

One Equity Share with Cabin
Harwood Land Limited Partnership
\$699,900



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

Office 769-888-2522

Property Profile

1 Equity Share of Harwood Land Limited Partnership

Location:

- Chicot County, AR
- Mississippi River
- 21± Miles Southeast of Lake Village

Coordinates:

- 33.1566, -91.1443

Property Information:

- 8,200± Acres Mississippi River Bottomland Hunting
- 46 Total Shares Currently Owned by 39 Members
- Annual Dues \$4,000
- 1900±SF, 4 Bedroom, 3 Bath Cabin Built in 2009
- Dining Hall with Meals Served During Hunting Season
- No Debt on Club/ All Timber Rights Owned
- Timberland, Cutover, Wildlife Plots, Sloughs, 6 Fishing Holes, Private Sandbar
- Trophy Deer, Turkey, Duck, Hogs, Fishing, Small Game
- 5± Miles of Mississippi River Frontage
- Largest Deer 185"
- Part-Time Caretaker
- Conservation Easement in Place
- Family Oriented-Wives and Kids Welcomed at all Times
- Partial Furnishings Available for Additional Cost
- Dining Hall Available for Rent for Private Parties
- Membership Subject to Approval of Club

Property Use:

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



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MICHAEL OSWALT

PRINCIPAL BROKER | *Licensed in MS and AR*

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P.O. Box K - Flora, MS 39071

Welcome to Harwood Equity Share located in Chicot County, Arkansas, along the western bank of the Mighty Mississippi River! Behind the gate you will find an 8,200± acre playground that most outdoorsmen dream of. Harwood Hunting Club was formed in 1998 and the land features include Mississippi River bottomland, countless wildlife plots, miles and miles of roads, fishing holes, sloughs, and a private sandbar, when the water levels are low. The deer hunting is trophy caliber (biggest 185") with turkey, duck, fishing, and small game not too far behind. One of the things that stands out about Harwood is the huge dining hall where all the camaraderie takes place. During deer season, the kitchen serves two meals a day, three days a week which is included with your annual dues. Don't rule out summertime, though...you will have many fishing opportunities, playtime with the kids on a huge private sandbar or stab that tightlining rig in the ground trying to land that big flathead. Get ready for 39 new friends the minute you become a member of Harwood Hunting Club. The property was placed in a Conservation Easement (all but the 40± camp area) years ago preserving this club for endless recreation until the end of time. The share includes your own 1,900± square foot cabin which will welcome you with a big porch and scenic views. Built in 2009, the cabin features four bedrooms, three baths, and an open kitchen/great room layout. The floors are pine, and the walls are cypress, giving you that rustic feel. The cabin is built up out of the historic 2011 floodplain leaving plenty of room for your hunting trucks and equipment below. Bring the family and get ready to watch the deer feed in your yard while relaxing on the wrap-around porch. If you have been on the hunt for a Mississippi River Share with a beautiful cabin in place, we need to take a ride! Call Michael Oswalt for your private tour of Harwood Hunting Club today!



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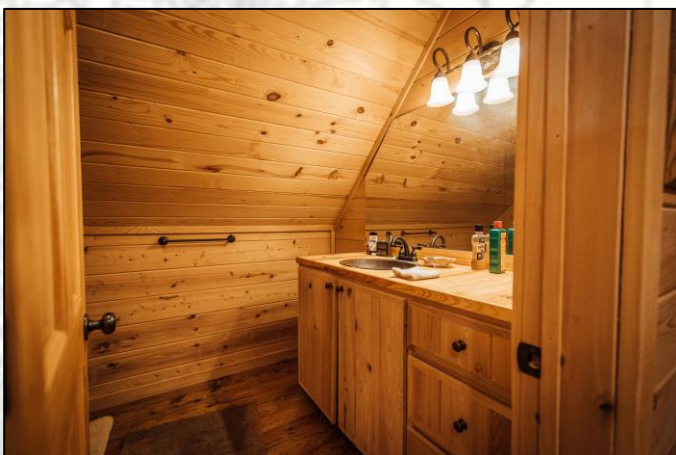
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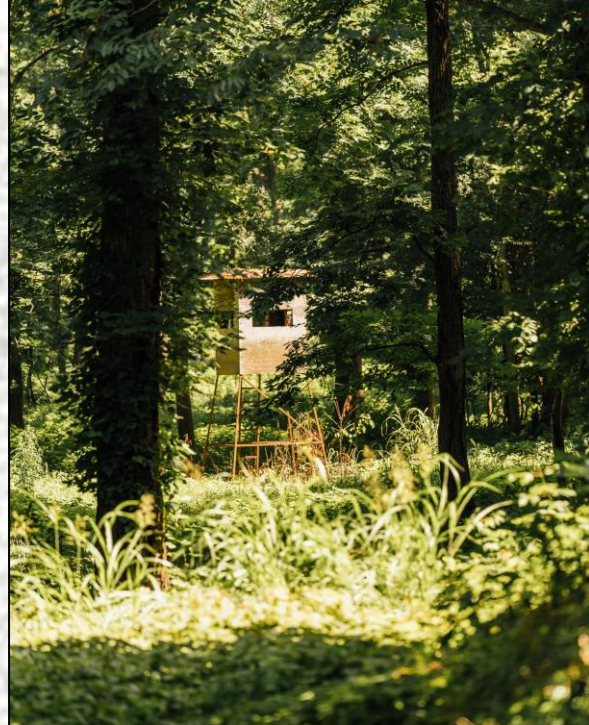
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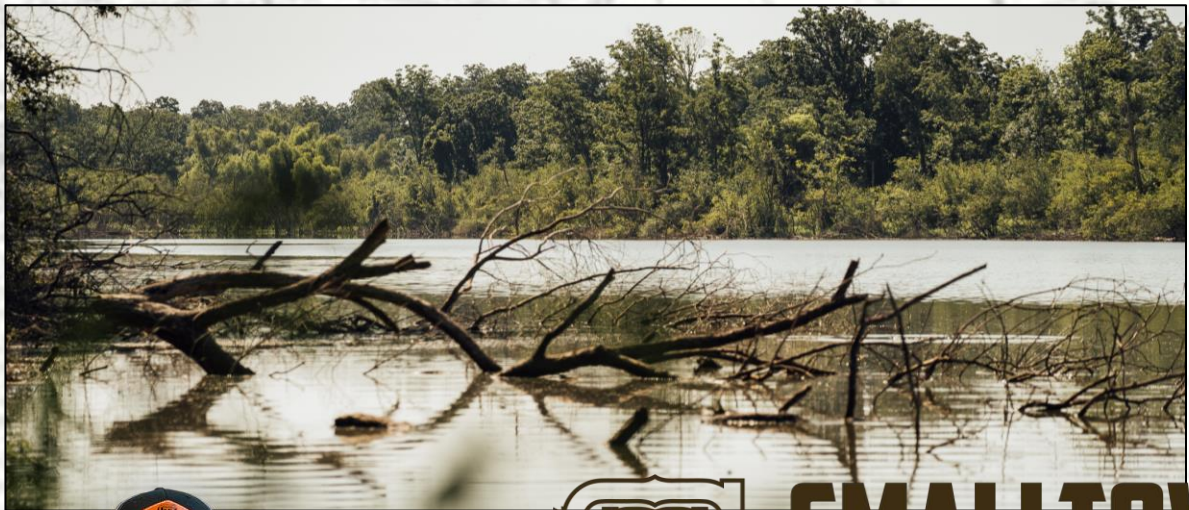
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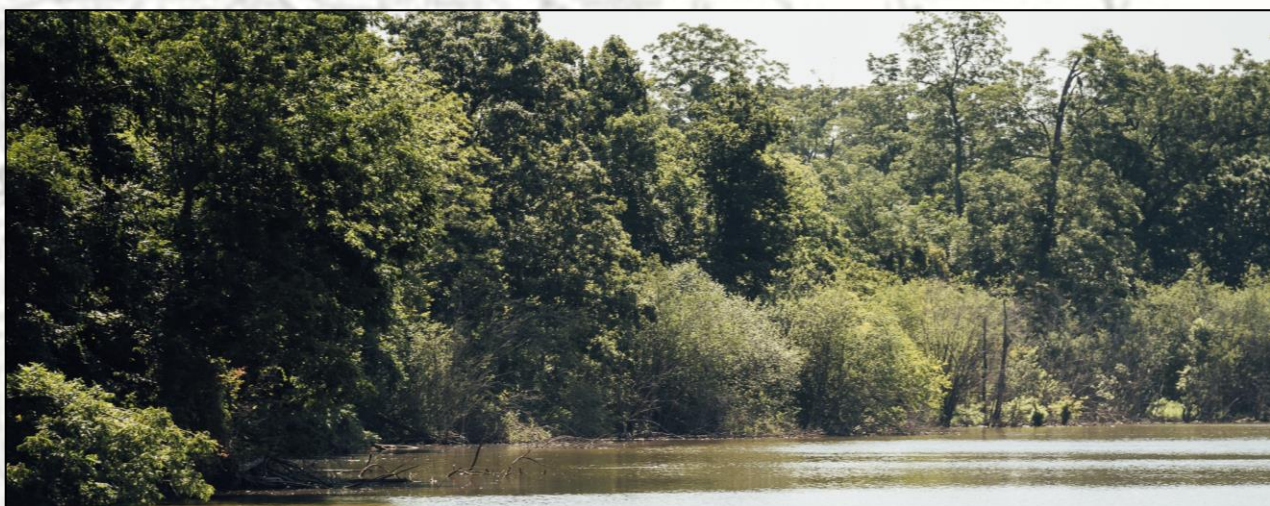
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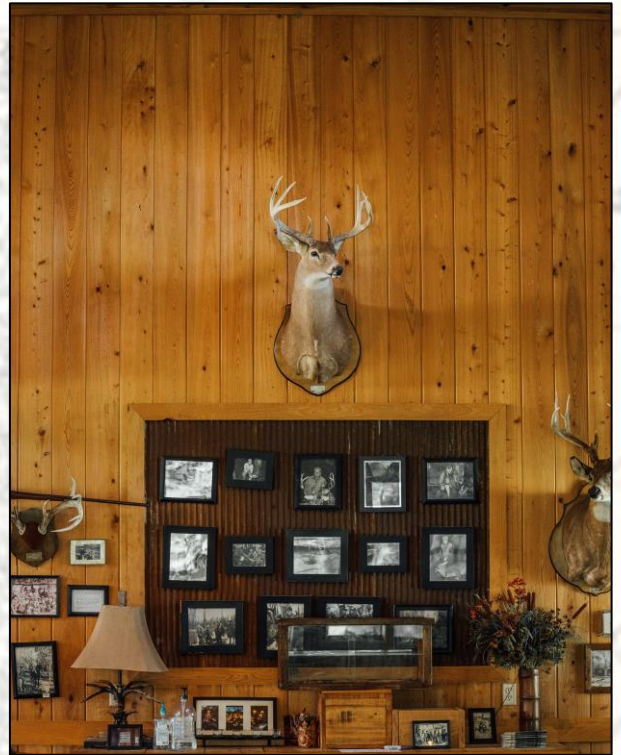
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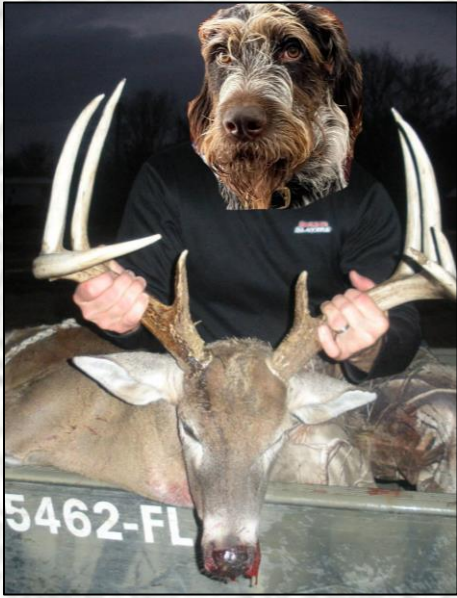
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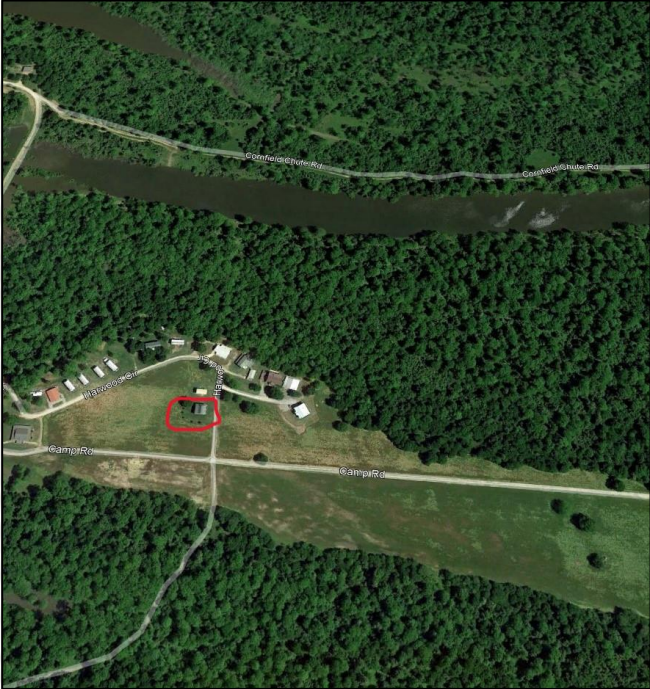
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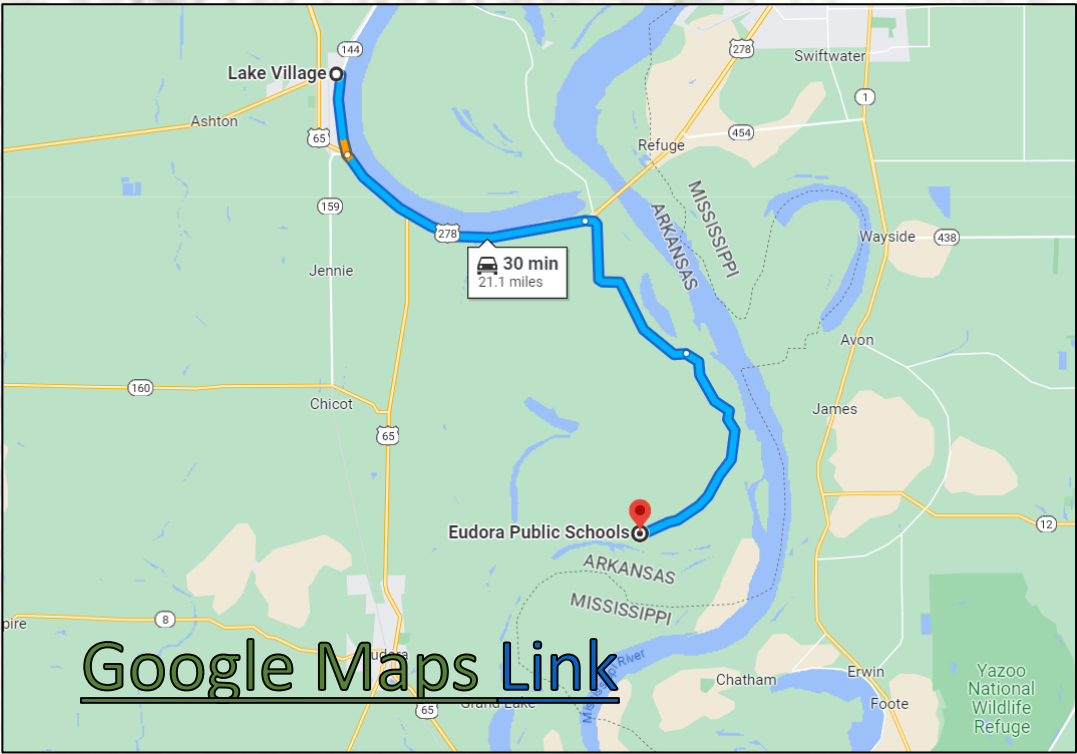
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MapRight Link



Google Maps Link



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