



EQUITY SHARE & CABIN
BEULAH ISLAND HUNTING CLUB
DESHA COUNTY, AR
\$370,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 846-1425

BEULAH ISLAND EQUITY SHARE & CABIN

PROPERTY PROFILE

LOCATION:

- Desha County, Arkansas
- 16± Miles West of Cleveland, MS
- 100± Miles From Memphis, Vicksburg and Madison

COORDINATES:

- 33.799105, -91.024400

PROPERTY USE:

- Hunting
- Fishing
- Recreational
- Residential

TAX INFORMATION:

- Calculated at closing

PROPERTY INFORMATION:

- 1,823± Acres Owned
- 1,342± Acres Leased
- 3,165± Total Acres
- 1,450± Sq Ft 2 Bed/2 Bath Cabin
- Trophy Deer & Turkey
- Excellent Fishing
- Full Time Caretaker on Site
- Professionally Managed by a Wildlife Biologist
- 30+ Food Plots
- Walk in Cooler and Skinning Shed
- 25 Total Shares
- \$5,500 Annual Dues
- Membership Subject to Club Approval



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WELCOME TO BEULAH ISLAND HUNTING CLUB

WELCOME TO LIFE ON THE MISSISSIPPI RIVER! Beulah Island Hunting Club is located in Desha County, Arkansas but lies on the Mississippi side of the Mississippi River, just south of the Port of Rosedale. The property consists of 1,823± acres owned and 1,342± acres leased, which totals 3,165± acres of prime Mississippi River hunting land. The cabin was recently updated and offers 1,450± square feet, with two bedrooms, two bathrooms, a tornado shelter, screened-in front porch, and a covered back patio with a screened-in cooking station. The property is accessed through a remote activated, gated entrance just past Jantran on David Work Road. As soon as you pull through the gate, you'll see the cabins on the left along Long Lake and the Mississippi River is on your right.



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MORE ABOUT BEULAH ISLAND HUNTING CLUB

The club is professionally managed by a certified wildlife biologist. Also, a full-time caretaker lives on the property and a club kitchen/mess hall is staffed with cooks during deer and turkey season. As with most river clubs, the deer and turkey hunting is outstanding, producing trophies year in and year out. There are 30± food plots equipped with stands and/or box blinds. The extensive road system is well-maintained making access to and from the stand a breeze. If you enjoy fishing, you're in luck with the crappie and bass in Long Lake and Beulah Lake or head to the river and try to catch a monster catfish. Access to the river can be found just outside the gate at the port landing. Beulah Island offers year-round family recreation along the Mighty Mississippi River.

If you have been searching for a place to make memories with your family give **Billy Carpenter** or **Henry Mosco** a call and schedule your private showing today!



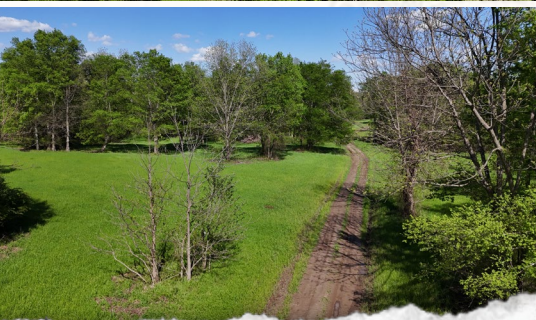
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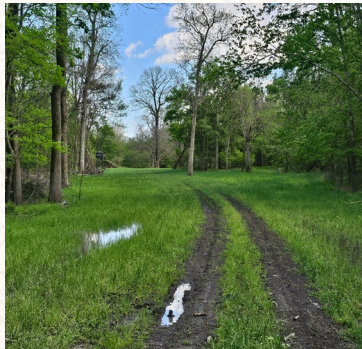
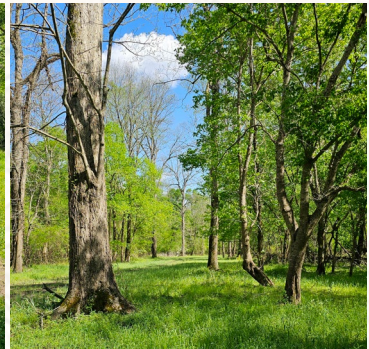
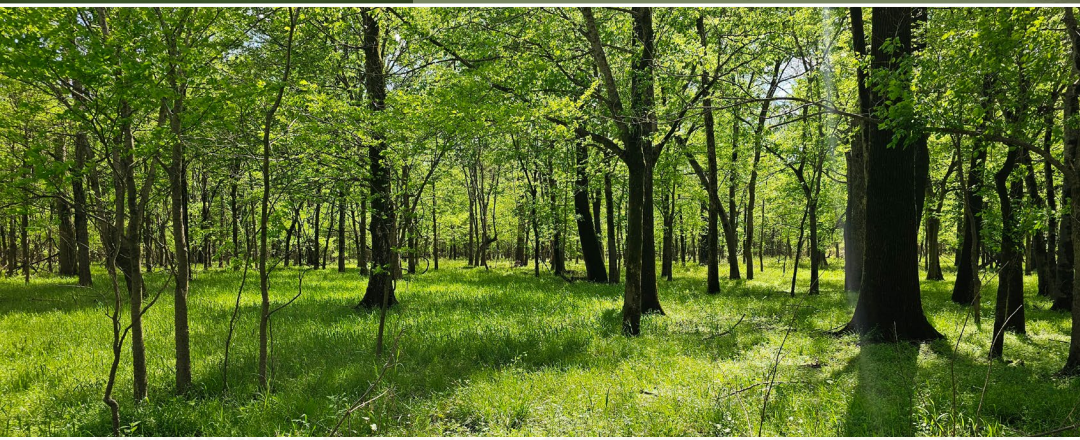


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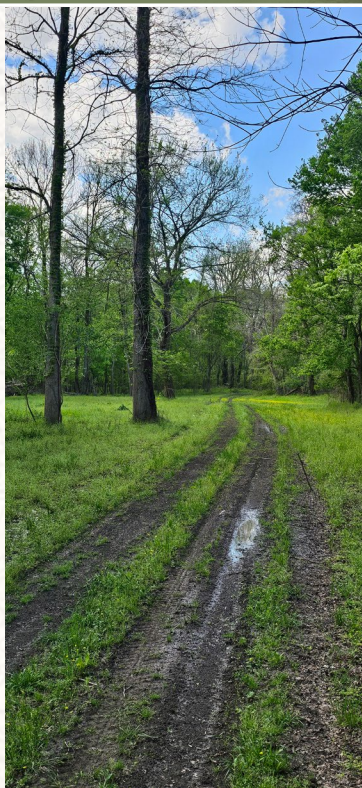
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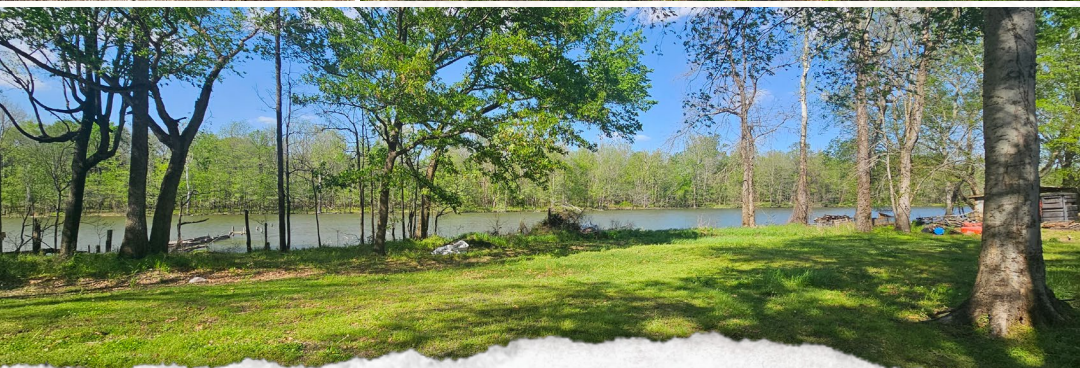
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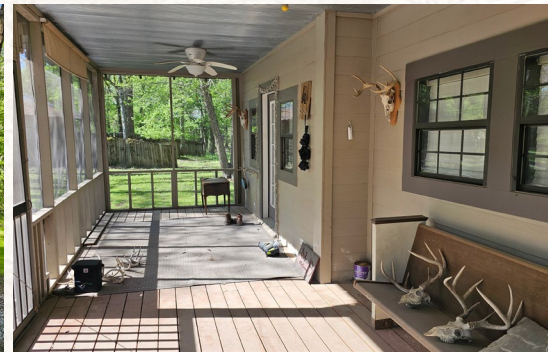
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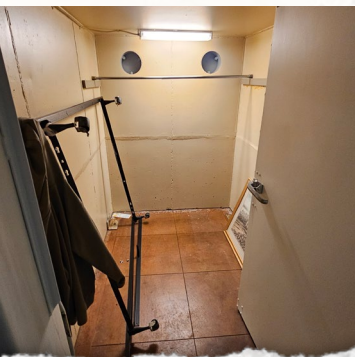
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701 W. Sunflower Rd - Cleveland, MS 38732 | O: 662-846-1425 | smalltownproperties.com Information is believed to be accurate but not guaranteed.

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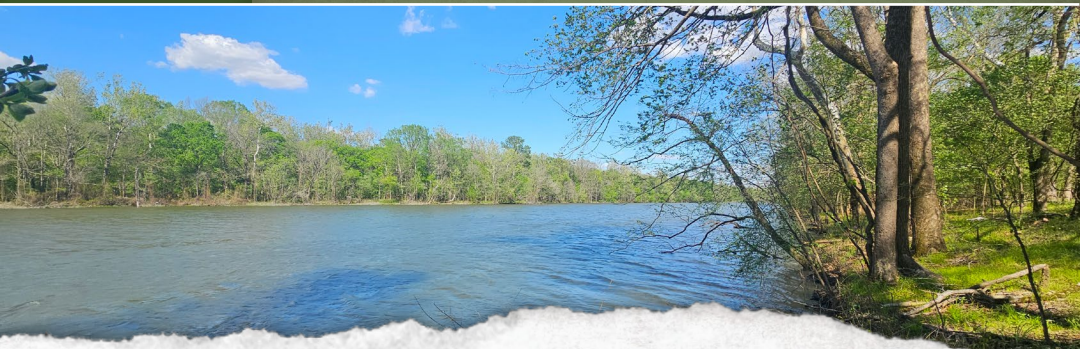
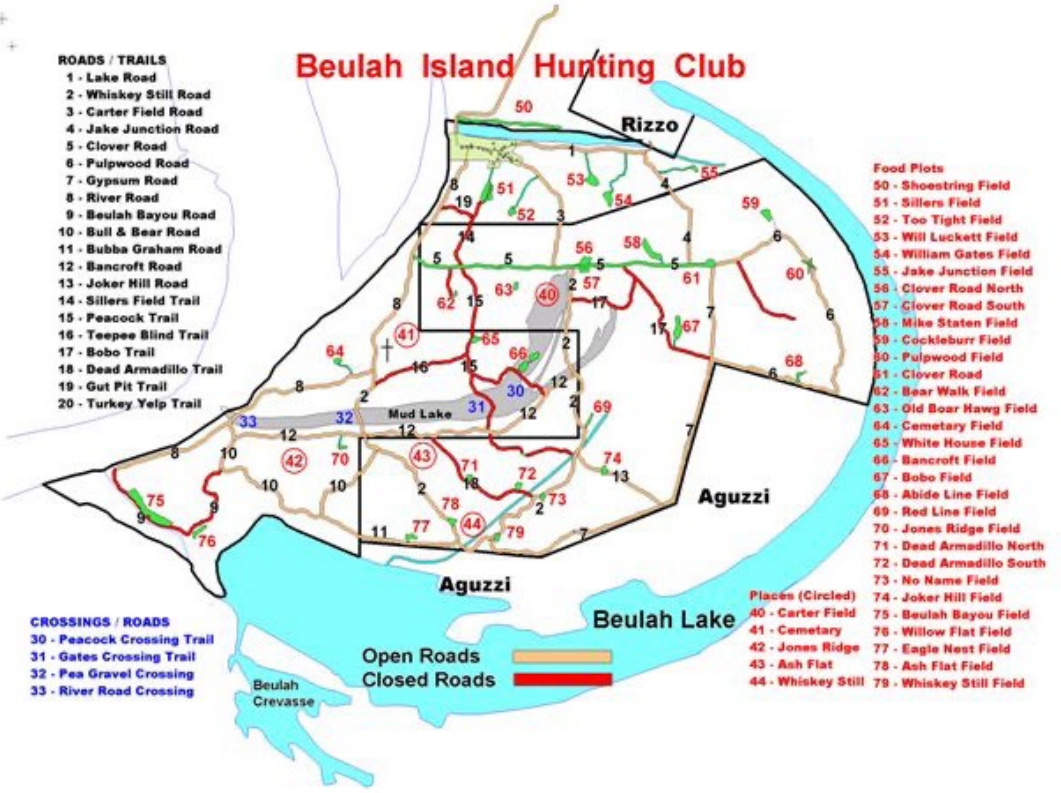
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Beulah Island Hunting Club

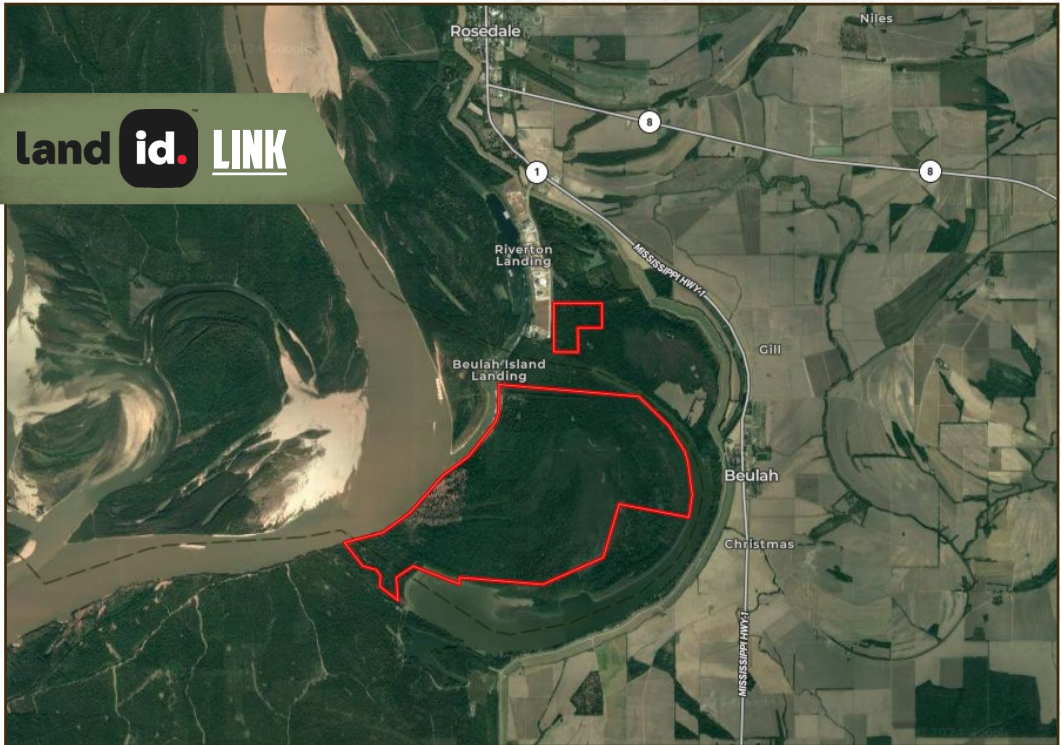
- ROADS / TRAILS**
- 1 - Lake Road
 - 2 - Whiskey Still Road
 - 3 - Carter Field Road
 - 4 - Jake Junction Road
 - 5 - Clover Road
 - 6 - Pulpwood Road
 - 7 - Gypsum Road
 - 8 - River Road
 - 9 - Beulah Bayou Road
 - 10 - Bull & Bear Road
 - 11 - Bubba Graham Road
 - 12 - Bancroft Road
 - 13 - Joker Hill Road
 - 14 - Sillers Field Trail
 - 15 - Peacock Trail
 - 16 - Teepee Blind Trail
 - 17 - Bobo Trail
 - 18 - Dead Armadillo Trail
 - 19 - Gut Pit Trail
 - 20 - Turkey Yelp Trail

- CROSSINGS / ROADS**
- 30 - Peacock Crossing Trail
 - 31 - Gates Crossing Trail
 - 32 - Pea Gravel Crossing
 - 33 - River Road Crossing

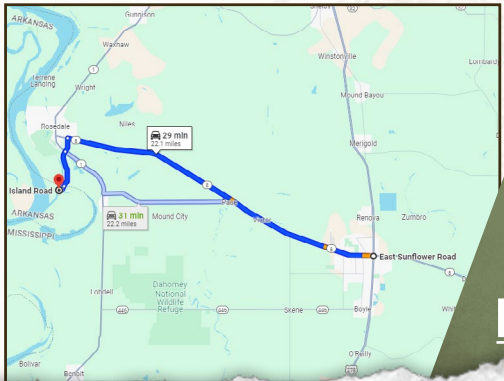


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land id. LINK



Directions from the Intersection of Highway 8 & 61 in Cleveland, MS: Travel west on Highway 8 for 22 miles and turn left onto Russell Crutcher Road. Travel .8 miles and continue across Highway 1 to David Work Road. Travel 2.5 miles and you will be at the gate.

LINK TO GOOGLE MAP DIRECTIONS



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