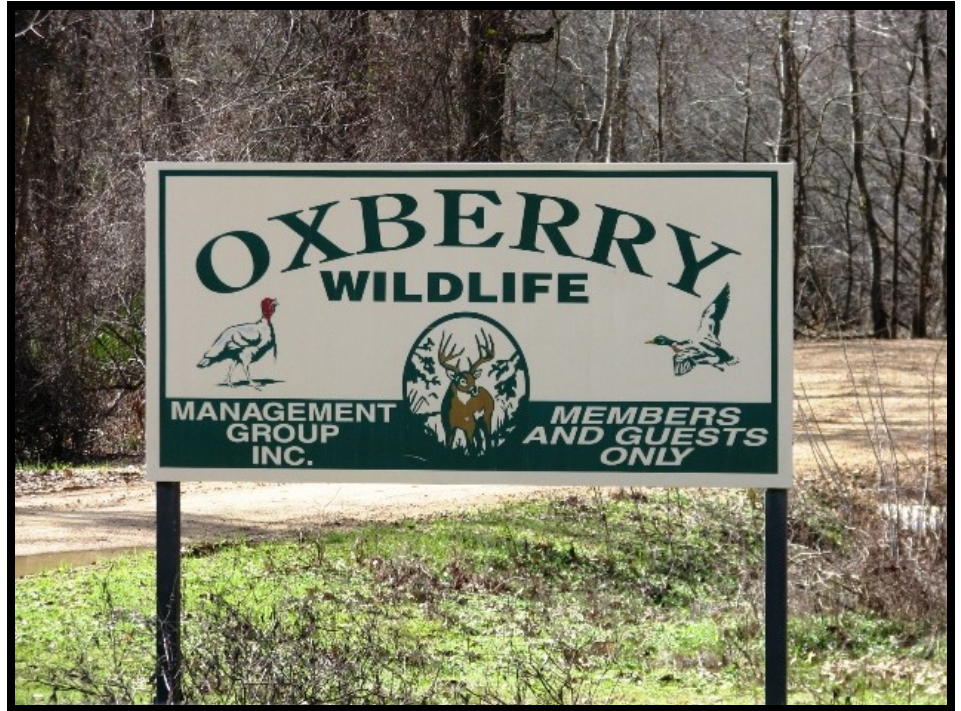




Oxberry Hunting Club

Equity Interest

Grenada County, MS



Oxberry Wildlife Management Group, LLC – offering one equity share of the company for sale. The property consists of 3,500 +/- acres of bottomland hardwoods in the MS Delta. Oxberry offers some of the finest duck & deer hunting in the north delta, this is a historic property located on the banks of the Yalobusha River and boarder by 9,500 acre Malmanson WMA.

The location of this property is within the highest concentrated wintering grounds for Mallards in Mississippi. The clubs deer management program has yielded tremendous success over the past 5 years with record book deer being harvested on the property. Not to mention this property is within the largest concentration of turkeys in the delta region.

Improvements:

Main member lodge (*private room included in the sale*)

Full time caretaker and field staff

3,400+/- acres high fenced

500+/- acre green oak timber reservoir w/boat house (*inside fence*)

400+/- acres free range hunting

Rifle range

Shooting houses and food plots

All weather road systems

Boat shed

Fish Lake

Timber breakdown:

All mature bottomland hardwoods with exception to wildlife clearings and habitat cuts to promote thickets, brows and bedding areas.

\$175,000.00

CONTACT:
JACOB SARTAIN
662.836.6048

jsartain@sartainsheritage.com

Sartain's Heritage Properties

106 First Choice Drive

Madison, MS 39110

601.856.2720

Fax: 601.853.6765

www.SartainsHeritage.com

