



OFFERED FOR SALE

OLE ROSEDALE HUNTING CLUB

A recreational investment opportunity.

1,214 ^(+/-) total acres • Bolivar County, Mississippi

OFFERED BY



A G R I C U L T U R E R E C R E A T I O N T I M B E R L A N D
T R A D I T I O N A L B R O K E R A G E + S E A L E D B I D S + C O N S U L T I N G

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI AND TENNESSEE



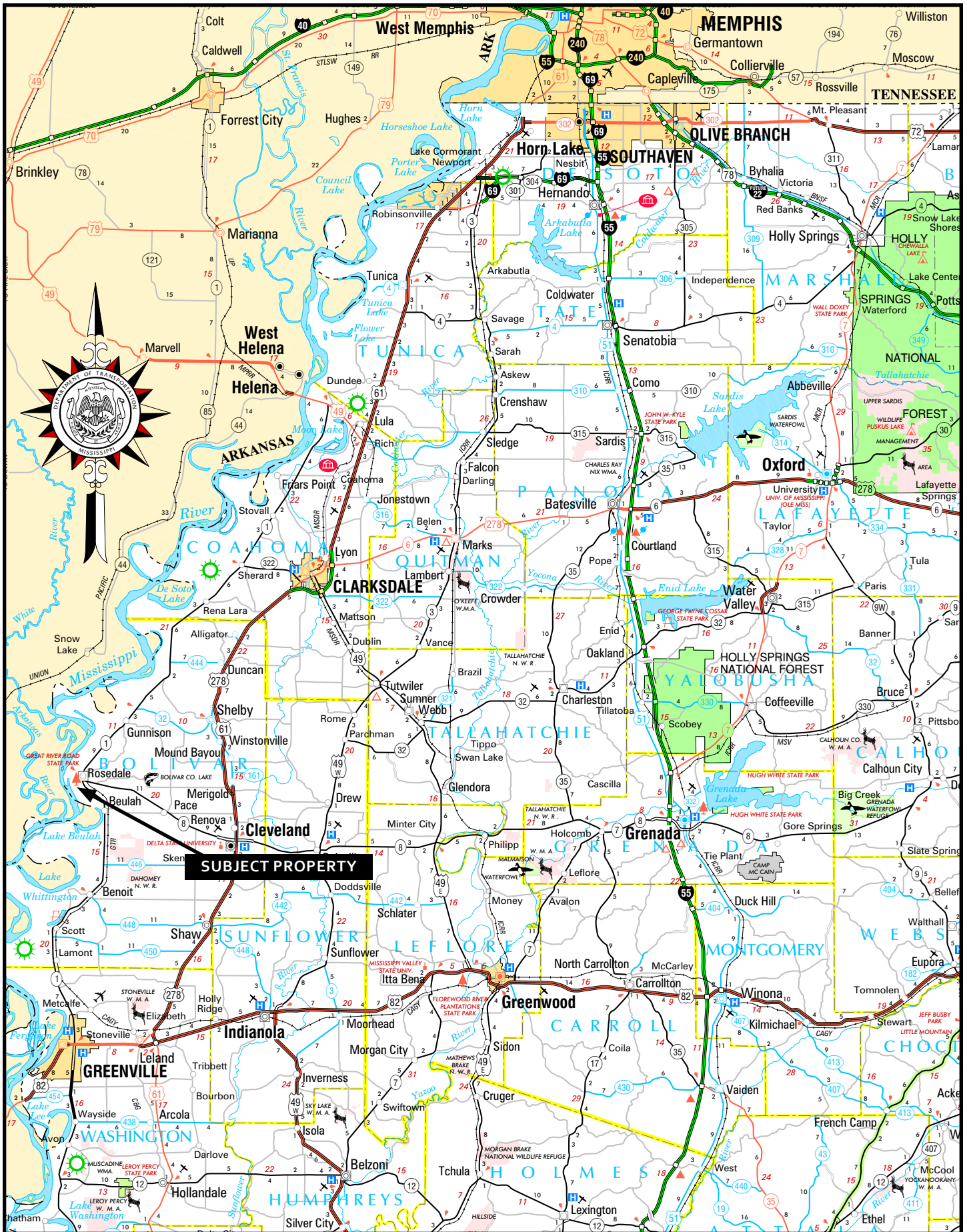
DISCLOSURE STATEMENT

A representative of Lile Real Estate, Inc. must be present to conduct a showing of this property. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you for your cooperation.

The image displayed on the front cover of this offering brochure is used for representative purposes only and was not photographed on location at the subject property.

This offering subject to errors, omissions, change or withdrawal without notice. All information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee.

VICINITY MAP



PROPERTY SUMMARY

Description: Offered for sale is the Ole Rosedale Hunting Club ("the Club") located inside the Mississippi River levee in Bolivar County, Mississippi near the town of Rosedale. The Club consists of 1,214 ^(+/-) acres and is situated directly across the Mississippi River from Big Island and just north of where the Arkansas River meets the Mississippi River. Beulah Hunting Club, Marigold Hunting Club, and Catfish Point are to the south of the Club. Donaldson Point and Jimmy Sanders are clubs located to the North.

The property offers an outstanding trophy deer herd and eastern wild turkey population. There are 20 plus food plots and numerous deer stands. Deer and turkey hunting are excellent, and duck hunting is good when water levels are right. Wild hogs can be found on the property and there is also a 15 ^(+/-) acre lake.

The hunting club borders the 600 ^(+/-) acre Great River Road State Park, which has been closed due to lack of funding. This park serves a preserve or sanctuary for deer and turkey adding uncommon wildlife value to the property. The property is also accessed through this park.

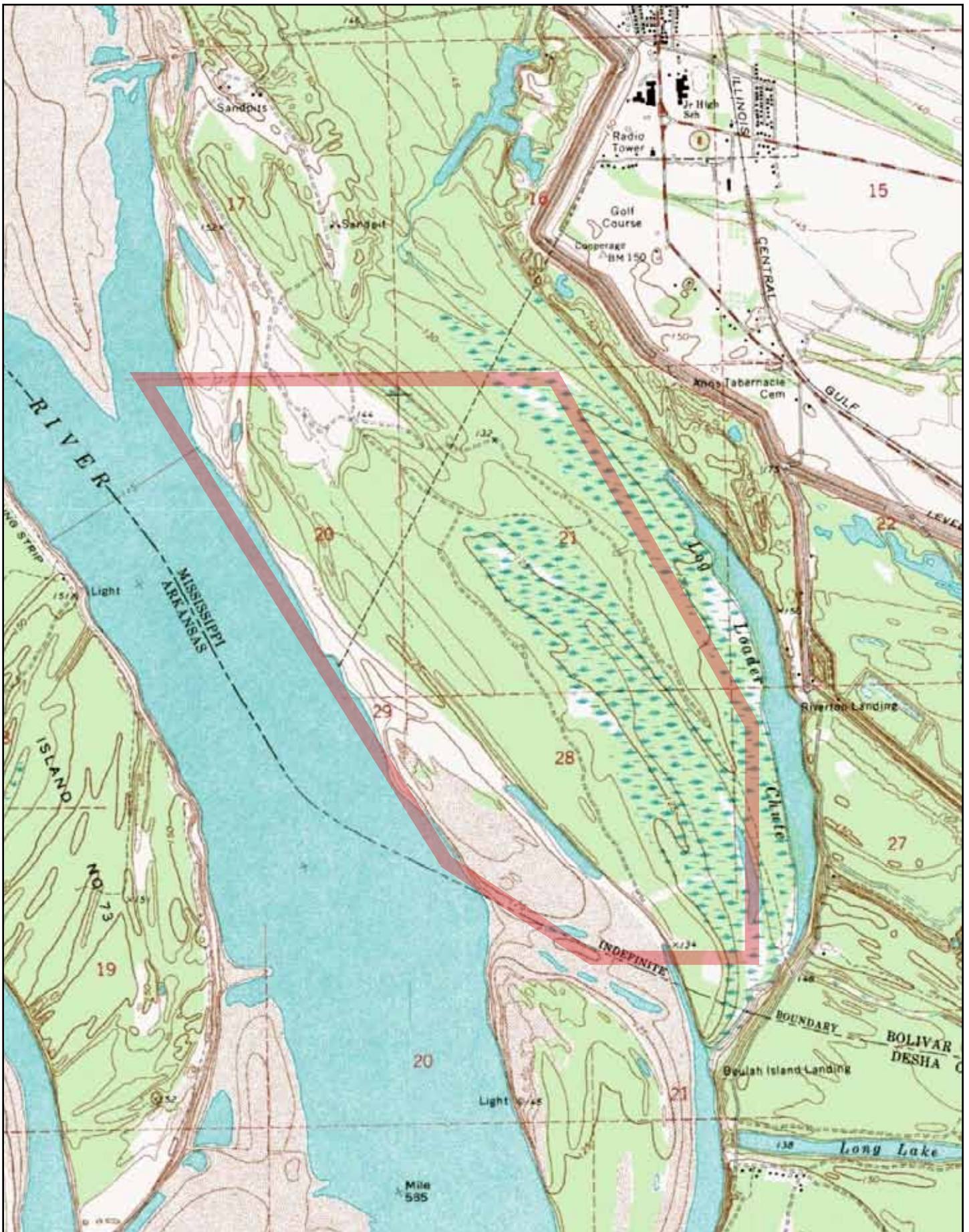
There are two pavilion sheds for storage and a tractor and equipment are included in the sale. There is a large club house outside the Mississippi River levee in the town of Rosedale. The house has 14 bedrooms and four and one half (4.5) baths. There is a walk-in cooler and cleaning facility at the camp house. The camp house is an old home that has been turned into a hunting lodge. The camp house is only minutes from the property.

The property is offered for sale for \$4,249,000.00 (\$3,500.00 per acre). Contact Jeryl Jones of Lile Real Estate, Inc. to schedule a tour or for additional information.

AERIAL VIEW



TOPOGRAPHICAL MAP



































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A G R I C U L T U R E R E C R E A T I O N T I M B E R L A N D
T R A D I T I O N A L B R O K E R A G E + S E A L E D B I D S + C O N S U L T I N G

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