

**ONE EQUITY SHARE**  
**MONTGOMERY ISLAND HUNTING CLUB**  
**DESHA COUNTY, AR**  
**\$190,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**OFFICE (769) 888-2522**



# MONTGOMERY ISLAND HUNTING CLUB SHARE

## PROPERTY PROFILE

### LOCATION:

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

### COORDINATES:

- 33.8905, -91.0406

### PROPERTY USE:

- Recreational
- Fishing
- Trophy Hunting (Ducks, Deer, Turkey, Hogs, Black Bear, Small Game)
- Weekend Getaway (Wives and Kids Welcomed)

### PROPERTY INFORMATION:

- 4,000± Acres Owned
- 37 Shares Owned by 35 Members
- Common Cabin with Multiple Beds
- Additional Areas to Build a Personal Cabin if Desired
- 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



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**MICHAEL OSWALT, ALC**

PRINCIPAL BROKER


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4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.



# WELCOME TO MONTGOMERY ISLAND HUNTING CLUB

**WELCOME TO MONTGOMERY ISLAND HUNTING CLUB SITUATED ALONG THE MISSISSIPPI RIVER!** The club was incorporated in 1984 and is in Desha County, Arkansas. Club members and their families enjoy the island's numerous amenities while making memories and enjoying the outdoors. With 4,000± acres of prime hunting land accessed by boat or air using the club's landing strip, this club offers great camaraderie and trophy wildlife opportunities. The club's barge is available to transport hunting vehicles and supplies across the river. Great place to "get away from it all at the hunting camp." All wildlife plots and road work provided by full-time caretaker (Dale Bright.) Great fishing on two interior lakes and the river. There Is 4,000± acres between the Mississippi River and the Old White River.

**If you have been looking for a Mississippi River Island Club,  
call Michael Oswalt for your private showing today.**



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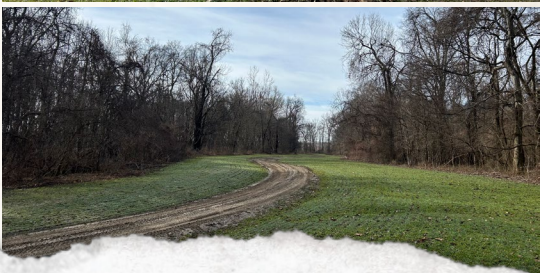
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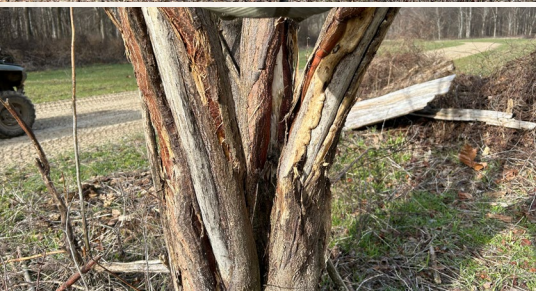
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## PROPERTY ACCESSED BY BOAT OR PLANE ONLY



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