



# Mathena Wetlands Equity Interest

## 550 acres +/-

### Humphreys County

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**The Mathena Wetlands Duck Club** offers 1/5th equity interest for sale in the company's holdings. The offering interest includes 550+/- managed acres of excellent duck & deer hunting located east of the Yazoo River in Humphreys County Mississippi.

The Mathena property was enrolled in the Wetlands Reserve Program approximately 10 years ago at which time it was reforested to hardwood trees along with levee systems and water control infrastructure... Mathena is situated amidst a near 20,000 acre area of private hunting clubs lands east of the Yazoo River.... This area has been known for decades to be a top producing area for waterfowl hunting in the Mississippi Delta. The Mathena Duck club is the perfect opportunity for the serious Waterfowler looking for a property with quality hunting and like-minded hunting partners...

**Location:** Sections 1, 2 & 35 Township 15N Range 2W Humphreys County Mississippi

**Property Breakdown:**

- ☐ 300+/- acres hardwoods
- ☐ 200+/- acres wetland habitats
- ☐ 30+/- acres in grain food plots
- ☐ 15+/- acres roadways & levee systems
- ☐ 5+/- acres headquarters area

**Property Improvements:**

- ☐ 60HP electric well with underground pipe
- ☐ 7 water control structures
- ☐ Duck blinds & shooting house in place
- ☐ Food plots
- ☐ 40x80 enclosed shop building with utilities
- ☐ Tow behind camper trailer included

**Price:** \$215,000.00 (1/5th share)



