



# Willow Brake Hunting Club

## Equity Interest

### Warren County, MS



#### WILLOW BRAKE HUNTING CLUB EQUITY INTEREST SHARE

Willow Brake Hunting Club owns 1271+/- acres adjoining Tara Wildlife's Halpino Lodge property to the north <http://www.tarawildlife.com/lodges/halpino-lodge/>, Paw-Paw Island to the west and Kings Point Island/Long Lake to the south. And the Club leases another 266+/- acres. That makes for 1537+/- acres of hunting grounds both inside and outside the Mississippi River levee about 20 miles north of Vicksburg.

The club is operated by Issaquena and Warren Counties Land Company, LLC which has 15 shares issued. The club treasury owns 1 share while the other 14 shares are held by 13 members. At the asking price of \$225,000, that comes out to about \$2600 per acre underlying asset value, including your own lodge site, storage space and use of club skinning rack and walk in cooler. That is a phenomenal value for some of the best whitetail deer hunting in the world. Plus great duck hunting and incredible fishing.

Your cabin/lodge site - approximately 75' wide and 300' deep- fronts on Paw Paw Chute to the west and the club's private 6-10 limestone road to the east. You can literally drive your wife's car to the cabin/lodge site! Electricity and water are already run to your cabin/lodge site. All of this value less than 70 miles from the Stack interchange where I-20 meets I-55.

If you have been looking for an "Inside the Levee" hunting opportunity, this is the buy of a lifetime. Call T. Logan Russell at 601-259-4789 for more information on this incredible equity share opportunity.

**\$230,000.00**

#### CONTACT:

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#### Sartain's Heritage Properties

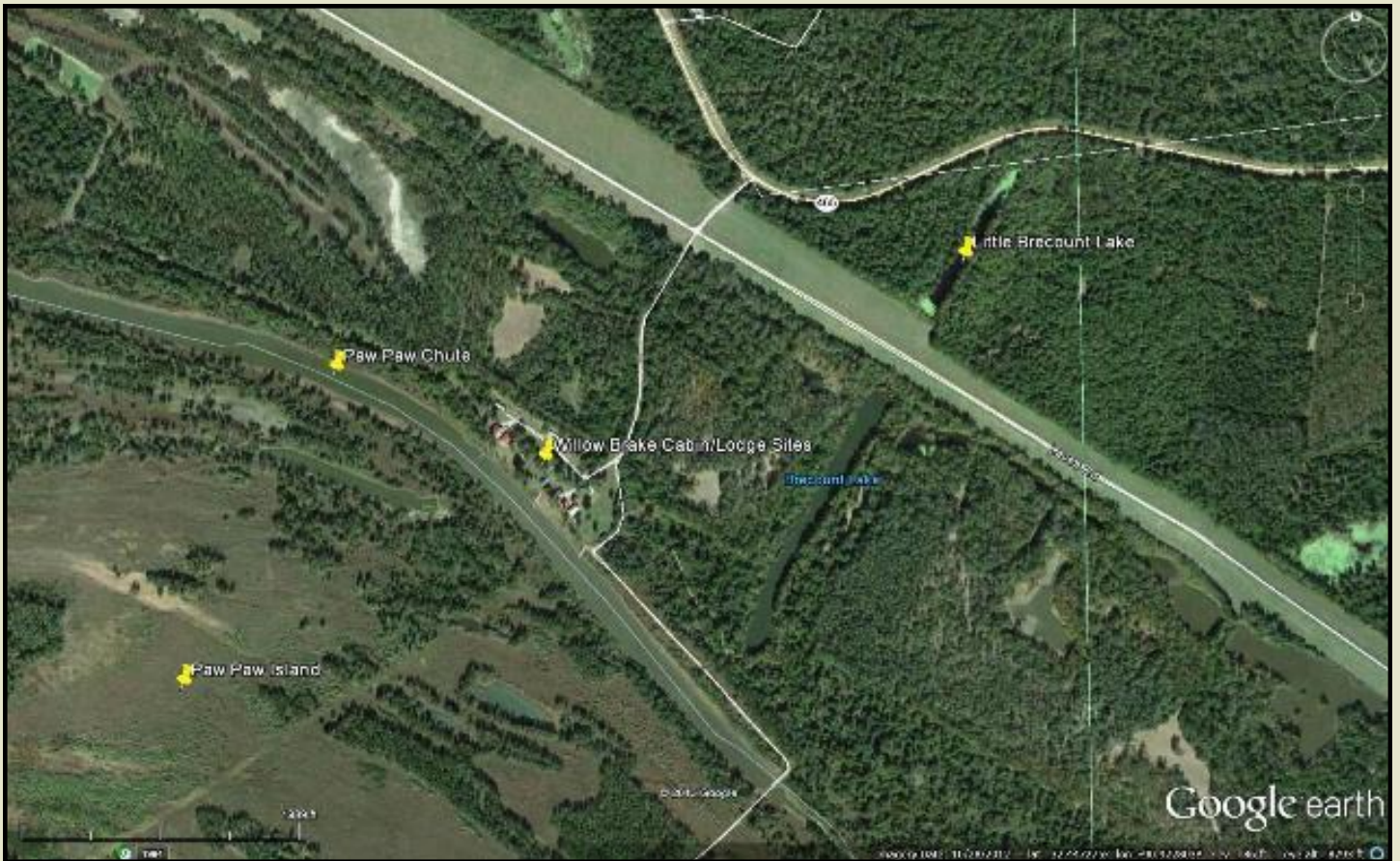
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