



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

EQUITY SHARE
JACK SLOUGH HUNTING CLUB
MONTGOMERY AND CHOCTAW COUNTIES, MS
\$120,000



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

JACK SLOUGH HUNTING CLUB

PROPERTY PROFILE

LOCATION:

- Off Hwy 82
Kilmichael, MS 39747
- Montgomery and
Choctaw Counties
- 45± Minutes
from Starkville
- 90± Minutes
from Madison
- 2± Hours from
Memphis, TN

COORDINATES:

- 33.4408, -89.4358

PROPERTY USE:

- Recreational
- Weekend Getaway
- Hunting

PROPERTY INFORMATION:

- 1,800± Acres Owned
- 2,700± Acres Leased in the
Big Black River Bottom
- 26 Total Shares – 25 Members
- Purchase Includes a Lot for
Cabin or Mobile Home
- Skinning Shed with Walk-In Cooler
- Big Bottomland Hardwoods,
Cutover, Sloughs, Canals
- Deer, Turkey, Ducks, Squirrels,
& Hog Hunting
- Great Fishing in the Sloughs & Canals
- Family Friendly Camp
- Miles and Miles of Interior Roads
- Club Workdays in Place for
Maintenance & Upkeep
- Membership Subject to Approval
of Club and Debt Assumption
- Annual Dues: \$2,700
- Debt Assumption Available
Upon Request



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MICHAEL OSWALT, ALC

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.

WELCOME TO JACK SLOUGH HUNTING CLUB

WELCOME TO JACK SLOUGH HUNTING CLUB, LOCATED ALONG THE BIG BLACK RIVER IN MONTGOMERY AND CHOCTAW COUNTIES, MISSISSIPPI! The Big Black River Bottom is known for its wildlife rich swamps and bottomland hardwood. Jack Slough Hunting Club is no different with areas of big, beautiful hardwood timber and excellent hunting opportunities. The club encompasses 1,800± owned acres with 2,700± leased. The layout of the land is pretty special for the area. You won't find many pines on the club. As you ride the bottom you will notice the picturesque timber flats that you don't find too much of left in the Mississippi "Hill Land" region. The land is in two big tracts less than a mile apart. The deer hunting is excellent, and the turkey hunting can be hit or miss depending on spring flooding. The squirrel hunting is second to none (the seller said he will miss this the most) and hogs can be hunted year-round. If you study the aerial map, you will notice sloughs scattered throughout the property which offer great fishing during the summer months and duck hunting during the winter. The Big Black River Canal traverses the entire property providing a great water source for summertime fun. Turn the kids loose in kayaks or simply find a place to play in the water. The recreational opportunities are endless at Jack Slough Hunting Club.



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MORE ABOUT JACK SLOUGH HUNTING CLUB

Each share includes a lot in the camp area located along the south side of Highway 82. The camp area is equipped with a skinning shed and walk-in cooler. The club is located just 45 minutes west of Starkville, approximately 90 minutes from Madison, and almost 2 hours from Memphis, TN.

If you have been on the hunt for an affordable equity share in the north central part of the state, call Michael Oswalt to schedule a ride on Jack Slough today!



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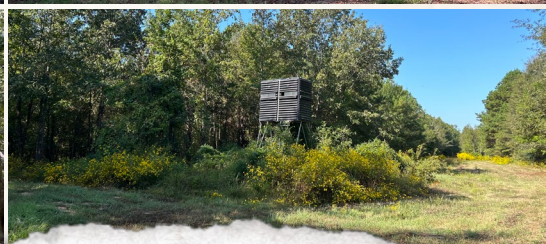
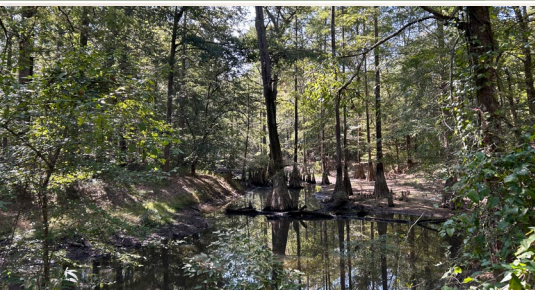
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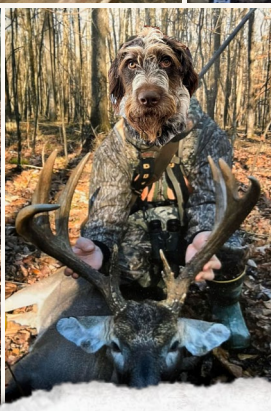
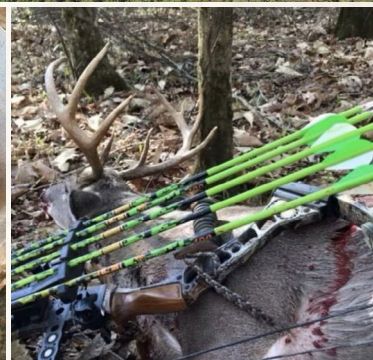
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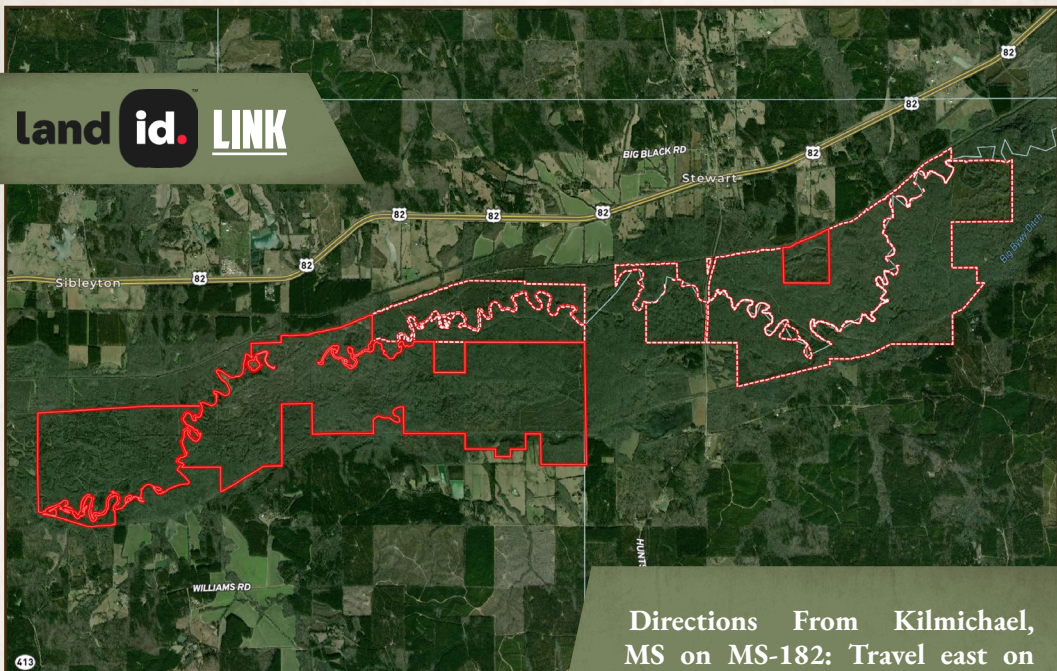
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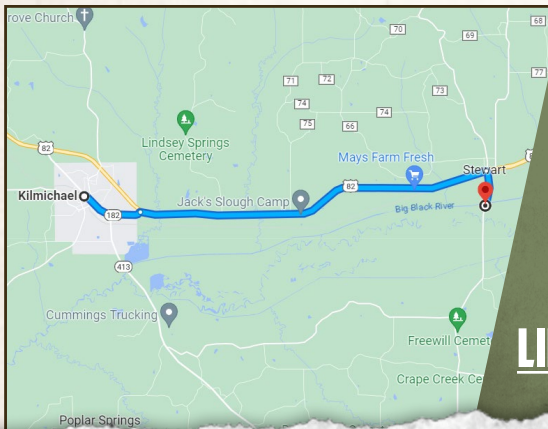
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land **id.** LINK

Directions From Kilmichael, MS on MS-182: Travel east on W Stone Street toward MS-182 and turn right at the 1st cross street onto MS-182/S Rutherford Drive. Continue for 1.2 miles and turn right onto US-82 E. Proceed for 7.0 miles and turn right onto Huntsville Road / Stewart-Huntsville Road/Stewart Lane. In 0.7 miles, the property will be on both sides.

LINK TO GOOGLE MAP DIRECTIONS



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