

Farmland and Hunting Land

# SOUTHERN LAND COMPANY TN, LLC

8590/1 FARMINGTON BLVD.

GERMANTOWN, TN 38139

**ONE BOBO BRAKE MEMBERSHIP  
MISSISSIPPI DELTA DUCK HUNTING  
COAHOMA & BOLIVAR CO, MS**

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**William Gates** *Principal Broker*

Cell: 901-488-0368

Bobo Brake Hunting Club LLC is 1 mile North of Alligator, MS and 5 miles Southwest of Clarksdale, MS. It is made up 1531 acres in two tracts, with 500+/- acres in Black Bayou and 1031 acres in Annis/Bobo Brake. Both of these brakes are made up of miles of scattered cypress trees and buck brush, with widespread stands of coon tail moss and duck potato. Ducks Unlimited once described Bobo Brake as an ideal place for maintaining these natural duck foods and the primary reason the property consistently holds waterfowl. Gadwalls are specifically attracted to coon tail moss as a primary food source. These ducks come in large numbers in early fall and stay until late spring. This is the main reason that mixed bag limits of gadwalls and mallards are harvested daily by members.

There are only a few designated sit in blinds. Access is by mud boat and hunting is done standing under cypress trees or from mud boats. This is almost like green timber hunting, except better, with the flexibility to move around the total property without interfering with other hunters. This is achieved with the 6:00 PM notice system where members name a preferred spot for the morning hunt. Any spot not named is open for all to move around on a first come basis.

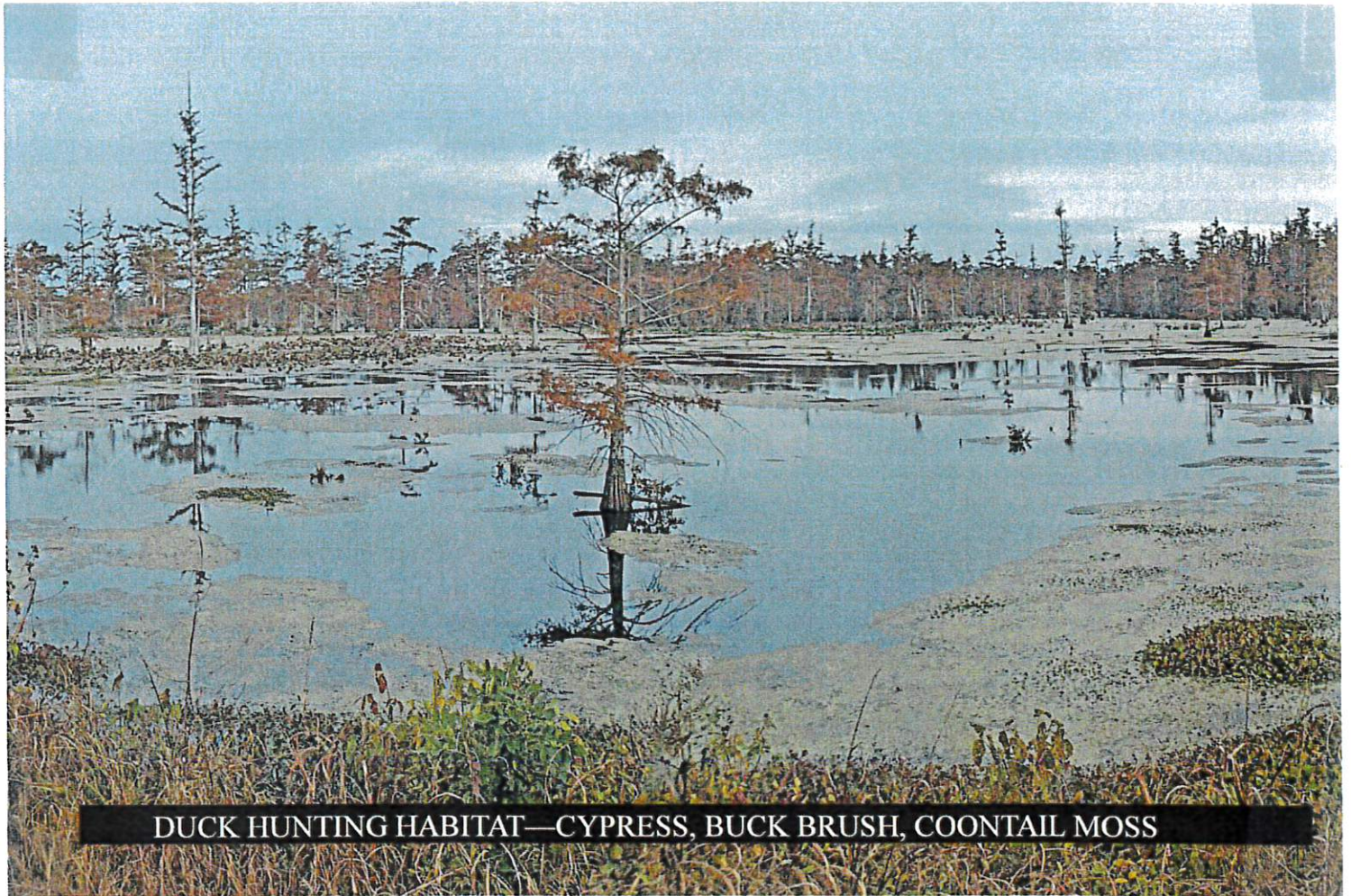
Bobo Brake has been in existence for over 40 years and has 12 equity share members with tightly held memberships. Third party sales are subject to the approval of the membership. One equity share is offered for sale by a retiring member as follows:

**NEW PURCHASE PRICE: \$409,000.00 CASH** (reduced from \$495,000.00)

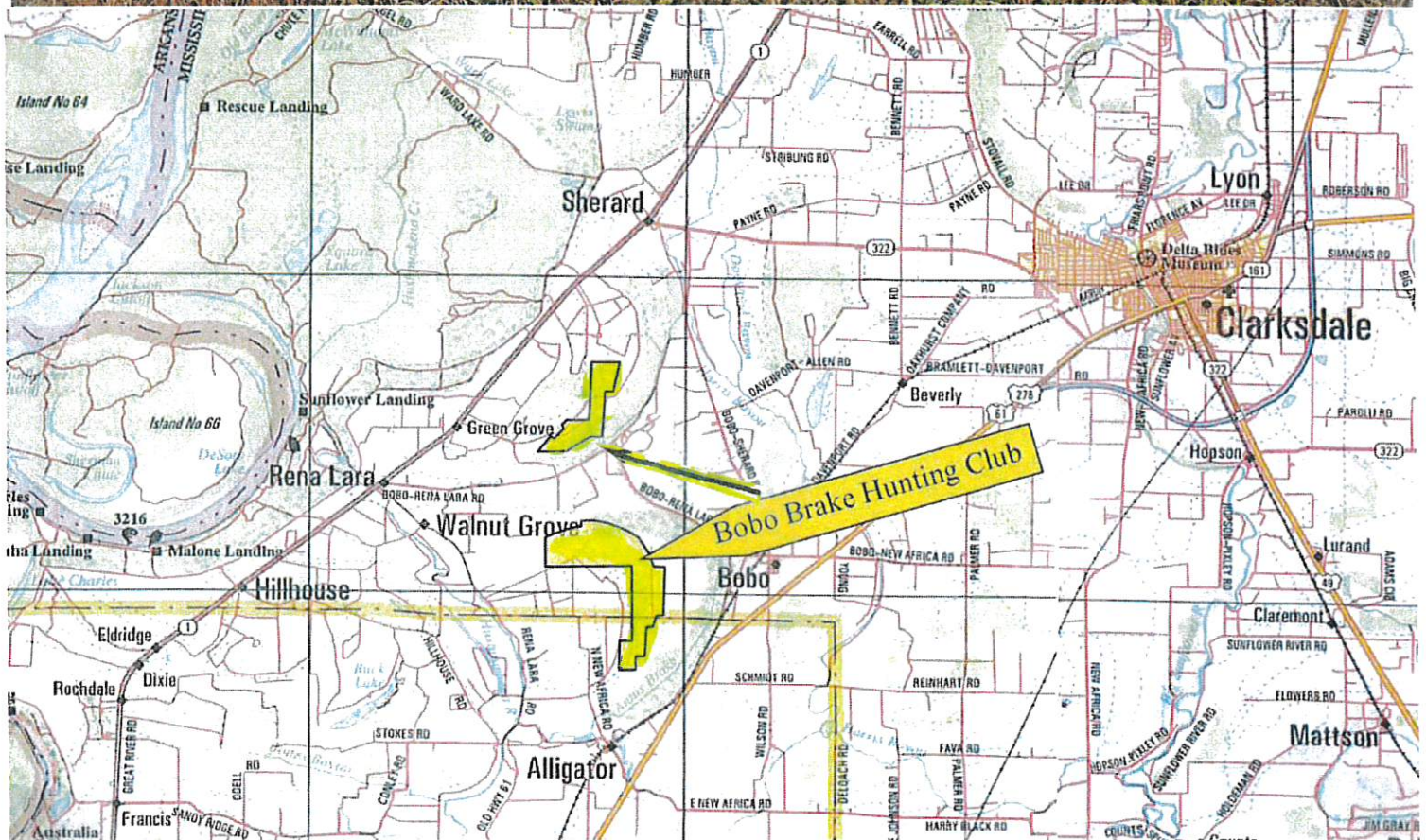
Buyer assumes pro rata share of club debt of approximately \$600,000.00. Debt is paid in full out of member annual dues of \$13,500.00 until 2028.

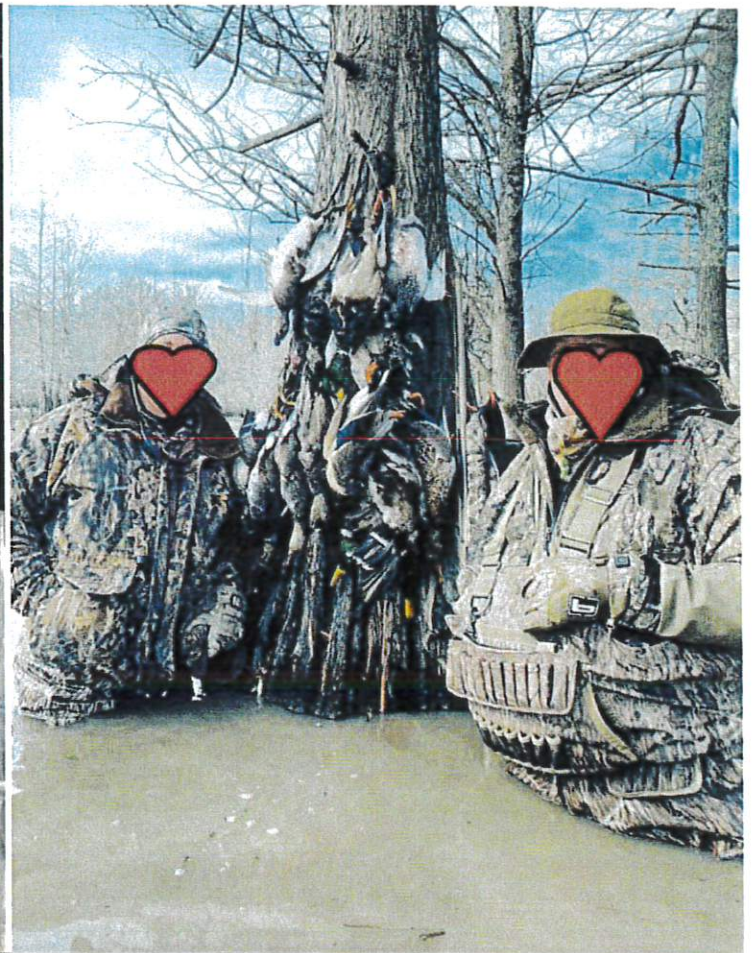
Operating expenses are assessed annually, less CRP payments and other income.

**INSPECTION:** Inspections by mud boat are available with notice to the Agent.

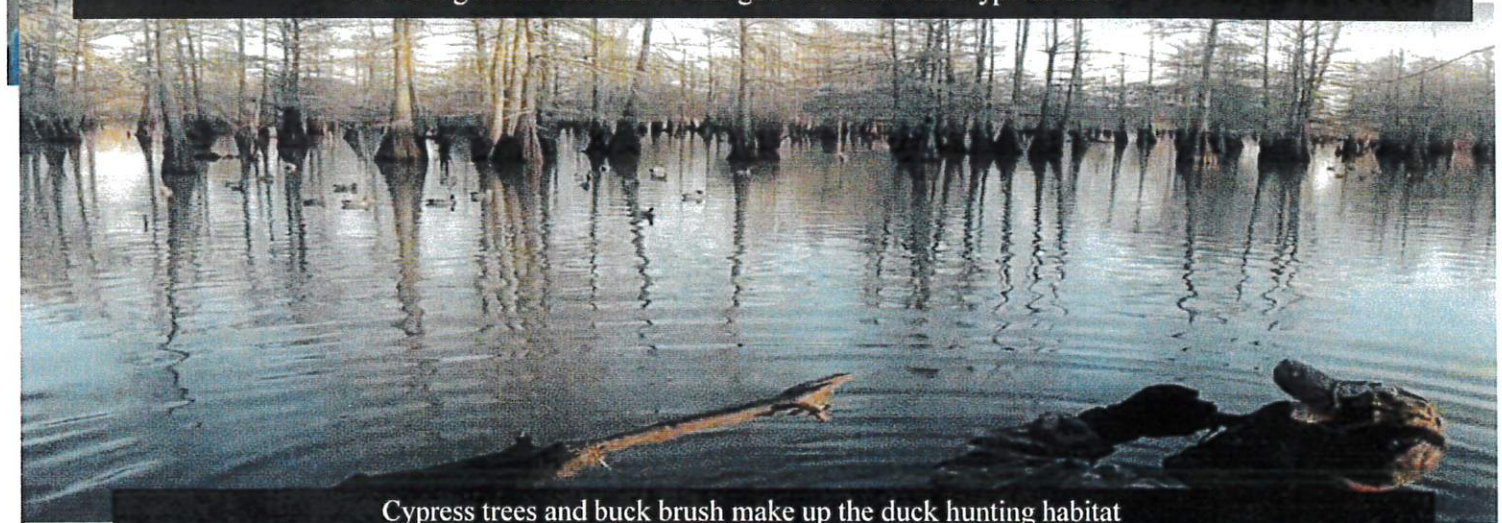


DUCK HUNTING HABITAT—CYPRESS, BUCK BRUSH, COONTAIL MOSS



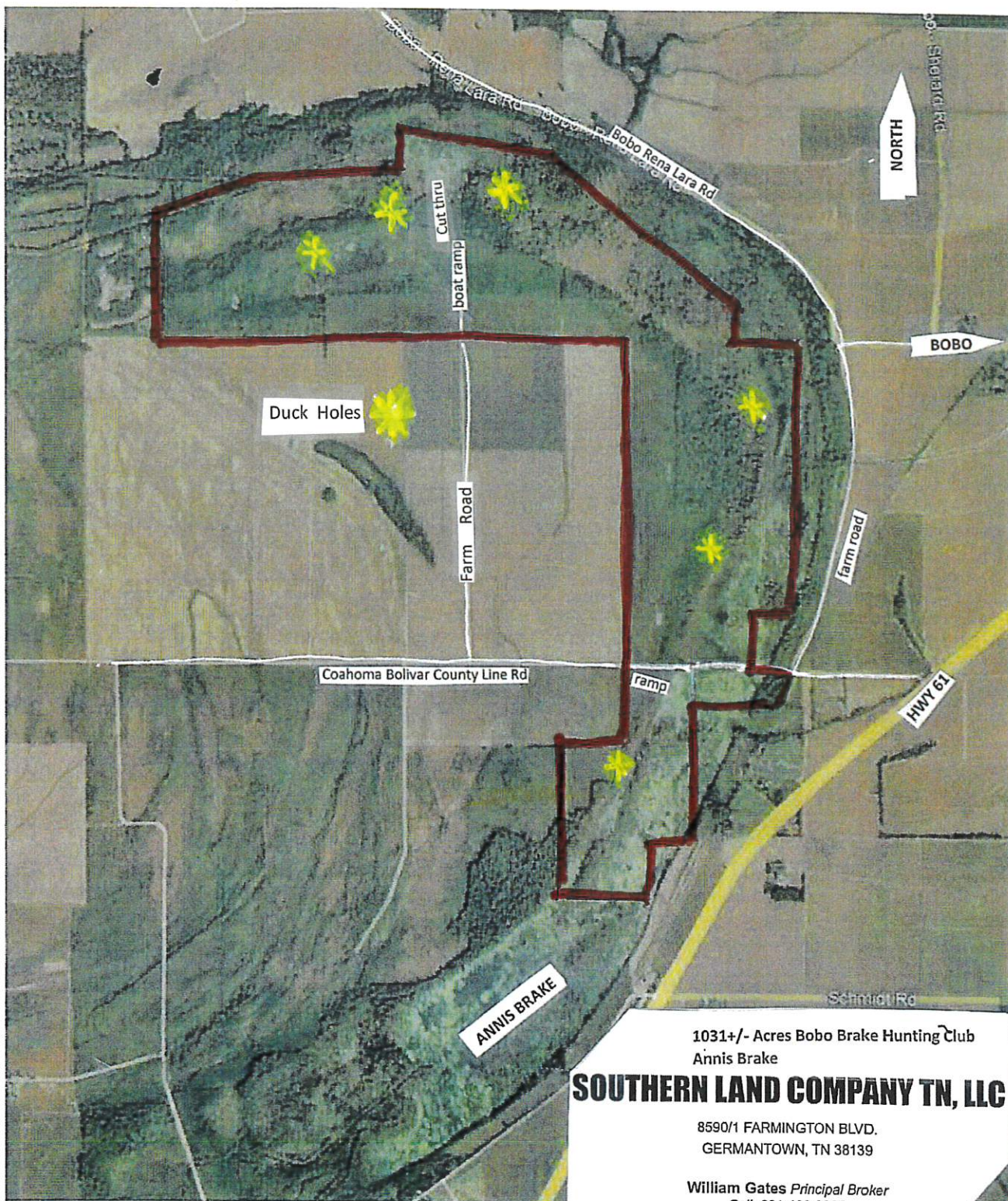


Mixed bag limits of mallards and gadwalls under the cypress trees



Cypress trees and buck brush make up the duck hunting habitat



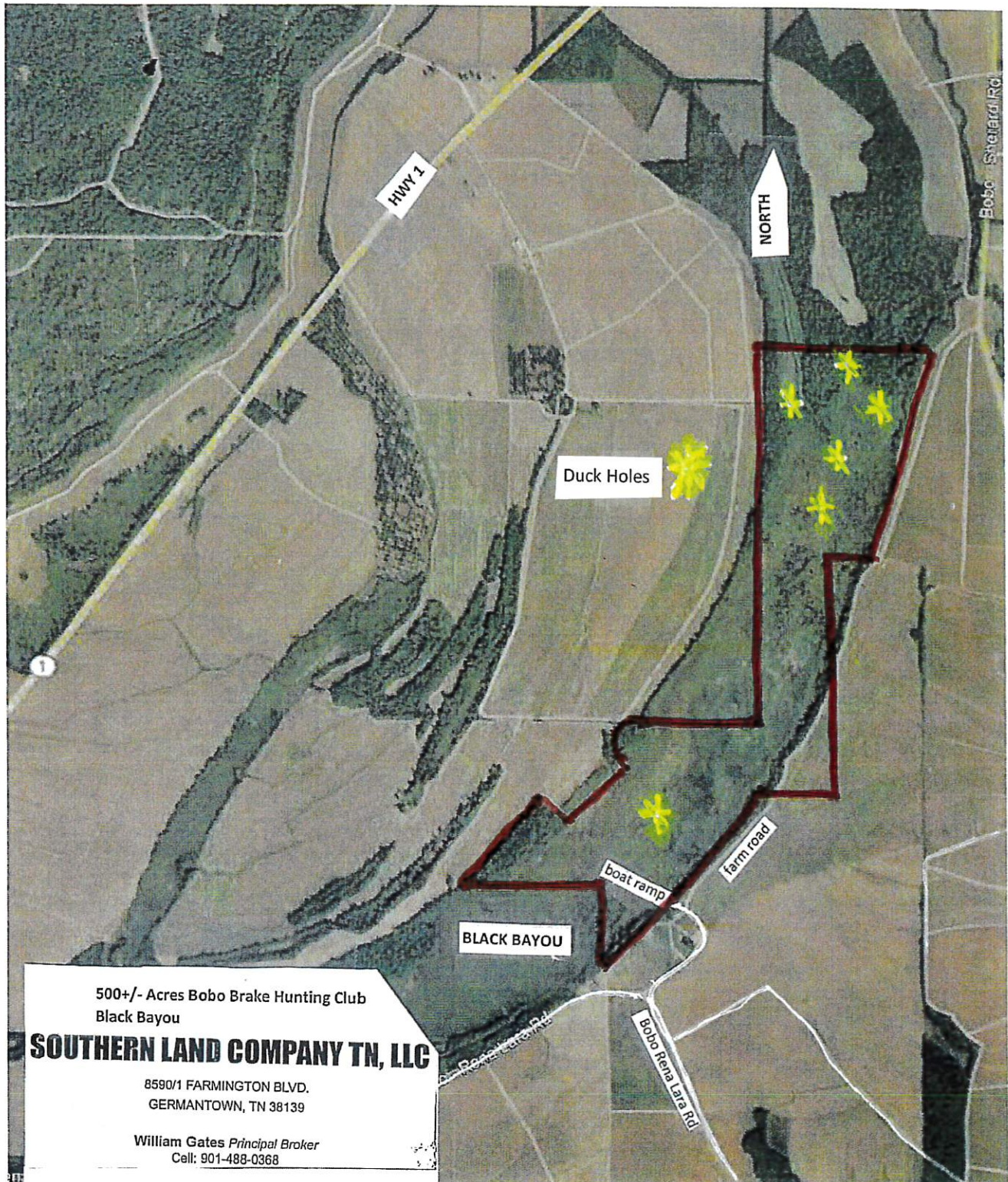


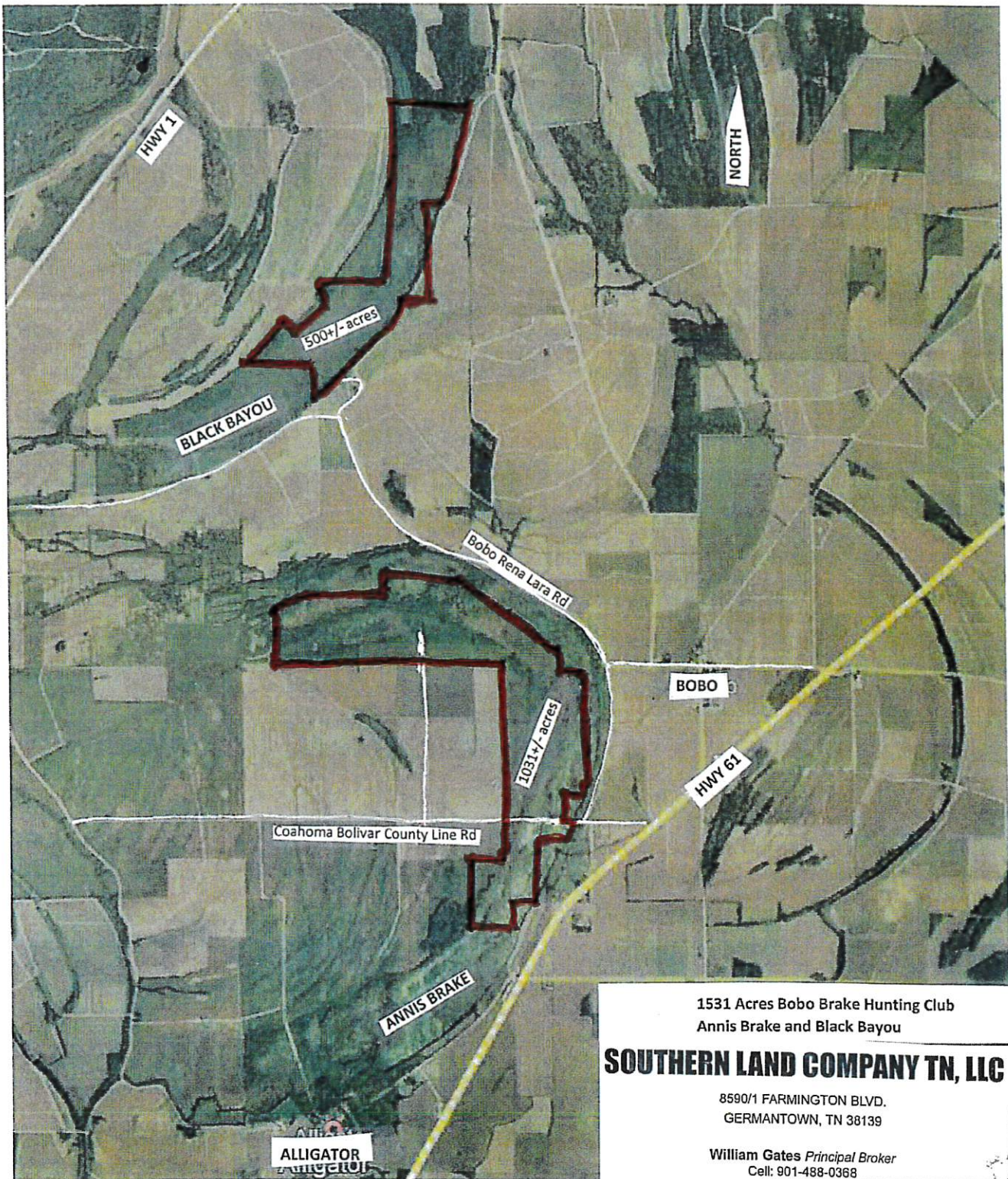
1031+/- Acres Bobo Brake Hunting Club  
Annis Brake

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1531 Acres Bobo Brake Hunting Club  
Annis Brake and Black Bayou

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