

ONE EQUITY SHARE
BLACK BAYOU HUNTING CLUB
BOLIVAR/WASHINGTON COUNTIES, MS
\$550,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

BLACK BAYOU HUNTING CLUB EQUITY SHARE

PROPERTY PROFILE

LOCATION:

- Bolivar/Washington Counties, MS
- Inside the Mississippi River Levee
- 10± Miles NW of Greenville, MS
- 100± Miles NW of Jackson, MS
- 125± Miles SW of Memphis, TN
- 250± Miles NW of New Orleans, LA

COORDINATES:

- 33.5441, -91.1527

PROPERTY USE:

- Recreational: Everything Outdoors
- Weekend Getaway

PROPERTY INFORMATION:

- 6,750± Acres - All Owned with Timber Rights
- 40 Shares Owned by 35 Members
- 2023/2024 Annual Dues \$5,000 (Payable on October 1/ No Debt on Club)

- Land Features: Mature Timber with Select Cut Areas, CRP, Numerous Acres in Wildlife Plots, 40± Acres in Duck Habitat
- 4 Duck Holes Depending on Water
- Common Kitchen: Cooks Prepare Meals Every Saturday during Hunting Season (Free Lunch and \$20 Steak Dinner that Evening)
- Skinning Shed with Walk-in Cooler
- 55+ Acre Black Bayou Fishing Lake
- Mississippi River Frontage: No Direct Boat Access
- Incredible Top-Notch Hunting: Deer, Turkey, Ducks, Hogs, and Small Game
- High Fenced on the North and South Side
- 3 Banks Tower Stands in Reserved Hunting Areas Included
- Family Oriented: Wife and Kids Encouraged
- Fulltime Caretaker - Bobby Casavechia
- Wildlife Biologist - Ruben Cantu
- Annual Deer Survey Conducted
- Membership Subject to Club Approval



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

/21,000+ Followers

Information is believed to be accurate but not guaranteed.

WELCOME TO BLACK BAYOU HUNTING CLUB

WELCOME TO BLACK BAYOU HUNTING CLUB LOCATED ALONG THE MIGHTY MISSISSIPPI RIVER IN BOLIVAR AND WASHINGTON COUNTIES, MISSISSIPPI. Black Bayou originated in 1986 and has been a sought-out Mississippi River Equity Share Club ever since. With the purchase of a membership, you will enjoy every aspect the Mississippi Delta has to offer. As you pull through the gate, you will quickly notice the well-manicured grounds, skinning shed and equipment area, and the commercial kitchen hall. Black Bayou Club has been on strict wildlife management plans for many years, and the numbers show. Look at the harvest/trail camera pictures. Don't rule out the summer fun either; you will be fishing in Black Bayou Lake and have close access to the MS River for sandbar activities and some of the best catfishing you can ask for.

If you have been on the hunt for a Mississippi River Equity Share, call Michael Oswalt for your private tour today.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

 /21,000+ Followers

Information is believed to be accurate but not guaranteed.

COMMON KITCHEN



ST **SMALLTOWN**
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

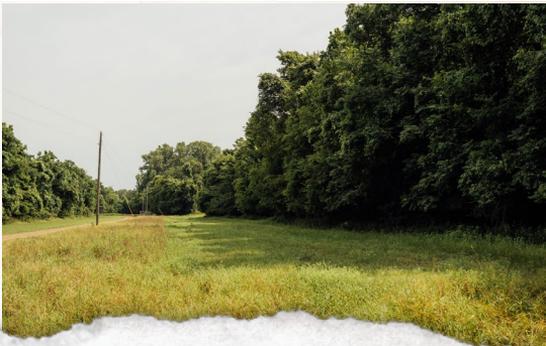
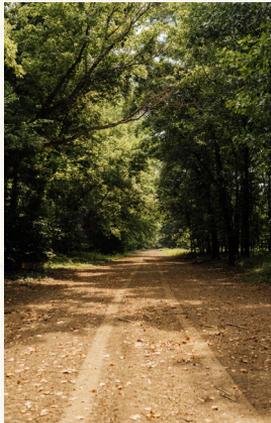
michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

21,000+ Followers

Information is believed to be accurate but not guaranteed.



SMALLTOWN HUNTING PROPERTIES & REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

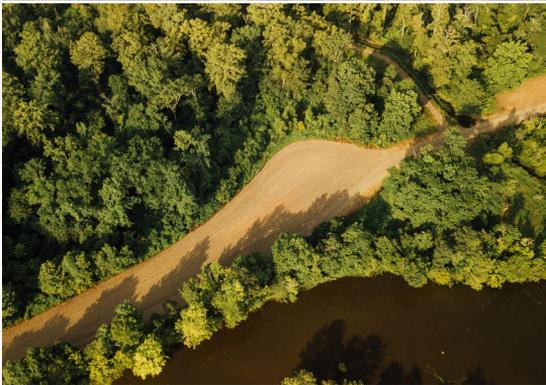
/21,000+ Followers

Information is believed to be accurate but not guaranteed.

ONE EQUITY SHARE

BLACK BAYOU HUNTING CLUB |

BOLIVAR/WASHINGTON COUNTIES, MS



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

/21,000+ Followers

Information is believed to be accurate but not guaranteed.



ST SMALLTOWN HUNTING PROPERTIES & REAL ESTATESM

MICHAEL OSWALT, ALC
PRINCIPAL BROKER
C: 662-719-3967
O: 769-888-2522
michael@smalltownproperties.com
4848 Main St. - Flora, MS 39071
smalltownproperties.com

f /21,000+ Followers

Information is believed to be accurate but not guaranteed.



Directions From Greenville, MS: Travel Highway 1 north for 7.1 miles. Turn left on Winn Road and travel for 1.9 miles. Turn right on Huntington Point Road and travel for 2.9 miles. Turn right to stay on Huntington Point Road. Continue onto Reed Hogue Road for .8 miles. Turn right toward Levee Road and make a slight right to continue onto Levee Road for .8 miles. Turn left on S Huntington Point Road. The gate to the property will be located on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

