

**MONTGOMERY ISLAND HUNTING CLUB
SHARE WITH CABIN
DESHA COUNTY, AR
\$289,000**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

Office 769-888-2522

Property Profile

1 Equity Share of Montgomery Island Hunting Club With Cabin

Location:

- Desha County, AR
- Mississippi River
- 3± Miles Northwest of Rosedale, MS

Coordinates:

- 33.8905, -91.0406

Property Information:

- 4,000± Acres Owned by Club
- Wood Cabin Constructed in 2021
- 37 Shares Owned by 35 Members
- Annual Dues \$3,200 (Includes All Expenses)
- Beautiful Mature Timber
- Full Time Caretaker (Scott Wooten)
- Membership Subject to Approval of Club

Property Use:

- Recreational
- Fishing
- Trophy Hunting (Ducks, Deer, Turkey, Hogs, Black Bear, Small Game)
- Weekend Getaway (Wives and Kids Welcomed)



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MICHAEL OSWALT

PRINCIPAL BROKER | *Licensed in MS and AR*

C: 662-719-3967

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P.O. Box K - Flora, MS 39071



Welcome to Montgomery Island Hunting Club situated along the Mississippi River! The club was incorporated in 1984 and is in Desha County, Arkansas. Club members and their families enjoy the island's numerous amenities while making memories and enjoying the outdoors. With 4,000± acres of prime hunting land accessed by boat or air using the club's landing strip, this club offers great camaraderie and trophy wildlife opportunities.



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As you pull up to the camp area and look to the right in the mature hardwoods you will find a beautiful, all-wood cabin constructed in 2021. The welcoming front porch overlooks the camp area and will make a great place to have your favorite beverage with your neighboring hunter. The front door opens to the vaulted ceiling great room/kitchen combo with all-electric appliances (refrigerator/microwave/air fryer/oven warmer), custom shop cabinets, and handmade butcher block countertops. You won't find sheetrock in this one with tongue and groove throughout. The kids can sleep in the loft upstairs with the parents in the master downstairs. A stacked washer and dryer is located in the bathroom. Some additional features include Advantech flooring throughout including loft area, thermoshield reflective roof decking, additional thermoshield in roof cavities, standing seam roof, fully caulked and taped windows on all exterior sill plates, and high-grade luxury vinyl plank flooring throughout "fully waterproof" with pre layerment. This modern, quaint cabin is sure to please your family when they decide to come to the hunting camp for the weekend. This is the perfect cabin for a small family looking to fully enjoy a true island on the Mississippi River.



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The club's barge is available to transport hunting vehicles and supplies across the river. Great place to "get away from it all at the hunting camp."



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f/15,000+ Followers

Information is believed to be accurate but not guaranteed.



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All wildlife plots and road work provided by full-time caretaker (Scott Wooten.)



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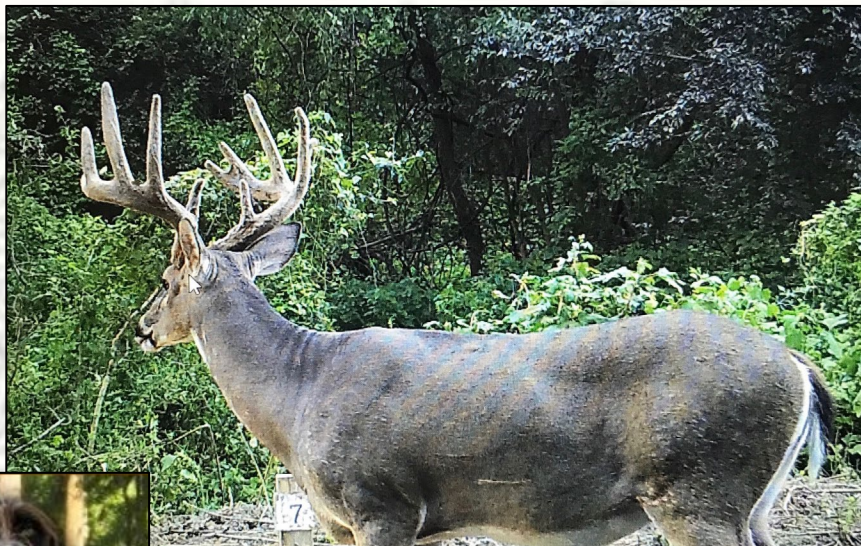
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Great Fishing on Two Interior
Lakes and the River.



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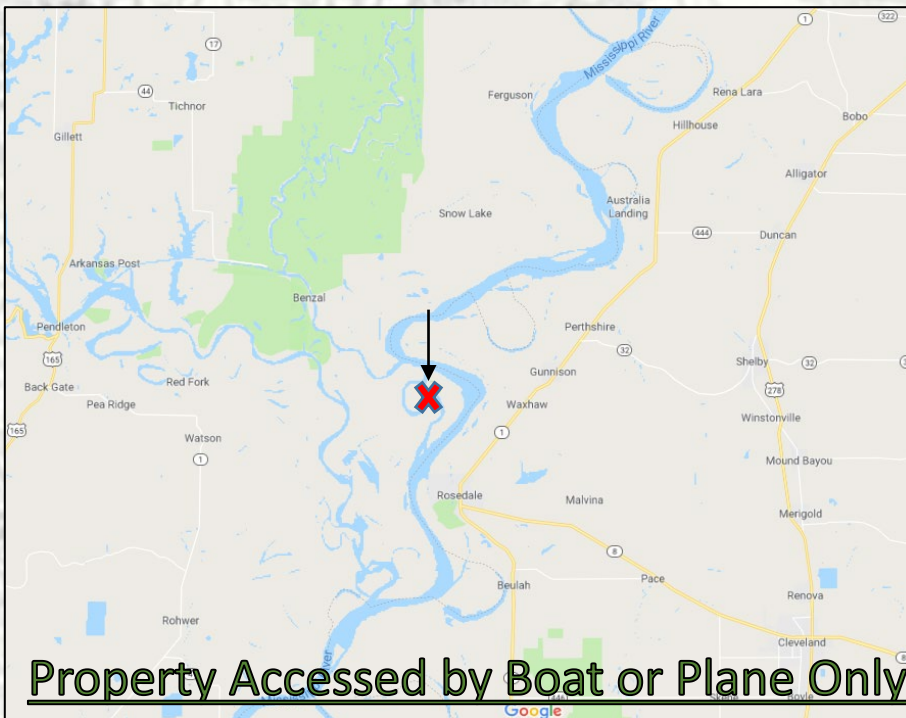
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- 4,000± acres between the Mississippi River and the old White River.
- Property Accessed by Boat or Plane Only

If you have been searching for an Equity Share with a cabin at Montgomery Island Hunting Club on the Mississippi River, call Michael Oswalt for your private showing today.

MapRight Link



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