

One Equity Share With 1/3 Share of Cabin  
**MONTGOMERY ISLAND  
HUNTING CLUB**  
Desha County, AR



**\$225,000**

[www.MontgomeryIslandHuntingClub.com](http://www.MontgomeryIslandHuntingClub.com)



MORE THAN  
14K  
FOLLOWERS  
ON FACEBOOK

*Call me today!*

**MICHAEL OSWALT**, ASSOCIATE BROKER®

Michael@TomSmithLand.com

601.898.2772 **office** | 662.719.3967 **cell**

Licensed in MS, AR & MO



Expect More. Get More.

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.

# One Equity Share with 1/3 Share of Cabin in Montgomery Island Hunting Club, Inc. 4,000± Acres on the Mississippi River in Desha County, AR

- 1/3 Interest in Cypress Cabin with Private Bedroom
- 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



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!

As you pull up to the camp area and look amongst the mature hardwoods, you will find an older cypress cabin. The cabin is owned equally by 3 members in the club. You will be one of those members with this purchase. Each individual has their own private bedroom and shares two bathrooms, kitchen, great room, and porches. You will get the rustic cabin feel the minute you walk in this one. Get ready to enjoy great company around the real wood burning fireplace. It also won't hurt to share a cabin with one of the longest standing members in the club. You may just get a new friend and some tips on where to go on the island. This could be the perfect setup for someone wanting a little more privacy than the main camp atmosphere without breaking the bank.



**MICHAEL OSWALT**, ASSOCIATE BROKER®

Michael@TomSmithLand.com

601.898.2772 **office** | 662.719.3967 **cell**

Licensed in MS, AR & MO



Expect More. Get More.

## TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





**MICHAEL OSWALT**, ASSOCIATE BROKER®  
 Michael@TomSmithLand.com  
 601.898.2772 **office** | 662.719.3967 **cell**  
 Licensed in MS, AR & MO



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





**MICHAEL OSWALT**, ASSOCIATE BROKER®  
Michael@TomSmithLand.com  
601.898.2772 **office** | 662.719.3967 **cell**  
Licensed in MS, AR & MO



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





**MICHAEL OSWALT**, ASSOCIATE BROKER®  
 Michael@TomSmithLand.com  
 601.898.2772 **office** | 662.719.3967 **cell**  
 Licensed in MS, AR & MO



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





**MICHAEL OSWALT**, ASSOCIATE BROKER®  
 Michael@TomSmithLand.com  
 601.898.2772 **office** | 662.719.3967 **cell**  
 Licensed in MS, AR & MO



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





**MICHAEL OSWALT**, ASSOCIATE BROKER®  
 Michael@TomSmithLand.com  
 601.898.2772 **office** | 662.719.3967 **cell**  
 Licensed in MS, AR & MO



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





**MICHAEL OSWALT**, ASSOCIATE BROKER®  
 Michael@TomSmithLand.com  
 601.898.2772 **office** | 662.719.3967 **cell**  
 Licensed in MS, AR & MO



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



# AERIAL MAP



[Interactive Map](#)

[Google Earth Map](#)

MORE THAN  
14K  
FOLLOWERS  
ON FACEBOOK



**MICHAEL OSWALT**, ASSOCIATE BROKER®  
Michael@TomSmithLand.com  
601.898.2772 **office** | 662.719.3967 **cell**  
Licensed in MS, AR & MO



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



# DIRECTIONAL MAP



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



*Call me today!*

**MICHAEL OSWALT**, ASSOCIATE BROKER®

Michael@TomSmithLand.com

601.898.2772 **office** | 662.719.3967 **cell**

Licensed in MS, AR & MO



Expect More. Get More.

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.