

MONTGOMERY ISLAND HUNTING CLUB
DESHA COUNTY, AR
\$190,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

Office 769-888-2522

Property Profile

1 Equity Share of Montgomery Island Hunting Club

Location:

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

Coordinates:

- 33.8905, -91.0406

Property Information:

- 4,000± Acres Owned
- 37 Shares Owned by 35 Members
- Common Cabin with Multiple Beds
- Additional Areas to Build a Personal Cabin if Desired
- Annual Dues \$3,200 (Includes All Expenses)
- Beautiful Mature Timber
- Yearly Wildlife Biologist Deer Survey for Top Notch Management (Mark Barbee)
- 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

O: 769-888-2522

michael@smalltownproperties.com

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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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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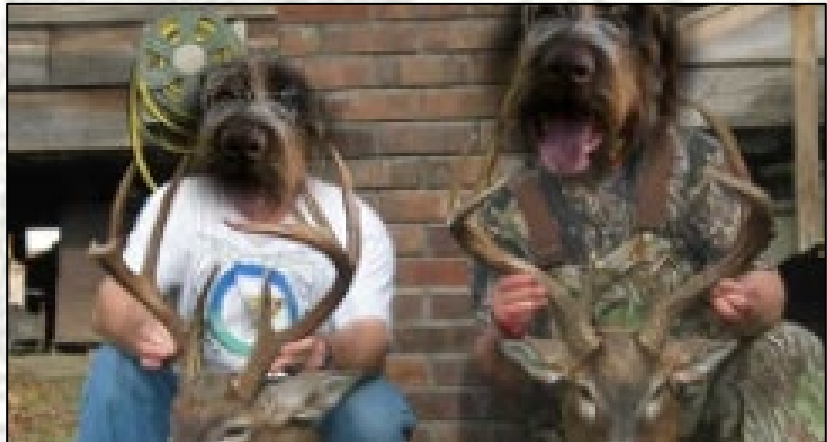
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Great Fishing on Two Interior
Lakes and the River.



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