



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

ONE EQUITY SHARE & A CABIN
MERIGOLD HUNTING CLUB
BOLIVAR COUNTY, MS | \$750,000



OFFICE (662) 846-1425 | WWW.SMALLTOWNPROPERTIES.COM

MERIGOLD HUNTING CLUB

ONE EQUITY SHARE & A CABIN

PROPERTY PROFILE

LOCATION:

- Beulah, MS
- Bolivar County, MS
- 10± Miles South of Rosedale MS River Port
- 21± Miles West of Cleveland
- 32± Miles North of Greenville

COORDINATES:

- 33.7576, -91.0261

PROPERTY USE:

- Fishing
- Weekend Getaway
- Recreation
- Trophy Hunting (Ducks, Deer, Turkey, Hogs, Small Game)

CABIN INFORMATION:

- 900± Square Foot Cabin
- 2 Bedrooms/1 Bathroom
- Screened in Back Porch
- Granite Countertops
- Electric Appliances
- Hardwood Floors

CLUB INFORMATION:

- 13,000± Total Acres
 - 12,000± Acres Owned by Club
 - 1,000± Acres Leased
- Accessed Through a Private Gate Behind the MS River Levee
- Two Small Lakes Near the Main Camp Area
- Access to Lake Beulah
- Internal Road System with Road Name Markers
- Phone App with a Map of All Roads and Food Plots
- Common Lodge with Commercial Kitchen, Lounge with Bar, Fireplace, and Flat screen TV
- Three Meals A Day Cooked and Served During Weeks of Thanksgiving and Christmas and Each Weekend During Deer Rifle Season
- 3 Apartments Available to Rent in the Common Lodge
- Club Skinning Rack and Cooler
- River Lots Available
- Mississippi River Frontage
- Boat Ramp Access to the Mississippi River
- 53 Shares (Very Low Pressure)
- Annual Dues \$10,000, \$1,250 Lot Lease
- Full-Time Caretaker
- Family Friendly Environment
- Membership Subject to Club Approval



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HENRY MOSCO

MANAGING BROKER

C: 662-719-7167

O: 662-846-1425

henry@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO MERIGOLD HUNTING CLUB

SITUATED JUST OVER THE MS RIVER LEVEE IN BOLIVAR COUNTY, MS, IS A TRUE FAMILY ORIENTED RECREATIONAL PARADISE FOR THE AVID OUTDOORSMAN/HUNTER. Merigold Hunting Club was established in 1911, and is considered the Father of Mississippi Delta Hunting Clubs. The moment you drive through the private gate and enter the main camp area you will feel the welcoming energy. Gathering among other members and their families is inevitable with the common lodge located in the center of the main camp area. This lodge includes a large dining area with a commercial grade kitchen where everyone comes together for meals, meetings, and socializing. Hired cooks provide three meals a day during the weeks of Thanksgiving and Christmas and each weekend during deer rifle season. During the off season, the lodge and its kitchen are always available to members who enjoy cooking and hanging out together. There is also a den area with couches, a fireplace, and flat screen tv, as well as a large back porch overlooking the woods. The lodge offers three apartments which are available for nightly rental, each including a kitchenette and washer and dryer.



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MORE ABOUT MERIGOLD HUNTING CLUB

Whether you like to relax, let your kids play with other kids, sit by a fire watching a good football game, fish the multiple fishing holes and lakes accessible, or hunt some of the best land Mississippi has to offer, you will find it here! The 13,000± acres are easy to navigate with a manicured internal road system and road name markers. Each member also has access to a smart phone app that provides a map of all roads, closed roads, food plots, stands, and more. The best part: the app does not need cellular service or wifi to work while on the property! The club has a full-time caretaker who lives on the property. A common skinning shed and cooler is where everyone likes to gather to congratulate each other on their harvests that day. Each year, trophy deer are killed on the property, and the club biologist helps maintain the herd. There is also prime turkey hunting and multiple places to duck hunt. If fishing is your vice, there are two easily accessible fishing holes near the main camp. A boat ramp and pier are located in the fishing hole next to the lodge. When the water level is high enough you can access Lake Beulah from this fishing hole. The club also recently established a boat ramp into the Mississippi River allowing members easy access for recreational boating and river fishing. A sandbar along the Mississippi River is accessible by vehicle where many members like to gather during the summertime. Cabin building lots have also been established along the Mississippi River frontage of the property offering spectacular views.



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This year-round recreational property is truly one of a kind with all the features the Mississippi River Bottom has to offer. You don't find many places this size in Mississippi, especially along the Mississippi River.

In addition to the equity share, this listing includes a 900± square-foot private cabin with two bedrooms and one bathroom. Slip away with your family to your own sanctuary right down the road from the main lodge. Enjoy sitting on the screened-in back porch overlooking a wooded area where you could put a feeder and watch deer in your backyard. The updated interior features a kitchen with electric appliances, granite countertops, and hardwood floors..

To find out more information and schedule a showing of Merigold Hunting Club give Henry Mosco a call today!



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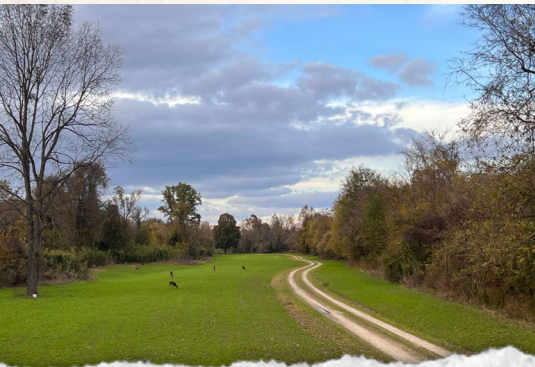
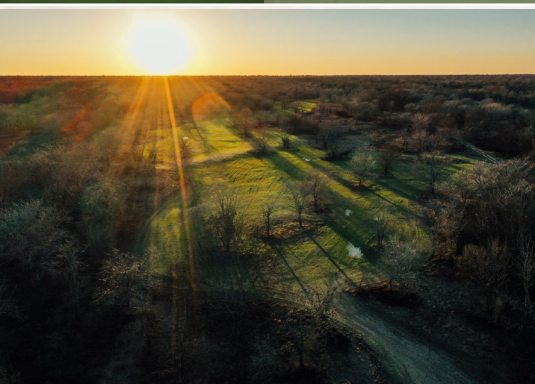
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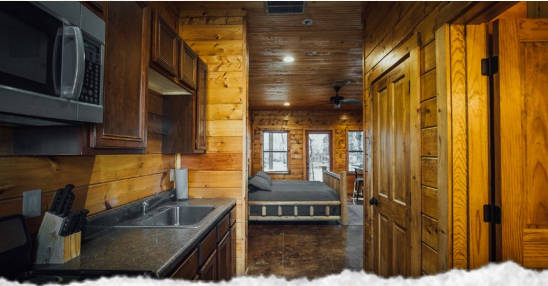
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COMMON LODGE



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SKINNING RACK & COOLER



PIER



MAIN CAMP AREA



SHOOTING RANGE



MAIN ENTRANCE ROAD



Shooting range hours
10 am - 2pm
During hunting season

FISHING HOLE 1



FISHING HOLE 2



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ROAD MARKERS



MS RIVER FRONTAGE LOTS AVAILABLE



MS RIVER ACCESS



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PRIVATE CABIN



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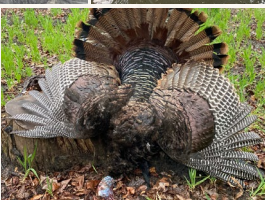
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THE WILDLIFE: FISHING, DUCKS, TURKEY, AND HOGS



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THE WILDLIFE: DEER



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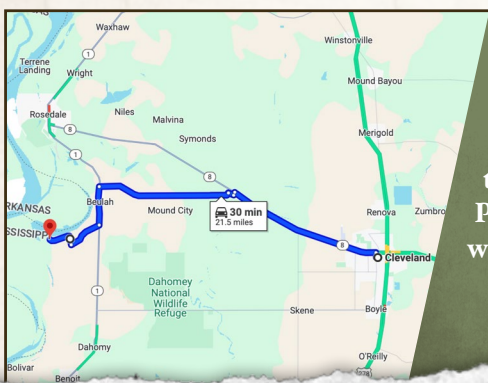
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Directions from Cleveland, MS: Travel west on Highway 8 for about 8 miles. Turn left onto Jenny Washington Street in Pace, MS. Take a right onto Kennedy Drive and then a slight right onto Jenny Washington Street. Turn left onto Beulah Road and continue to Highway 1 and turn left. Travel south on Highway 1 for about 2 miles and turn left onto Clark Place. Continue to Pearson Road and take a right. Follow Pearson Road up and over the Levee where you will find the gate into Merigold Hunting Club.



LINK TO GOOGLE MAP DIRECTIONS



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