



**CLIFTON PLANTATION EQUITY  
SHARE FOR SALE: +/- 3,000.00  
ACRES IN HOLMES COUNTY, MS**

**Priced at \$178,000.00**



**ROSENBLATT**  
Real Estate



Clifton Plantation is an established deer and turkey club on the edge of the Mississippi Delta in Holmes County. It consists of approximately 3,000 acres of timber and farmland, creating a diverse habitat for deer, turkey, and additional species of wildlife.

Clifton is located in the Howard community of Holmes County, only one hour from the Jackson metropolitan area!



- +/- 3,000 Total Acres
- +/- 200 Income Producing Agricultural Land
- +/- 51 Acres of Income Producing CRP
- Approx. 85 Deer Hunting Stands
- Approx. 45 Food Plots
- Well Maintained Road System Throughout Property
- Merchantable Timber Providing Significant Value
- Stocked Lake
- Several Small Ponds



 Bill Rosenblatt - Broker Lic. 23135  
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# CLIFTON PLANTATION: COMMUNITY OF HOWARD, HOLMES COUNTY



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- Antebellum Home Built in 1850s
- Comfortably Sleeps a Total of 21
- Four Bedrooms Downstairs with Nine Beds.
- Three Bedrooms Upstairs Bedrooms with Twelve Beds
- Personal ATV Shed with Electricity
- Camp Caretaker Who Also Cleans Harvested Deer
- Camp Cook Who Cooks on Hunting Weekends
- 5 Stand Clay Range
- 300 Yard Shooting Range
- Old Pecan Orchard
- Club Events Throughout the Year for Family and Guests
- Cabin Sites Available



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# Equity Share in Clifton Plantation

Clifton offers its members phenomenal deer and turkey hunting complimented with exceptional amenities. Furthermore, a wildlife biologist provides monitoring and reporting to assist the continual wildlife growth.

Approximately forty five established food plots strategically developed to entice and support Clifton's abundant wildlife. Clifton has about eighty five club stands found throughout the 3,000-acre property. Clifton's stands are primarily box, tripod, and ladder stands. The club also has a stocked lake that is approximately thirteen acres.

The club's numerous amenities are often the same found in the state's premier, privately held hunting tracts. The clubhouse is a two-story, 1850s antebellum home. Its main floor boasts a grand central hallway leading to four bedrooms, two parlors, a dining room, and restrooms. Several years ago, the second floor was completely remodeled. There are now three large bedrooms and a large bathroom to accommodate members and guests upstairs. Overall, the antebellum home can sleep twenty-one spaciously. There are also cabins site available to build your getaway!

Behind the antebellum home, one can find the 5 Stand clay range and three hundred-yard shooting range. Both are great to enjoy with family, friends, and other members! These are great amenities that go along with Clifton's many social events. The club hosts for its members and their families, as well as their guests, a youth deer harvest contest, a New Year's Party, a Memorial Day Weekend Crawfish Boil, and others!

Clifton also employs a caretaker and cook. The caretaker assists in maintaining the club's 3,000 acres and prepares harvested deer for further processing. The cook is known to prepare some of the best home-style meals in the state. The club also has local restaurants catering meals.

Call Bill Rosenblatt with Rosenblatt Real Estate at 601-842-5588 for your private showing! Please note that the equity share, for sale, is broker owned.



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