



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATE

Office 769-888-2522

One Share & Private Suite
Backwater Brake Timber Company, LLC
Leflore County, MS
\$350,000

Property Profile

1 Equity Share & Private Suite

Backwater Brake Timber Company, LLC

Location:

- Mississippi Delta
- Leflore County, MS
- 10± Miles Northeast of Greenwood

Coordinates:

- 33.666, -90.1372

Property Information:

- 1,850± Acres in the Mississippi Delta Hunting Land
- 22 Total Shares- Currently Owned by 21 Members with 3 Treasury Shares
- Main Lodge - Purchase Includes One of the Largest Private Suites in New Addition, Private Bath with Granite Counter-Tops, Walk-In Closet, Safe, Professional Kitchen and Bar, Pier to Lake, and Firepit
- Oversized Storage Shed with Double Sized Door and Counters for all your Equipment Needs
- Annual Dues \$10,500 (Paid Bi-Annually)
- Family Oriented - Wives and Kids Welcomed at all Times
- Great Fishing on 18± Acre Fishing Lake
- MS Delta Hunting - Duck, Historic Deer Management, Turkey, Hogs, Dove, and Small Game
- 60+ Acres of Wildlife Plots (Deer and Duck)
- Land Diversity- Mature Timber, Cutover, CRP Timber, Fields, Lakes, & Sloughs
- 600± Acres of Duck Habitat with Exceptional Hunting, Green Timber, Sloughs, Fields: Rest Days for Ducks in Place (No Duck Hunting on Tuesday, Thursday, and Friday)
- 40+ Deer Stands Scattered Throughout (Box Stands, Loc-On, Lean-To)
- Skinning Shed with Walk-In-Cooler
- Full-Time Caretaker- Johnny St. Clair
- Meals Provided by Camp Cooks on the Weekends during the Hunting Season
- Membership Subject to Approval of Club and Debt Assumption

Property Use:

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



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MICHAEL OSWALT

PRINCIPAL BROKER

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4848 Main St. - Flora, MS 39071

smalltownproperties.com

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Information is believed to be accurate but not guaranteed.



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The close-knit family atmosphere will make you feel right at home. The minute you get voted in, you become family. The cabin suite is ready for you and your family to stay the weekend and enjoy the great outdoors. So, whether you like duck, deer, or small game hunting and fishing, or prefer to relax beside the fire with friends at the cabin, you need to take a ride around Backwater Brake Hunting Club.



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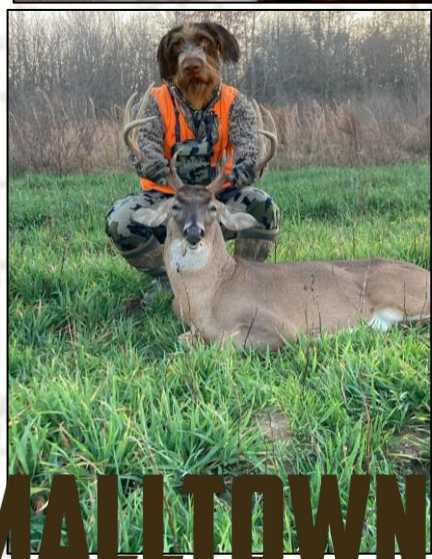
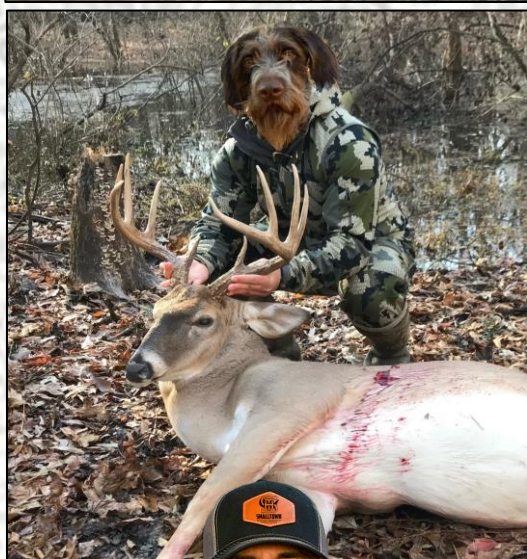
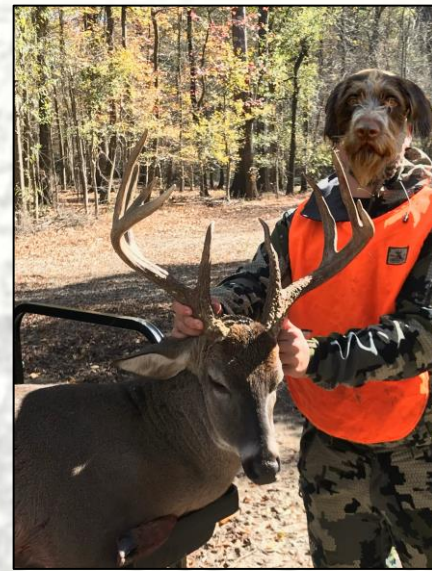
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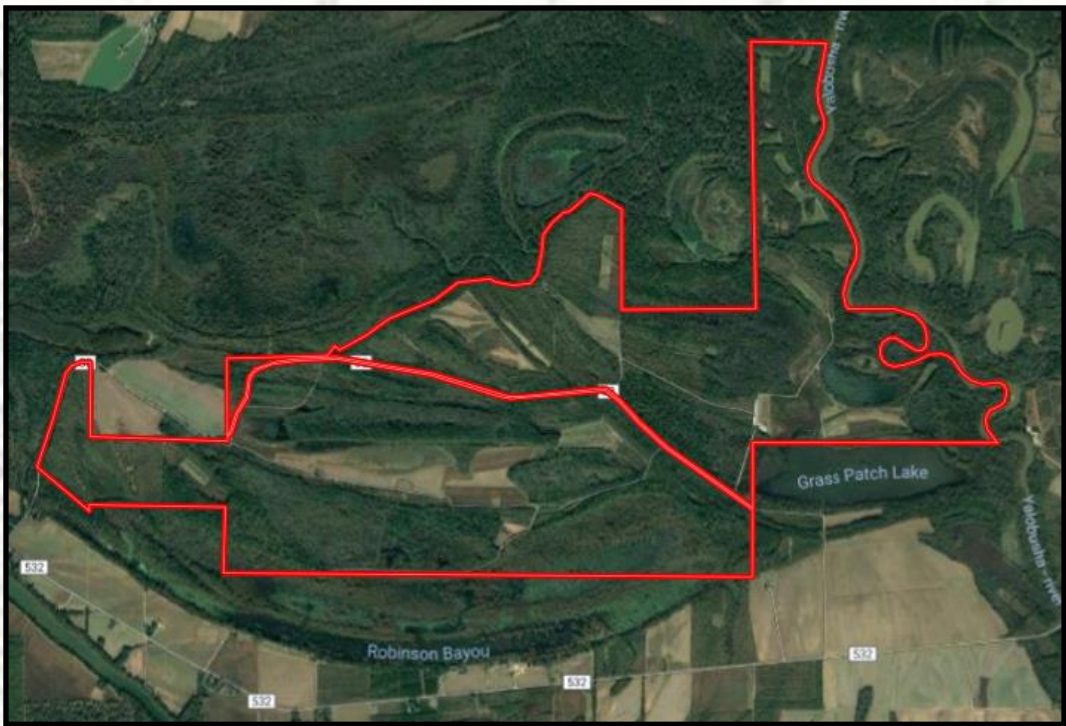
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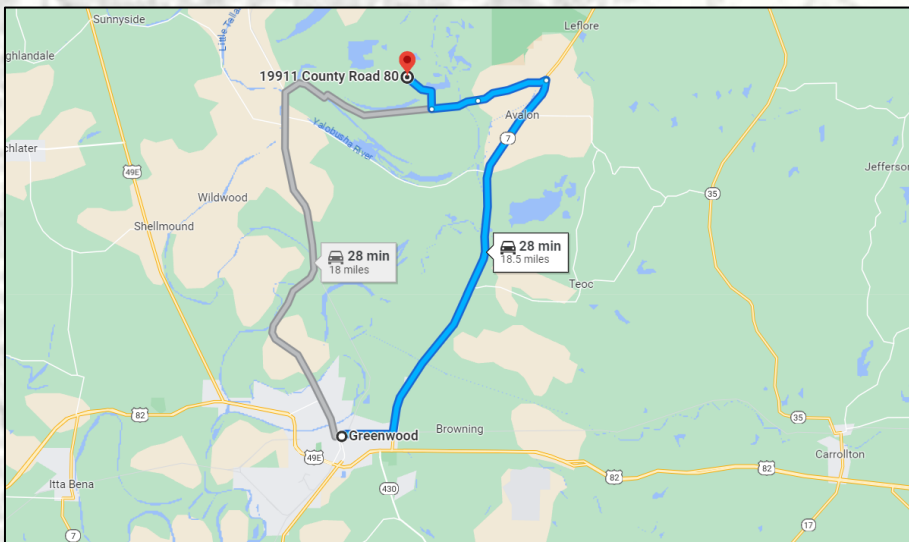
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[Aerial Map Link](#)



[Google Maps Directions](#)



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