



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

The Ultimate
MISSISSIPPI RIVER PACKAGE

**ONE EQUITY SHARE AT SMITH POINT HUNTING CLUB
ONE EQUITY SHARE AT MONTGOMERY ISLAND HUNTING CLUB
CABIN ON 3.95± ACRES | CUSTOM CAB BOAT
\$1,180,000**

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

THE CABIN & BOAT

MS RIVER PACKAGE

LOCATION:

- 100 Janoush Landing
Rosedale, MS 38769
- Bolivar County
- 4.8± Miles N of Rosedale

COORDINATES:

- 33.8959, -91.0312

PROPERTY USE:

- Recreational
- Hunting & Fishing
- Weekend Getaway

MORE INFORMATION:

- 3.95± Surveyed Acres
- Custom-Built Cabin
 - Built in 2005
 - 4 Bedrooms/3 Bathrooms
 - Great Room/Kitchen Combo
 - Stainless Steel Appliances
 - Gas Fireplace
 - Storage Room
 - Large Porch
- Private Boat Landing on the MS River
- Custom Cab Boat



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

/25,000+ Followers

Information is believed to be accurate but not guaranteed.

SMITH POINT HUNTING CLUB

1 EQUITY SHARE

LOCATION:

- Gunnison, MS 38746
- Bolivar County
- Inside the Mississippi River Levee
- 5± Miles NW of Gunnison

PROPERTY USE:

- Recreational
- Hunting & Fishing
- Weekend Getaway

CLUB INFORMATION:

- 4,263± Acres of Prime Hardwood River Bottom
- Additional 2,465± Leased Acres

- 41 Total Shares
- Annual Dues \$5000
- 10± Miles of MS River Frontage
- Trophy Whitetail, Turkey, Duck, Hogs, Dove, Squirrel (Deer Harvested in Excess of 190")
- Fishing in 315± Acre Old River Lake
- 200± Acres of Food Plots
- 6 Duck Structures Depending on Water Levels (Sloughs & Backwater)
- Game Processing Building with Walk-In Cooler
- Full-Time Caretaker & Game Dresser on Site
- Professionally Managed by a Wildlife Biologist
- Membership Subject to Club Approval
- Additional Share Available



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

/25,000+ Followers

Information is believed to be accurate but not guaranteed.

MONTGOMERY ISLAND HUNTING CLUB

1 EQUITY SHARE

LOCATION:

- Desha County, AR
- Mississippi River
- 3± Miles Northwest of Rosedale, MS

PROPERTY USE:

- Recreational
- Hunting & Fishing
- Weekend Getaway

CLUB INFORMATION:

- 4,000± Acres Owned
- 37 Shares Owned by 35 Members
- Common Cabin with Multiple Beds
- Additional Areas to Build a Personal Cabin
- Annual Dues \$3,500 (Includes All Expenses)
- Beautiful Mature Timber
- Yearly Wildlife Biologist Deer Survey for Top Notch Management (Mark Barbee)
- Membership Subject to Approval of Club



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

/25,000+ Followers

Information is believed to be accurate but not guaranteed.

The Ultimate **MISSISSIPPI RIVER** PACKAGE

WELCOME TO THE ULTIMATE MISSISSIPPI RIVER PACKAGE—A CABIN ON 3.95± ACRES, ONE EQUITY SHARE IN MONTGOMERY ISLAND HUNTING CLUB, ONE EQUITY SHARE IN SMITH POINT HUNTING CLUB, A CUSTOM CAB BOAT, AND A PRIVATE MISSISSIPPI RIVER BOAT RAMP. If you have ever wanted an opportunity to have multiple club options along the banks of the Mississippi River and a secluded cabin setting, this is your chance.

When you arrive at the gated entrance just north of Rosedale, MS, you won't help but feel the privacy of a cabin in the Mississippi River Bottom. The gravel drive will lead you to the 3.95± surveyed acres where your beautiful custom-built 2005 cabin awaits. As you pull up, you will notice a large gravel parking area with tons of storage underneath the cabin, perfect for boats, side-by-sides, and hunting equipment. You will also find a large storage room and bunk room downstairs. The bunk room currently offers three bunk beds and one bathroom, ideal for all the kids or grandkids.



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

/25,000+ Followers

Information is believed to be accurate but not guaranteed.

The Ultimate **MISSISSIPPI RIVER** PACKAGE

Once upstairs you will enter a heated and cooled breezeway room overlooking the front yard. Next is the spacious great room/kitchen combo equipped with a gas-log fireplace and plenty of windows. The kitchen enjoys stainless appliances with granite and wood countertops. The primary bedroom has a large bathroom with ample closet space, a gun safe, and a double walk-in shower. Two additional bedrooms are located on the other side of the cabin with a shared bathroom. All three bedrooms have private doors to exterior porches. Out back, you will find a big porch overlooking a pond, where you will enjoy unwinding and/or cooking all while watching wildlife from your porch. There is also a nice wood deck, outside shower, and floating dock for you and your family to enjoy.

Included with the cabin is a 2006 custom F & F cab boat with a Mercury 200, perfect for hunting and exploring the Mississippi River Bottom. Just down from the cabin is a private boat landing to the Mississippi River. This ramp will allow you to enjoy the river, whether it be fishing, hunting, or finding a sandbar to hang out on during the summer months.



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

/25,000+ Followers

Information is believed to be accurate but not guaranteed.

The Ultimate **MISSISSIPPI RIVER PACKAGE**

As previously mentioned, this offer includes one equity share at Montgomery Island (4,000± acres) and one equity share at Smith Point (6,728± acres), which can both be hunted by boat. You will have access to more than 10,000 acres in the Mississippi River Bottom in Mississippi and Arkansas, enjoying two seasons, multiple bag limits, and two sets of new friends.

All in all, this unique cabin and equity share offering will provide years of year-round opportunities for some lucky family.

Give Michael Oswalt a call today for your private tour of this ultimate Mississippi River package.



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

 /25,000+ Followers

Information is believed to be accurate but not guaranteed.

Ultimate
**MISSISSIPPI RIVER
PACKAGE**

**ONE EQUITY SHARE AT SMITH POINT HUNTING CLUB
ONE EQUITY SHARE AT MONTGOMERY ISLAND HUNTING CLUB
CABIN ON 3.95± ACRES | CUSTOM CAB BOAT**

**BOLIVAR
COUNTY,
MISSISSIPPI**



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

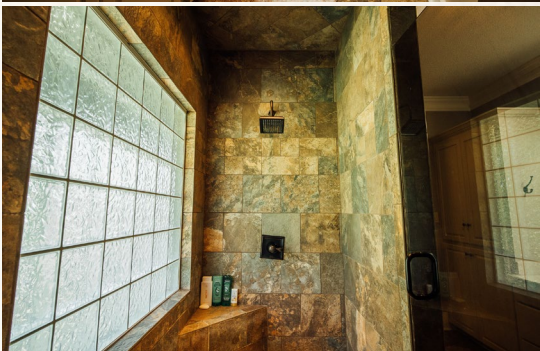
f/25,000+ Followers

Information is believed to be accurate but not guaranteed.

Ultimate
**MISSISSIPPI RIVER
PACKAGE**

**ONE EQUITY SHARE AT SMITH POINT HUNTING CLUB
ONE EQUITY SHARE AT MONTGOMERY ISLAND HUNTING CLUB
CABIN ON 3.95± ACRES | CUSTOM CAB BOAT**

**BOLIVAR
COUNTY,
MISSISSIPPI**



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

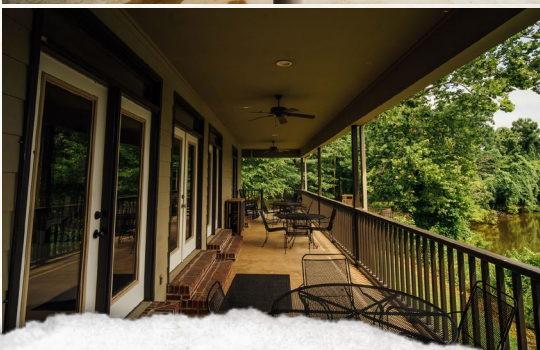
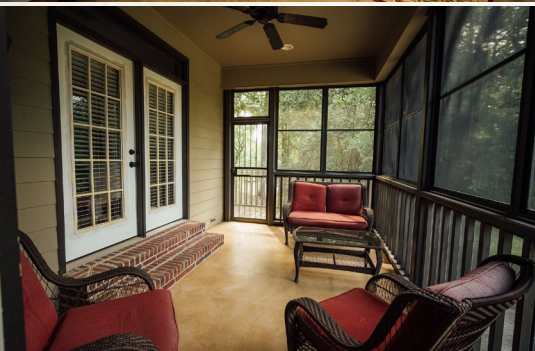
f/25,000+ Followers

Information is believed to be accurate but not guaranteed.

Ultimate
**MISSISSIPPI RIVER
PACKAGE**

**ONE EQUITY SHARE AT SMITH POINT HUNTING CLUB
ONE EQUITY SHARE AT MONTGOMERY ISLAND HUNTING CLUB
CABIN ON 3.95± ACRES | CUSTOM CAB BOAT**

**BOLIVAR
COUNTY,
MISSISSIPPI**



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

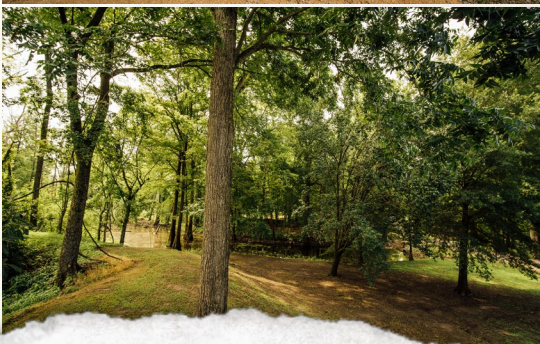
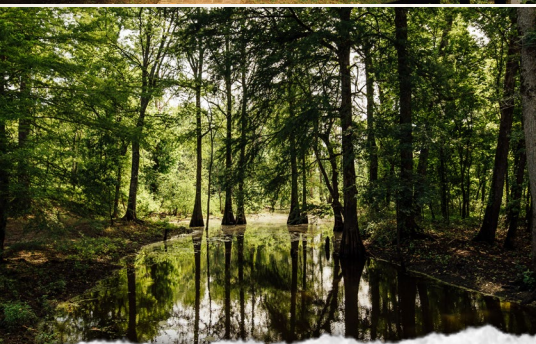
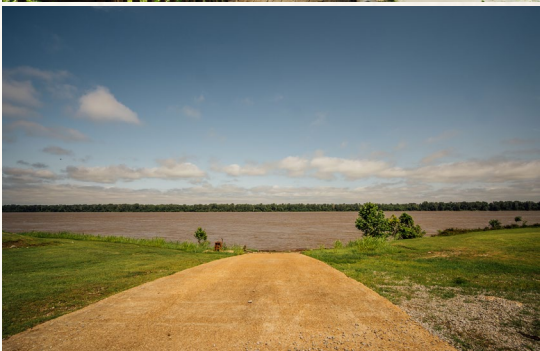
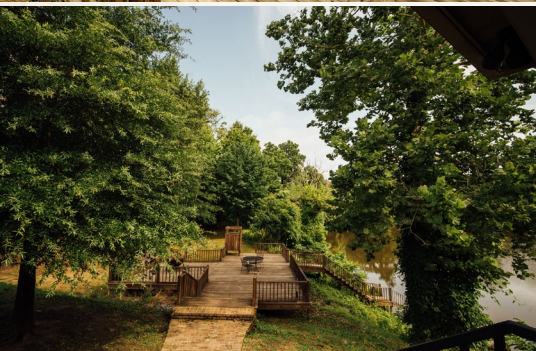
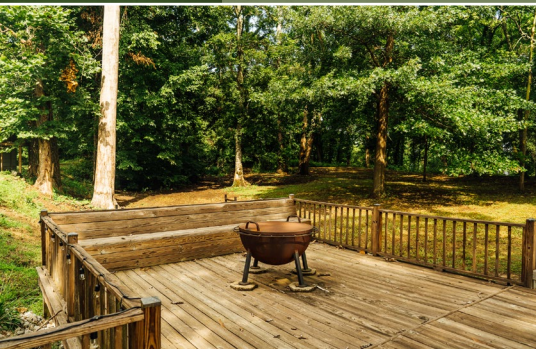
/25,000+ Followers

Information is believed to be accurate but not guaranteed.

Ultimate
**MISSISSIPPI RIVER
PACKAGE**

**ONE EQUITY SHARE AT SMITH POINT HUNTING CLUB
ONE EQUITY SHARE AT MONTGOMERY ISLAND HUNTING CLUB
CABIN ON 3.95± ACRES | CUSTOM CAB BOAT**

**BOLIVAR
COUNTY,
MISSISSIPPI**



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

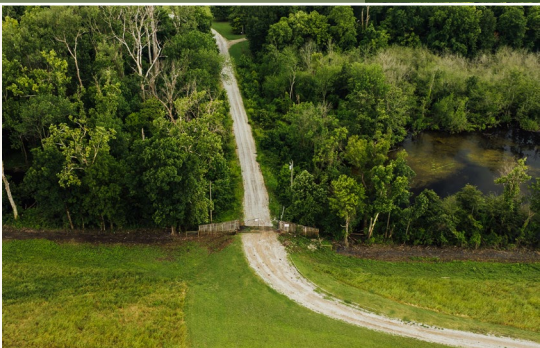
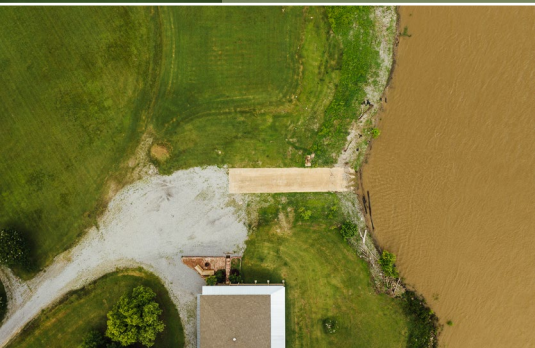
/25,000+ Followers

Information is believed to be accurate but not guaranteed.

Ultimate
**MISSISSIPPI RIVER
PACKAGE**

**ONE EQUITY SHARE AT SMITH POINT HUNTING CLUB
ONE EQUITY SHARE AT MONTGOMERY ISLAND HUNTING CLUB
CABIN ON 3.95± ACRES | CUSTOM CAB BOAT**

**BOLIVAR
COUNTY,
MISSISSIPPI**



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/25,000+ Followers

Information is believed to be accurate but not guaranteed.

Ultimate
MISSISSIPPI RIVER
PACKAGE

ONE EQUITY SHARE AT SMITH POINT HUNTING CLUB
ONE EQUITY SHARE AT MONTGOMERY ISLAND HUNTING CLUB
CABIN ON 3.95± ACRES | CUSTOM CAB BOAT

BOLIVAR
COUNTY,
MISSISSIPPI

SMITH POINT HUNTING CLUB

land **id.** LINK



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

/25,000+ Followers

Information is believed to be accurate but not guaranteed.

Ultimate
MISSISSIPPI RIVER
PACKAGE

ONE EQUITY SHARE AT SMITH POINT HUNTING CLUB
ONE EQUITY SHARE AT MONTGOMERY ISLAND HUNTING CLUB
CABIN ON 3.95± ACRES | CUSTOM CAB BOAT

BOLIVAR
COUNTY,
MISSISSIPPI

MONTGOMERY ISLAND HUNTING CLUB

land id. LINK

White River

Terrene
Landing

TERRENE RD

COTTONWOOD RD

LEVEE RD

LEVEE RD

LEVEE RD

MISSISSIPPI RIVER

MISSISSIPPI RIVER

MISSISSIPPI RIVER

MISSISSIPPI RIVER

MISSISSIPPI RIVER

MISSISSIPPI RIVER

MISSISSIPPI RIVER

MISSISSIPPI RIVER

MISSISSIPPI RIVER

MISSISSIPPI RIVER

MISSISSIPPI RIVER

MISSISSIPPI RIVER

MISSISSIPPI RIVER

MISSISSIPPI RIVER

MISSISSIPPI RIVER



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.

/25,000+ Followers



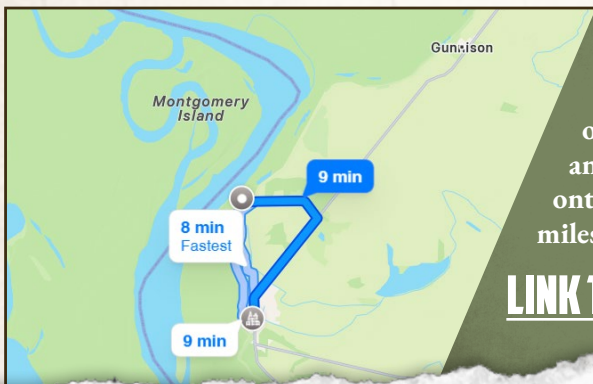
Ultimate
MISSISSIPPI RIVER
PACKAGE

ONE EQUITY SHARE AT SMITH POINT HUNTING CLUB
ONE EQUITY SHARE AT MONTGOMERY ISLAND HUNTING CLUB
CABIN ON 3.95± ACRES | CUSTOM CAB BOAT

BOLIVAR
COUNTY,
MISSISSIPPI

CABIN ON
3.95± ACRES

land id. [LINK](#)



Directions to the Cabin from MS-1
in Rosedale, MS: Travel 2.08 miles
on MS-1. Turn left on Terrene Road
and continue 1.4 miles. Turn right
onto Janoush Landing and proceed 1.6
miles. Continue straight to the gate.

[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.

/25,000+ Followers