

Two Equity Shares
Whiting Bayou Land Company, LLC
Issaquena County, MS
\$425,000 each



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

Office 769-888-2522

Property Profile

2 Equity Shares of Whiting Bayou Land Company, LLC

Property Information:

- Shown by Appointment Only
- Located in Issaquena County, MS
- 2,100± Acres of Prime Mississippi Delta Bottomland with an Additional 500± Leased Acres
- 21 Shares Owned by 20 Members
- 2022/2023 Annual Dues @ \$10,000 (Club Debt Free)
- Exceptional Hunting –Ducks (Biggest Emphasis), Trophy Deer, Hogs, and Small Game
- Adjoins Howard Miller Wildlife Management Area
- 6 Duck Holes in Place- 3 Under Construction & Plans for More
- Over 500 Acres of Mature Timber Flooded Annually
- 2 Wells for Guaranteed Water
- Consistently Killed Ducks the Last Two Years
- Deer Harvested More Than 150 Inches
- Professionally Managed by Wildlife Biologist, Tim Wilkins
- 20-25 Food Plots Planted Annually
- 6 Box and 20 Ladder Stands-12 Double Millennials and 2 Tripods
- Mainly Made of Mature Timber
- Just Under 2 Miles East of the Mississippi River
- Common Lodge Plans Have Been Completed (Call For Full Details & Future Construction Plans)
- New Pond at Lodge Site
- Part-Time Caretaker on Staff
- Easy Access Off Highway 1 on Ashmore and Flowers Road
- Subject to Club Approval



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MICHAEL OSWALT

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Information is believed to be accurate but not guaranteed.



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Welcome to Whiting Bayou Hunting Club in Issaquena County, MS! This club was formed in 2018 with a vision of creating an equity share hunting club with a BIG emphasis on duck hunting. Well, the plan is underway, and the numbers are showing. During the early development, the club successfully put approximately 500 acres of mature timber (mainly oaks) under water. This area was very restricted to hunting to give the birds a place to rest and feed without disturbance. The future goal is to put nearly 300 additional acres in a flooded timber hunting setting. When you have 800± acres of flooded timber adjoining Howard Miller WMA, the recipe should be deadly for years to come! On top of the duck hunting, the club also enjoys typical Mississippi Delta trophy deer hunting as well as small game hunting. There are 20 to 25 food plots planted on an annual basis with clover, rape, wheat, and oats being rotated. The entire property is professionally managed by a wildlife biologist holding the hunting opportunities to the highest standard. Whiting Bayou has cleared the common lodge site and built the pond (call for full details on future assessments and timing on construction). The plans are becoming reality and management practices are in place. If you have been looking for a club in the Mississippi Delta with a BIG emphasis on duck hunting, let's take a ride to Whiting Bayou. Call Michael Oswalt for you private showing today!



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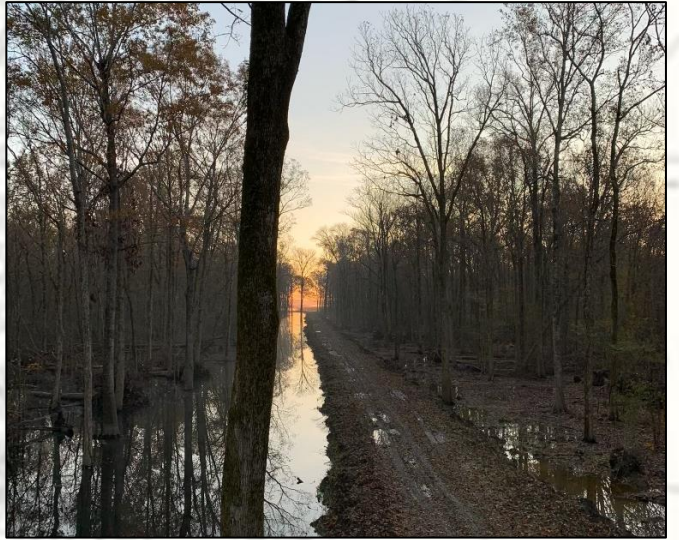
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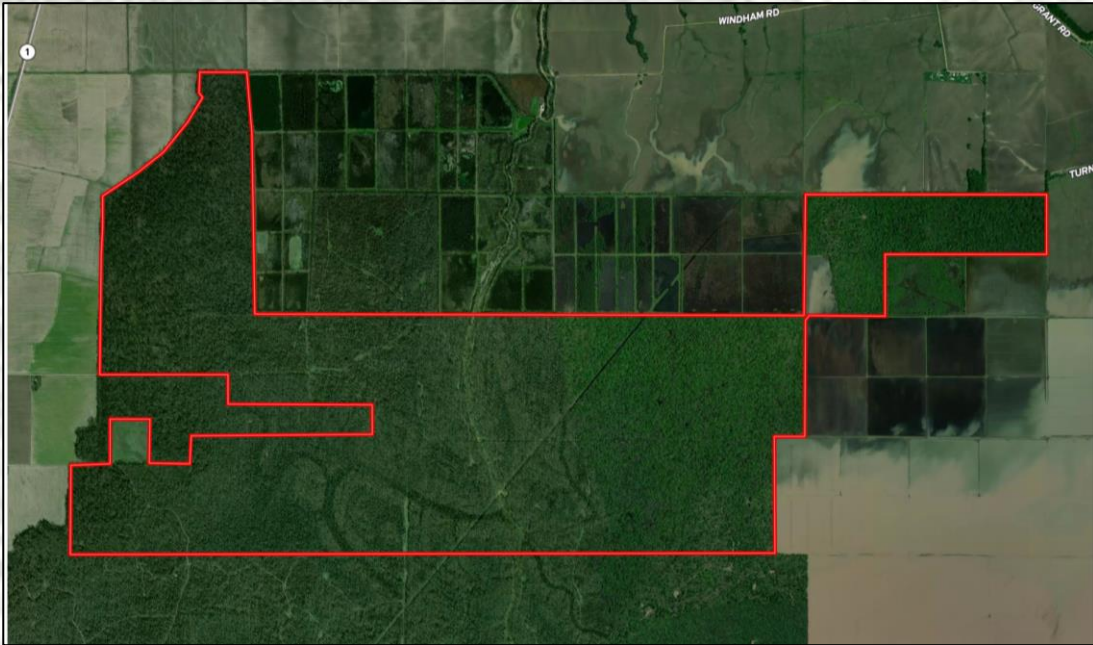
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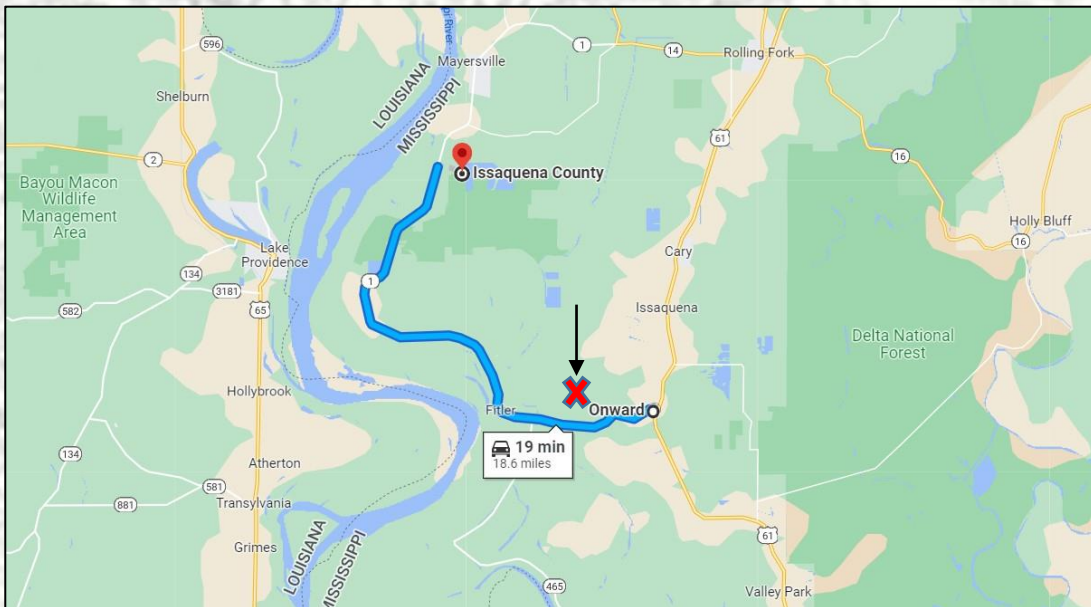
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