

One Equity Share with a Cabin
Miller Point Hunting Club
Coahoma County, MS & Phillips County, AR
\$1,000,000



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Office 769-888-2522

Property Profile

1 Equity Share with a Cabin at Miller Point Hunting Club

Location:

- Coahoma County, MS and Phillips County, AR
- 10± Miles NW of Clarksdale
- 68± Miles SW of Memphis, TN, 94± Miles SE of Little Rock, AR, 142± Miles NW of Jackson, MS, and 306± Miles NW of New Orleans

Coordinates:

- 34.3217, -90.6574

Property Information:

- 2,500± SqFt Cabin- 3Bed/3Bath with Open Concept Kitchen/Dining/Great Room
- 7,000± Acres of the MS River Bottom's- All Owned with Timber Rights
- Land Features: Mature Timber, Cutover, Wildlife Plots, Sloughs
- 40+ Wildlife Plots with Stands- Open to All Members
- Skinning Shed with Walk-In Cooler
- Archery, Rifle, and Skeet Shooting Ranges
- Mississippi River Frontage with Boat Ramp for Duck Hunting and Summer Fun
- Two State (Mississippi & Arkansas) Hunting Season (Hunting Licenses Reciprocate)
- Horseshoe Lake Hunting & Fishing
- Family Oriented - Kids & Wives Encouraged
- Top-Notch Hunting (Deer, Turkey, Ducks, Hog, and All Small Game)
- Strict Deer Management for Nearly 3 Decades
- 3 to 4 Duck Holes Depending on Water Levels from the MS River
- Fulltime Caretaker - Stephan Potgeiter
- Wildlife Biologist - Jim Lipe (Annual Deer Survey Conducted)
- Membership Subject to Approval of Club
- 2020 Annual Dues - \$7,500/\$250,000 Debt on Club as of 9/22/2023

Property Use:

- Recreational (Everything Outdoors)
- Weekend Getaway



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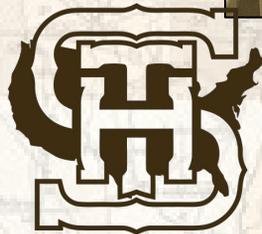
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Welcome to One Equity Share with a Cabin at Miller Point Hunting Club located in Coahoma County, MS, and Phillips County, AR. Classic southern charm is the feel once you reach 17 Miller Point Road. This cabin in the woods has everything for the hunter, wife, and kids. Composed of approximately 2,500± square feet, this three-bedroom, three-bath cabin is set up to house the entire family as well as entertain guests. Upon arrival, the first thing you will notice is the spacious wrap-around porch. With views of Horseshoe Lake in the rear, it is the perfect setting for morning coffee, porch swing naps, or evening cocktail parties. The kitchen/dining/great room open concept is the key feature to this cabin. Pecky cypress walls, a brick fireplace, kitchen island, bar area, and large windows overlooking the lake make the feel of "being at hunting camp" come to life. The master bedroom is a large suite with a sitting area, jacuzzi, walk-in shower, and closet. The bunk room sleeps four and has its own bathroom as well as a walk-in closet. The third bedroom is set up the same with an attached full bath and closet space. The spacious mudroom holds the washer/dryer with plenty of space for all your hunting clothes. Downstairs, the large storage room was designed to last forever, being constructed out of cinder blocks. It gives ample storage for deer stands, duck decoys, ATVs or tools.



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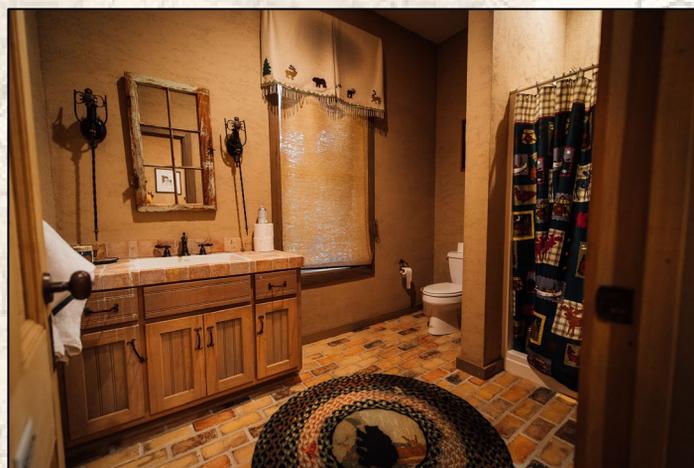


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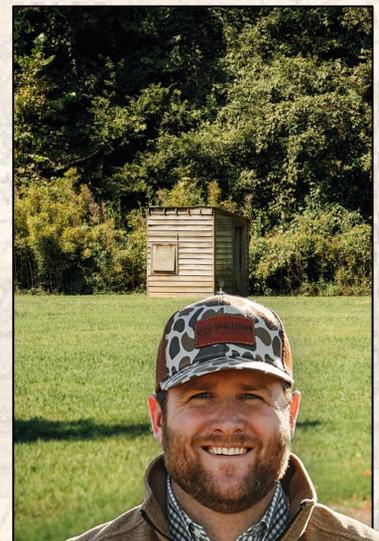
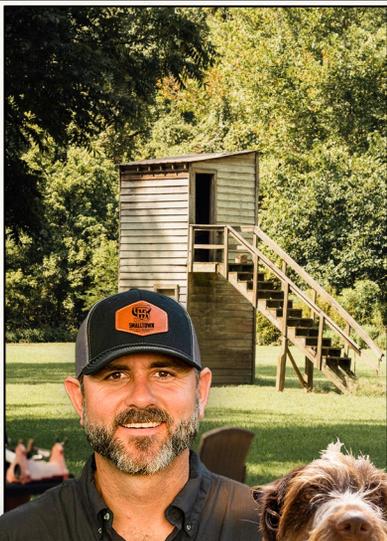


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Miller Point was formed in 1986, and except for the all-weather road system, man's footprint has scarcely altered the landscape of towering oaks, cottonwoods, and pecans. Miller Point is a prestigious club on the Mississippi Riverbanks encompassing approximately 7,000± acres of the finest hunting ground you could ask for. Wildlife is abundant along the river bottom corridor, and Miller Point is right in the midst. The club enjoys gated access along the MS side of the MS River Levee; however, the club owns land in Mississippi and Arkansas. Once you enter the gate, you will experience the pride of ownership and the meaning of "stewards of the land". The facilities are second to none with year-round fun for your entire family. You will have 22 new friends the minute you join. If you are looking for a MS River Club, give Michael Oswalt or Ford True a call for your private tour today.



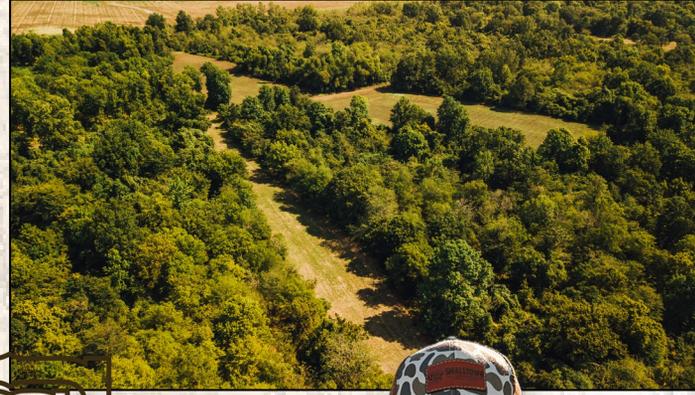
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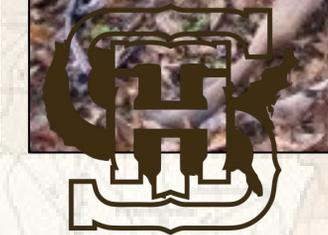


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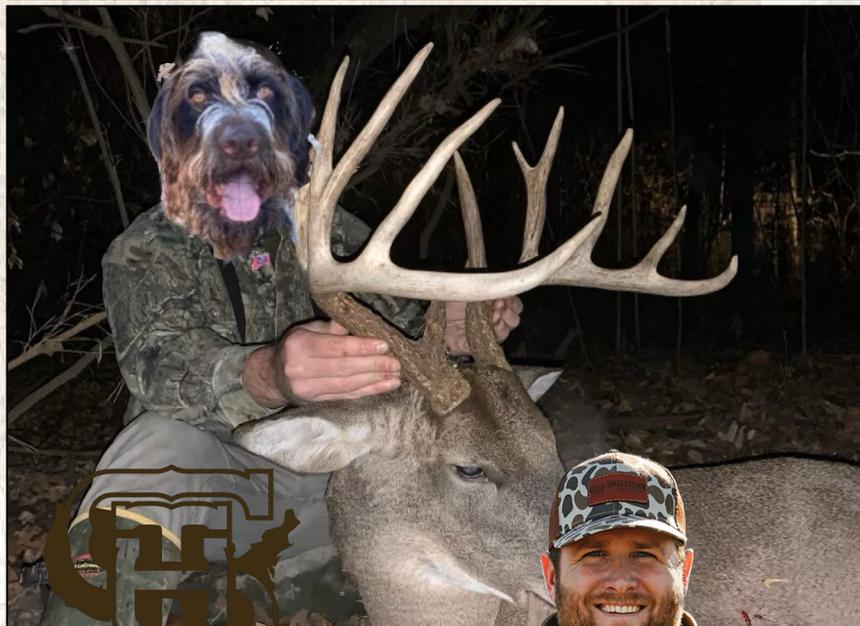
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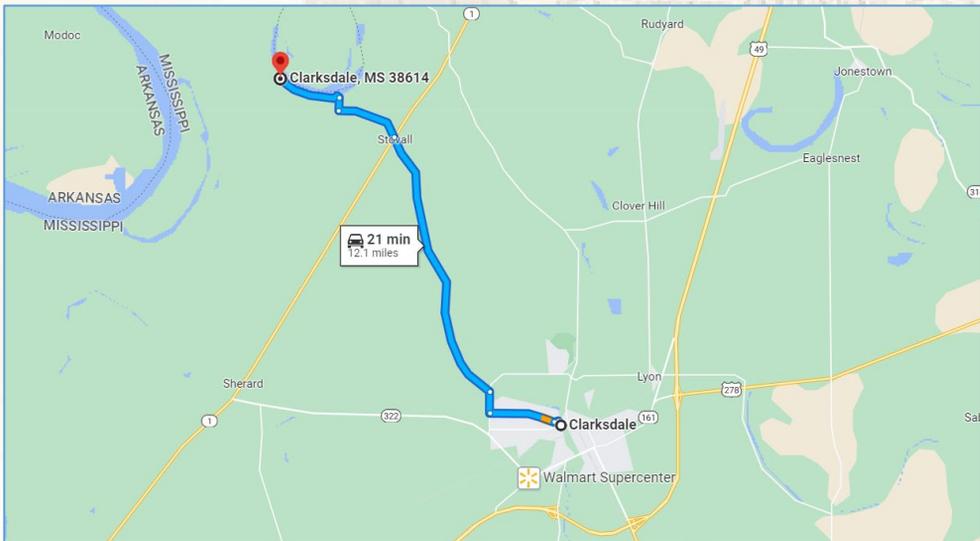
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