



# ONE EQUITY SHARE ISSAQUENA COUNTY, MS

*Please Call Tom for Pricing Information!*



Consisting of 3,000± acres with an abundance of wild game and a variety of conveniences, Magna Vista Plantation is a premier equity hunting club designed for a generational advantage. In Mississippi, family traditions are strong and revered, and Magna Vista captures the heart of the investment in the Mississippi Delta.

LOCATED INSIDE THE LEVEE OF THE MISSISSIPPI RIVER... THE BEST THAT THE DELTA HAS TO OFFER.

<https://magnavistaplantation.com/> [DRONE LINK](#)

#### TRAVEL DISTANCES

- **From Vicksburg:**  
Approx. 30 min.
- **From Jackson:**  
Approx. 1 hr 15 min.
- **From Monroe:**  
Approx. 1 hr 30 min.
- **From Baton Rouge:**  
Approx. 3 hrs. 15 min.
- **From Memphis:**  
Approx. 3 hrs. 15 min.



*Call the land man today!*

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



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.

# ONE OWNERSHIP SHARE IN MAGNA VISTA PLANTATION

## 3,000± Acres on the Mississippi River in Issaquena County, MS

- 3,000± Acres of PRIME Mississippi River Hunting Land
- 18 Total Shares (9 Shares Currently Owned by 7 Members)
- Annual Dues \$4,500 for 2019/2020/Debt Assumption Amount Available Upon Request
- 2,500 Square Foot Common Cabin Inside the Levee; Soon to have 25 to 30 Acres Outside the MS River for Personal Cabins
- Low Pressure Hunting –**Trophy Deer (170"+ Harvested), Duck, Hogs, Black Bear, and Small Game**
- Beautiful Mature Timber, Cutover, 12+ Duck Holes, 200± Acres of Annually Planted Wildlife Plot
- Excellent Duck Hunting - 700+ Harvested During 2019/2020 Season (Guaranteed Water with Well Usage with Some Holes Depending on MS River Water Levels and Rainfall)
- Miles and Miles of Interior Roads with the Club Being Accessed by a Public Gravel Road
- Cleaning Shed with Walk-in Cooler
- All Wildlife Plots and Road Work Provided by Club Members
- Yearly Wildlife Biologist Deer Survey for Top Notch Management (Wildlife Technical Services, LLC Owned by Bill Tomlinson and Matt Walters)
- Great Fishing on Two Interior Lakes
- Very Family Oriented—Wives and Kids Welcome
- Membership Subject to Approval

Have you ever wanted to get in on the front end of a Mississippi River? Have you ever wanted to get in on the front end of a Mississippi River Equity Share? Here you go! Welcome to Magna Vista Plantation in Issaquena County, MS. Magna Vista was formed in 2017 and currently has seven members owning nine shares. There will be 18 total shares sold; at this point, you will be part of the decision-making for the club's future. The club currently enjoys a small common camp with plans for everyone to build a personal cabin on the newly purchased 25 to 30 acres outside the MS River levee. The South Mississippi Delta has always been known for excellent deer hunting, but many don't realize just how good the duck hunting is in this pocket. Magna Vista is sitting in the heart of it, just inside the Mississippi River Levee. More and more landowners are catering to the ducks in this area, and Magna Vista is no different. More holes are being opened up, more acreage planted, and the harvest numbers are showing. Don't just come over for the deer and ducks though, Magna Vista has two, deep blue holes with great fishing and over 30 miles of roads for your kids to ride! This is a place the whole family can enjoy.

The land makeup is diverse with cutover areas, mature timber, wildlife plots, sloughs, brakes, and flooded fields. You will have plenty of scenery! A little history on the flooding: The club watches the MS River levels off the Vicksburg Gauge. You will be cutoff by vehicle at 42.5 to 43 feet (you can still boat into the dry land). In 2018 the deer season was closed around January 21st, and in 2019 around January 15th. You could still boat into duck hunt, and they HAMMERED them. If you have been on the lookout for a newly created equity share, call Tom to schedule your viewing of Magna Vista Plantation.

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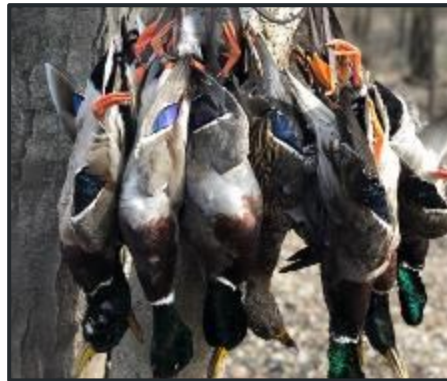


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# AERIAL MAP



[CLICK HERE FOR AN INTERACTIVE MAP](#)

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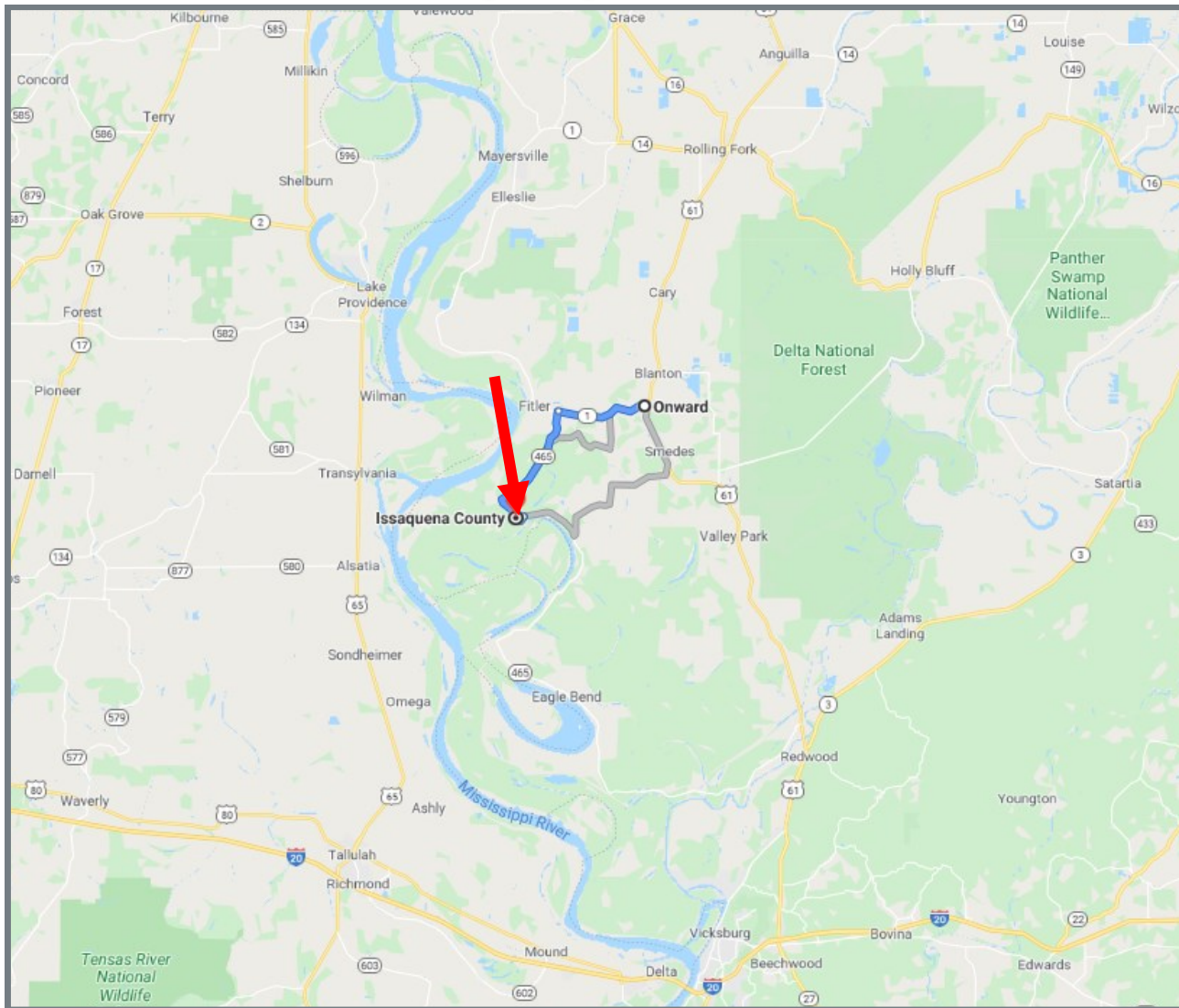
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# DIRECTIONAL MAP



**DIRECTIONS FROM ONWARD, MS:** Travel west on Highway 1 for 4.6 miles. Turn left on Highway 465 South and travel 6.9 miles. Turn right and the property will immediately be on your right.

**GOOGLE MAPS LINK**



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