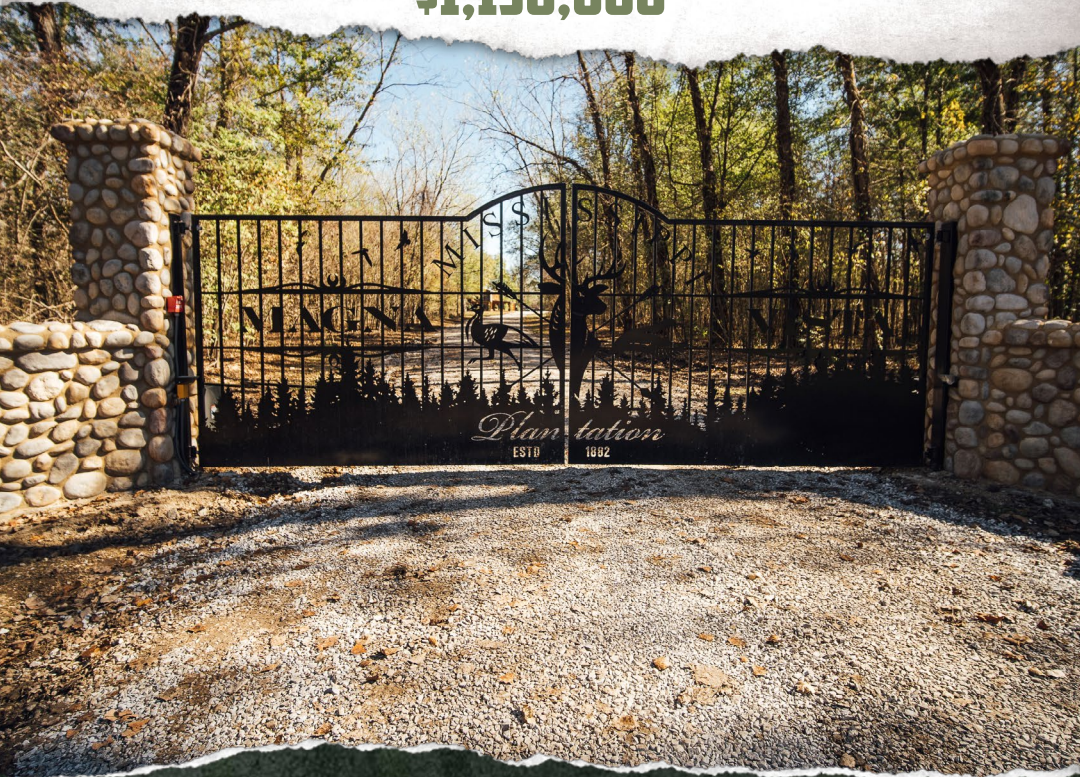




SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE SM

ONE EQUITY SHARE
MAGNA VISTA, LLC
ISSAQUENA COUNTY, MS
\$1,150,000



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

MAGNA VISTA, LLC

PROPERTY PROFILE

LOCATION:

- Off Highway 465
Mayersville, MS 39113
- Issaquena County

COORDINATES:

- 32.7061, -91.0159

PROPERTY USE:

- Recreational
- Trophy Hunting
- Weekend Getaway
- Fishing



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

21,000+ Followers

Information is believed to be accurate but not guaranteed.

PROPERTY INFORMATION:

- 5,537± Club-Owned Acres in the Mississippi River Bottom
- 18 Total Shares – Currently 13 Owned by 12 Members
- 12,000 SF Fittler Main Lodge (Completely Renovated in 2023) - Purchase Includes One Private Suite with Private Bath and Walk-In Closet, Professional Kitchen and Bar, 2 Great Rooms, Game Room, Mud Room, Tornado Shelter, and Outdoor Kitchen
- Camp Cook Provides Full Breakfast Fridays-Mondays and Holidays.
- New Heated Skinning Shed with Multiple Processing Areas, Ice-Machine and Walk-In Cooler
- Heated/Cooled Dog Kennel and Dog Wash
- Equipment Wash Rack
- 500-Yard Shooting Range
- Additional Lots to Build a Private Camp if Member Chooses
- Family Friendly Camp – Bring the Wives and Kids!
- Great Fishing in the Blue Holes
- Some of Mississippi's Best Hunting - Duck, Deer, Turkey, Alligator, Hogs, Dove, and Small Game
- Incredible Duck Hunting – 39 Planted Holes with 28 being Water Controlled - 8 Wells to Control Water
- 200+ Acres of Planted and Water-Controlled Waterfowl Habitat
- 100-acre Planted and Water-Controlled Waterfowl Refuge
- Additional 350 acres of Cypress Breaks and flooded timber for duck hunting
- 300+ Acres of Planted Summer and Winter Food Plots for Deer with 75 Elevated and Enclosed Shooting Houses in Place
- 500+ Acres of Bow-Only Deer Hunting
- The Perfect Land Diversity - Mature Timber, Cutover, Sloughs, Bayous, Fields, & Lakes
- Miles of Roads for Access
- Full-Time Caretaker- Eddie Hatcher
- Club Biologist & Forrester on Staff – Timber Managed Exclusively for Wildlife
- Additional Shares Available
- Annual Dues/Debt Assumption Available Upon Request
- Membership Subject to Approval of Club and Debt Assumption



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WELCOME TO MAGNA VISTA, LLC

WHEN TWO ICONIC PROPERTIES BECOME ONE IN THE MISSISSIPPI RIVER BOTTOM, SOMETHING VERY SPECIAL IS BORN. Welcome to the new Magna Vista in Issaquena County, Mississippi. In early 2023, Magna Vista Plantation purchased the historic Fitler Farms, which created the ultimate equity offering in the South Delta. The recreational history runs deep within these two clubs. "Fitler Lodge" at Magna Vista was completely renovated in 2023. Don't worry; the rustic history of the lodge was not erased but simply got a facelift to accommodate the desires of the modern hunter and their families. The 1,200 SF lodge offers sixteen sizable private suites with private bathrooms and walk-in closets, three bunk rooms for guests, a new professional kitchen and bar, two great rooms (one upstairs and one downstairs), game room, mud room, tornado shelter, and an outdoor kitchen. The room for that good hunting camp camaraderie will be plentiful. Outside, you will find a new heated skinning shed with multiple processing areas, ice-machine and walk-in cooler, equipment wash rack, and heated/cooled dog kennel, and dog wash.



**CLICK HERE OR
SCAN THE CODE
TO WATCH A VIDEO
ABOUT MAGNA VISTA**



WATCH NOW



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MORE ABOUT MAGNA VISTA, LLC

The members will enjoy all these amenities while being surrounded by soaring mature timber. The setting is absolutely perfect. If you are more of a private fella, there are additional lots for members to construct their own private camp. Magna Vista now enjoys 5,537± acres of some of the best hunting the great state of Mississippi has to offer. The land is in two big tracts just a couple of miles apart (one tract being inside the MS River Levee and the other just outside the levee). The diversity is what most property owners long for (mature timber, cutover for bedding and nesting, fields, sloughs, bayous, and lakes). The hunting speaks for itself while you are thumbing through the wildlife photos. You will find numerous wildlife plots in place, most equipped with box or ladder stands, 39 planted duck holes, 28 of which the water can be controlled, 8 Wells, BIG timber for those turkeys to roost, thickets for the year-round pig hunts, and all the small game you could want to hunt. The deer hunting is some of the best you will find, with harvest size exceeding 170 inches. The duck hunting in the South Delta has been getting better and better over the last few years, with Magna Vista being no exception. The club is now planting more holes, controlling more water, and creating more resting areas for the birds. This combination creates a mecca that the avid waterfowler dreams of. There are two deep blue holes on the property that have been known to hold big bass, crappie, and bream. The interior roads are nearly endless, landing you almost anywhere you need to be with a short walk.

If you have been on the lookout for an equity share club with a nice common lodge, excellent duck hunting, those big Mississippi River whitetails, and a family atmosphere, call Michael Oswalt today for your private showing of Magna Vista!



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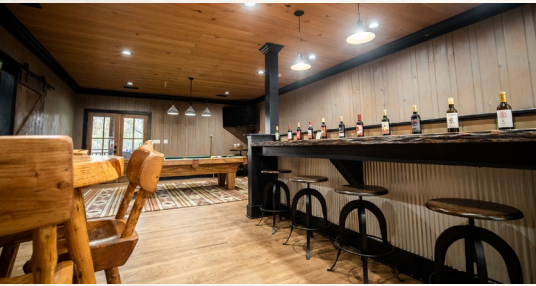
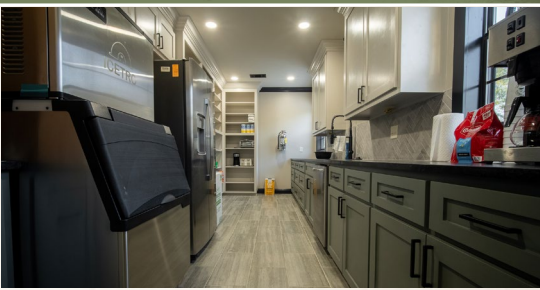
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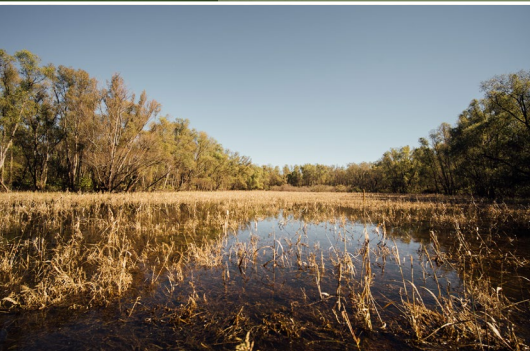
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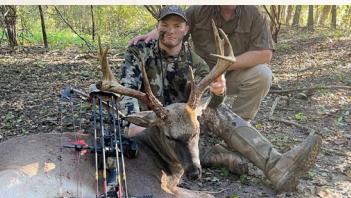
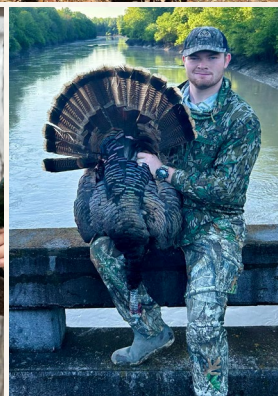
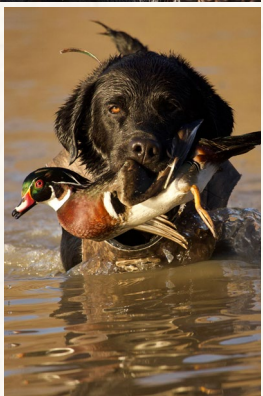
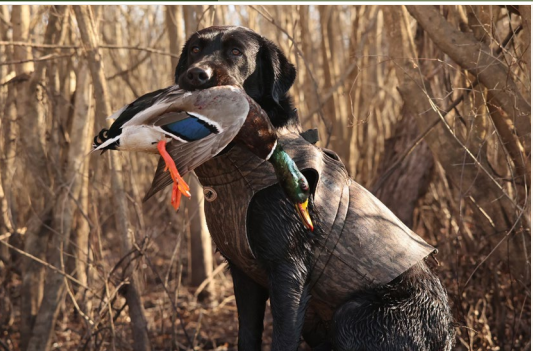
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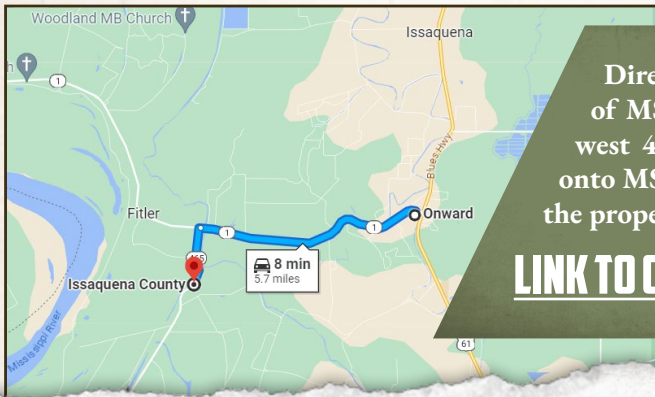
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land id. LINK



Directions From the Intersection of MS-1 N and Onward, MS: Travel west 4.6 miles on MS-1 N. Turn left onto MS-465 S and proceed 1.1 miles to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS



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