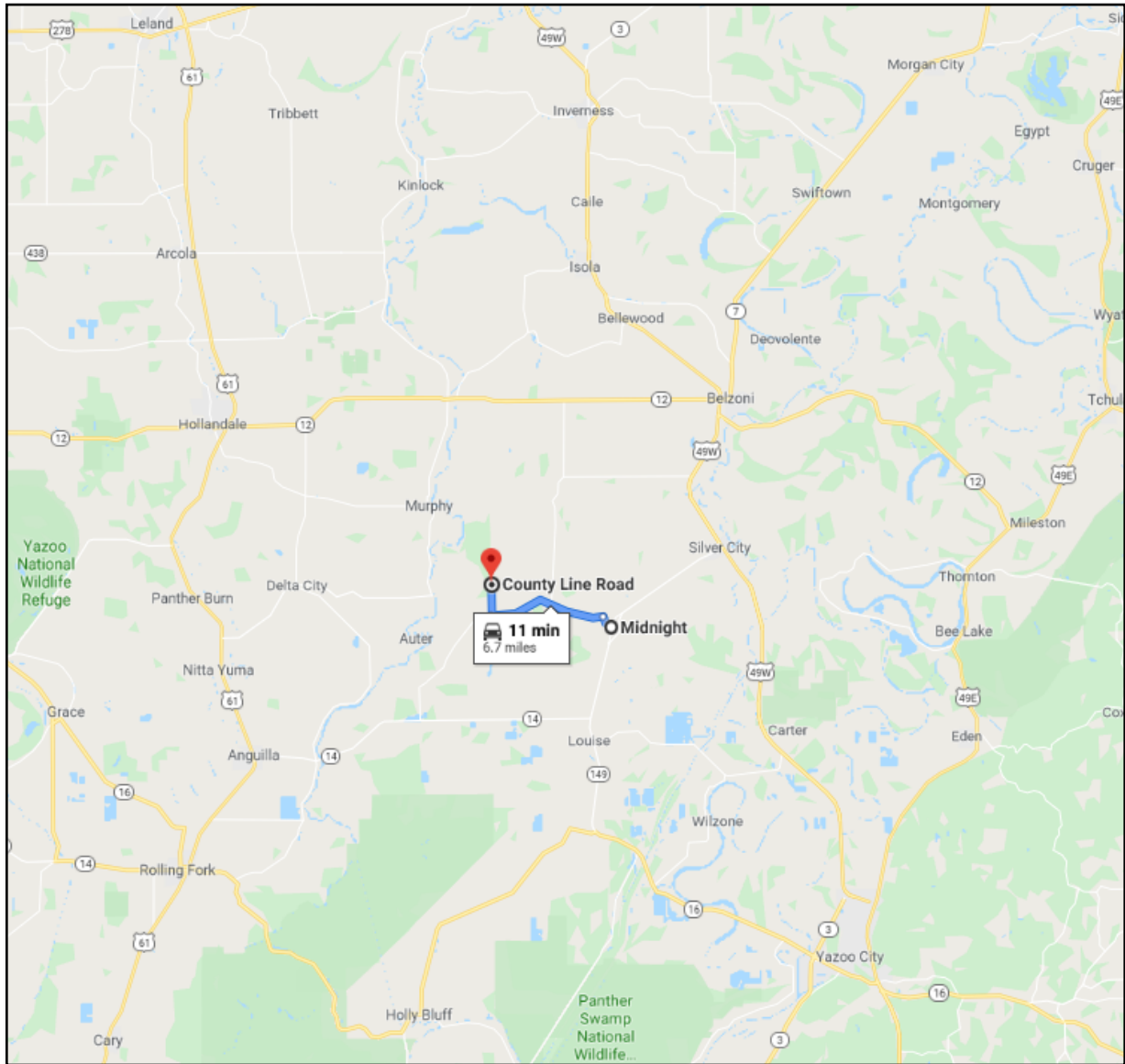
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# DIRECTIONAL MAP



**Directions:** From Midnight, MS travel north on Silver Creek Road for .5 miles. Turn left on Straight Bayou Road and travel 4.9 miles. The property will be on your left. [GOOGLE MAP LINK](#)



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