



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

Office 769-888-2522

**Float Road Equity Share**  
**\$325,000**



# Property Profile

## 1 Equity Share at Float Road Hunting Club

### Location:

- Grenada County, MS
- Located in the Mississippi Delta
- Just Over an Hour From Madison

### Coordinates:

- 33.67752, -90.10157

### Property Information:

- 1,161.5± Acres of Prime MS Delta Hunting Land
- 2 Room Private Suite in Common Lodge
- 9 Shares Owned by 9 Members
- Annual Dues \$10,000 with Assessments on As Needed Basis
- All Timber Rights Owned by Club
- Great Fishing on Camp Pond
- Top Notch MS Delta Hunting Duck, Deer, Turkey, Hogs and Small Game
- 16 Duck Holes with 13 Control Structures for Water Management
- 2 Electric Wells and 1 Gas Well with Underground Piping to Flood 12 Duck Holes
- Caretakers and Housekeepers on Staff
- Membership Subject to Club Approval and \$5,000 Stock Transfer Fee

### Property Use:

- Recreational
- Fishing
- Trophy Hunting (Ducks, Deer, Turkey, Hogs, Small Game)
- Weekend Getaway



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**MICHAEL OSWALT**

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Information is believed to be accurate but not guaranteed.





Welcome to Float Road Hunting Club located in a prime location, Grenada County in the Mississippi Delta! The club was formed in 1974 and is considered to have some of the best duck hunting in the area. The extensive management for ducks over the years has greatly paid off. The ease of flooding and access to the holes are just a few things that creates "convenience". The deer hunting won't disappoint either. The 1,161.5± acres adjoin Malmaison Wildlife Management Area (9,483 acres) to the north and the Yalobusha River to the west, talk about LOCATION! The land makeup includes 320± acres of Old Catfish Pond enrolled in the Wetland Reserve Program (reworked on Ducks Unlimited Project), 171± acres with 10 years remaining on Wetland Reserve Program, 210± acres of Conservation Reserve Program (CRP) currently paying \$19,500 per year, and the remaining land in timber, wildlife plots, and duck holes.

The family atmosphere will have you feeling right at home after the hunt. The minute you get voted in, you become family. If you have been searching for an affordable equity share with a place to stay and good delta hunting, call Michael Oswalt today for your private tour!



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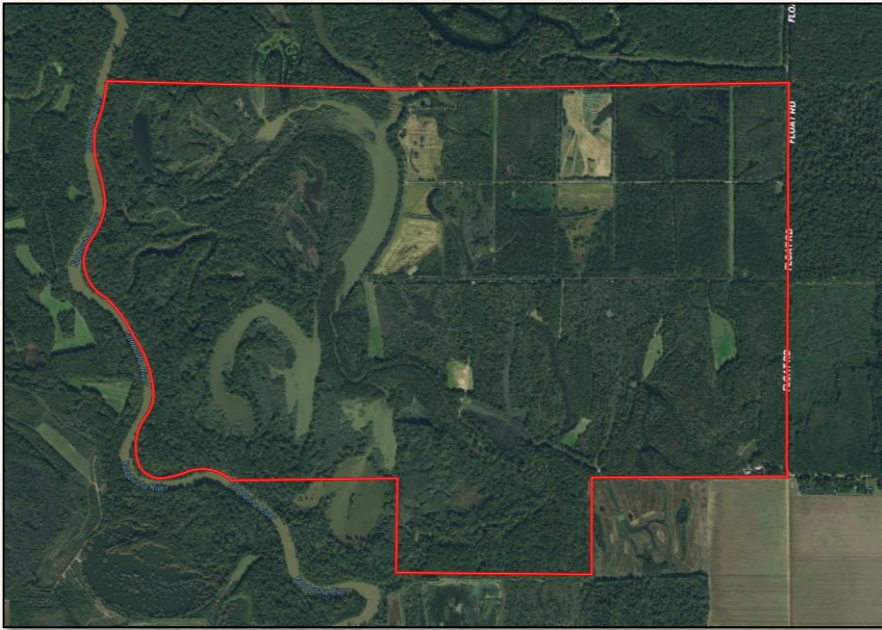
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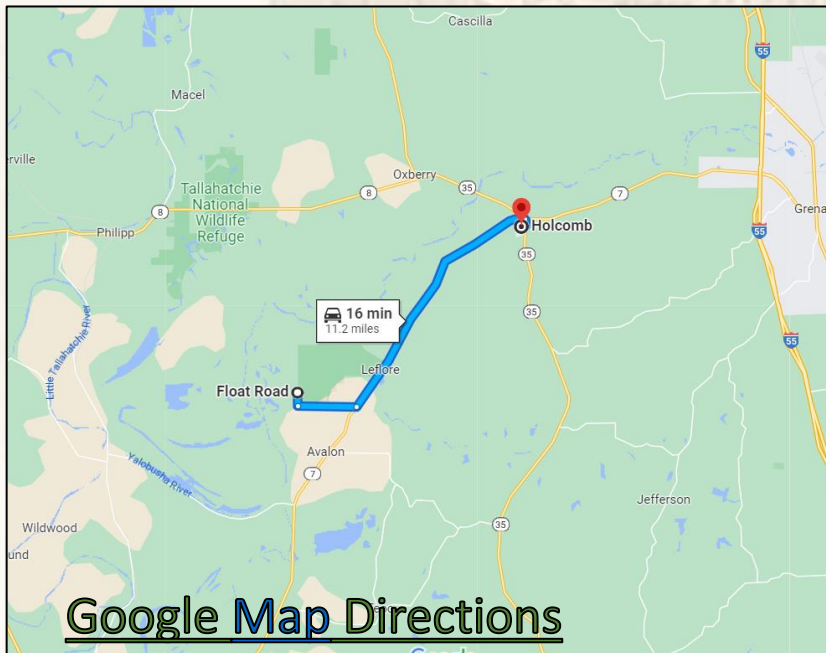
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[MapRight Link](#)

Boundary Consists of 1,16.5± Acres of Prime MS Delta Hunting Land  
Adjoins Malmaison Wildlife Management Area (9,483± Acres) to the North  
Adjoins the Yalobusha River to the West.



[Google Map Directions](#)



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