

WILLOW BRAKE SHARE

\$250,000



SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATE**

Office 769-888-2522

Property Profile

1 Equity Share of Willow Brake Hunting Club

Location:

- Warren/Issaquena County, MS
- Mississippi River Bottom
- 20± Miles Northwest of Vicksburg
- Just Over an Hour From Madison

Coordinates:

- 32.453, -90.9467

Property Information:

- 1,271± Acres Owned/266± Acres Leased
- 15 Shares Owned by 10 People
- Cabin Lot Included with Share
- Annual Dues \$2,500
- All Timber Rights Owned by Club
- Great Fishing with Access to the Mississippi River
- Wildlife Biologist(DMAP Program)
- Membership Subject to Approval of Club
- Additional Share Available

Property Use:

- Recreational
- Fishing
- Trophy Hunting (Ducks, Dear, Turkey, Hogs, 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 Willow Brake Hunting Club situated in the Mississippi River Bottom! The club was formed in 2002 and is considered a great family atmosphere. You will feel welcome the minute you come through the gate. Whether you like to relax at your cabin or really get after the hunting, this club offers great camaraderie and trophy wildlife opportunities.

- Boat Ramp Access to Paw Paw Chute (Access to MS River)
- Cabin Lot Included on Paw Paw Chute (Approximately 75' Width x 300' Deep)



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The land diversity includes mature timber, young timber, cutover, food plots, sloughs, and lakes.



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f/15,000+ Followers

Information is believed to be accurate but not guaranteed.



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- Deer Stands Throughout (Box Stands, Hang-On, Lean-To)
- Wildlife Plots in Place
- Skinning Shed with Walk-In Cooler
- 4+ Established Duck Holes with Great Hunting



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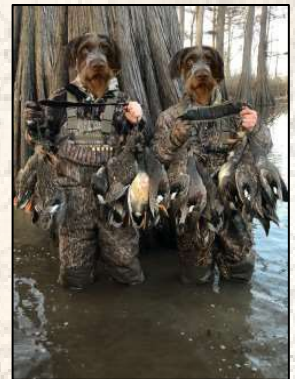
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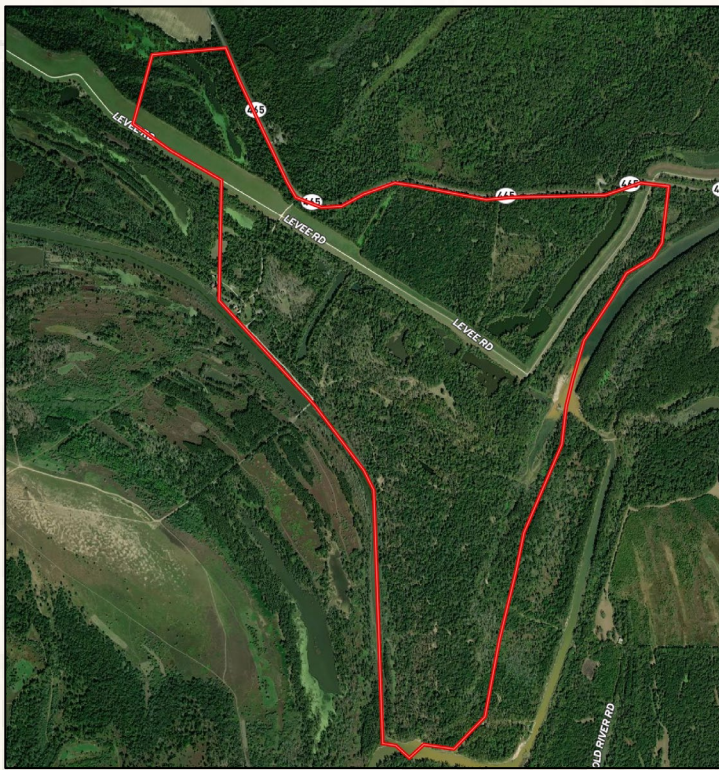
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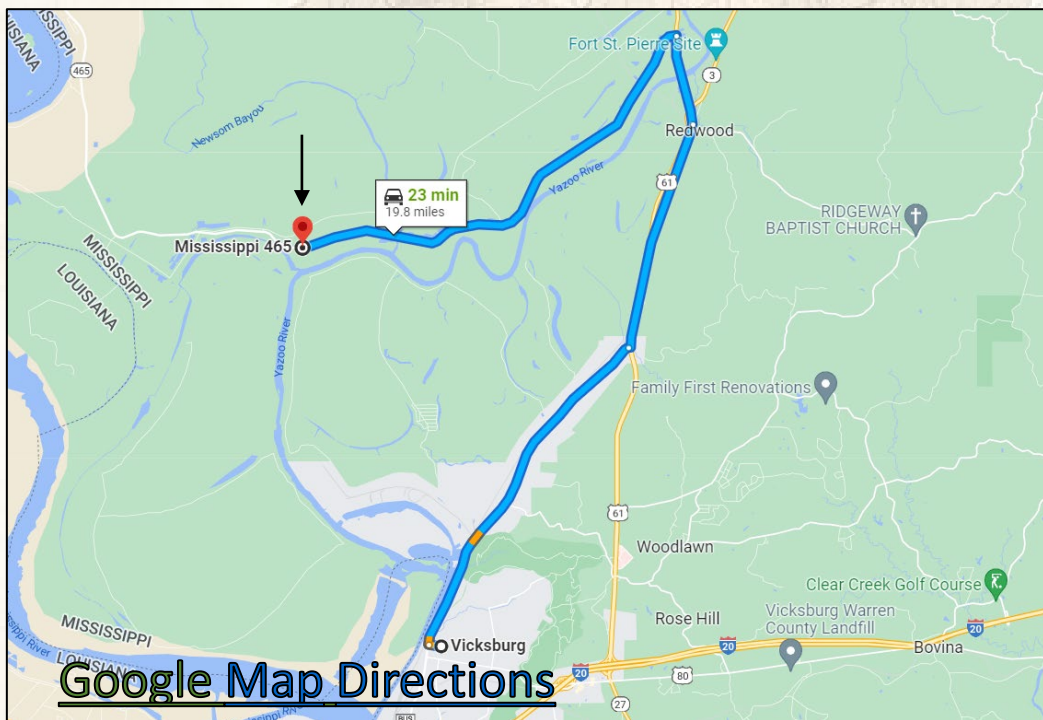
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Boundary consists of 1,527± Acres of MS River Hunting Land, Inside and Outside of the MS River Levee.

MapRight Link



Google Map Directions



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