

ONE EQUITY SHARE WITH A CABIN
TOGO LAND COMPANY, LLC
"TOGO ISLAND"
CLAIBORNE COUNTY, MS | \$775,000



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

TOGO ISLAND

PROPERTY PROFILE

LOCATION:

- 12126 Allen Station Road
Port Gibson, Mississippi 39150
- Claiborne County, MS
& Tensas Parish, LA
- 9± Miles W of Hwy 61
- 19.7± Miles S of Vicksburg
- 65± Miles SW of Jackson
- 135± Miles N of Baton Rouge

COORDINATES:

- 32.094362, - 91.045199

PROPERTY USE:

- Recreational
- Trophy Hunting
- Weekend Getaway
- Fishing

PROPERTY INFORMATION:

- 7,200± Acres in the
Mississippi River Bottom
- 1,000± SqFt Private Elevated
Mobile Home/Cabin
- 2 Bedrooms/ 2 Bathrooms
- Wrap-around Porch

- 2-Ton Elevator
- Central Mess Hall
- 500± Acre Bow Only Area
- 9.8± Miles of Mississippi
River Frontage
- 2.7± Miles of Mississippi
- 29 Shares Currently Owned
by 11 Members
- Annual Dues/Debt Assumption
Available Upon Request
- Family Friendly Camp, Bring
the Wives and Kids
- Great Fishing
- Skinning Shed with
Walk-In Cooler
- Duck, Deer, Turkey, Hogs,
Dove, & Small Game
- 76± Wildlife Plots
- 34 Box Stands, 32 with a
Lock-on or Ladder
- Mature Timber, Cutover,
Sloughs, Bayous, Fields, & Lakes
- Miles of Roads for Access
- Membership Subject to Approval
of Club and Debt Assumption



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BRADEN SMITH

LAND SPECIALIST

C: 601-757-9193

O: 769-888-2522

braden@smalltownproperties.com

4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

WELCOME TO TOGO ISLAND

IF YOU'RE LOOKING FOR AN EXCEPTIONAL INVESTMENT OPPORTUNITY IN A PREMIER OUTDOOR PARADISE, CONSIDER ONE EQUITY SHARE IN TOGO LAND COMPANY, LLC, BETTER KNOWN AS TOGO ISLAND. This coveted property, located on the banks of the mighty Mississippi River, spans over 7,200 contiguous acres of prime recreational land in both Claiborne County, Mississippi, and Tensas Parish, Louisiana.

Togo Island has earned its reputation as some of the best whitetail hunting in the south. With its rich history and fertile land, it is a true haven for outdoorsmen, offering unparalleled hunting and fishing opportunities. Whether you enjoy shooting big mature whitetails, ducks, or simply appreciate the outdoors, Togo Island provides an ideal setting for recreation. In addition to trophy hunting, the whole family can enjoy great fishing and large sandbars along 9.8 miles of Mississippi River frontage and 2.7 miles of Big Black River frontage.

**CLICK HERE OR
SCAN THE CODE TO
WATCH A VIDEO
ABOUT TOGO ISLAND**



WATCH VIDEO



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MORE ABOUT TOGO ISLAND

The habitat here is second to none. The abundant mast crop, dewberry, and planned food plots provide high-protein nutrition that supports the flourishing wildlife. The management plan for the property includes summer grazing programs with soybeans, corn, vetch, and other high-protein crops to further enhance the habitat for wildlife. A large tractor shed equipped with a 6000 and 7000 series John Deere is in place to help aid in the preparation of these habitat improvements.

An all-weather access road ensures enjoyment of Togo Island year-round. The property is located just 30 minutes south of Vicksburg and is easily accessible from U.S. Highway 61. Once you arrive at camp, you will find a well-maintained, elevated two bedroom, two bath mobile home/cabin offering 1,000 square feet of living space, a wraparound porch, and a 2-ton elevator located on lot number 8. This mobile home provides comfort and convenience, allowing you to make the most of your time in the great outdoors. In addition to the private mobile home, there is also a central mess hall where members can enjoy great food and fellowship, a walk-in cooler, and a covered skinning shed.

If you have been on the lookout for an equity share club with some of Mississippi's best hunting, a genuine hunting camp feel, and a family atmosphere, call Braden Smith today for your private showing of Togo Island!



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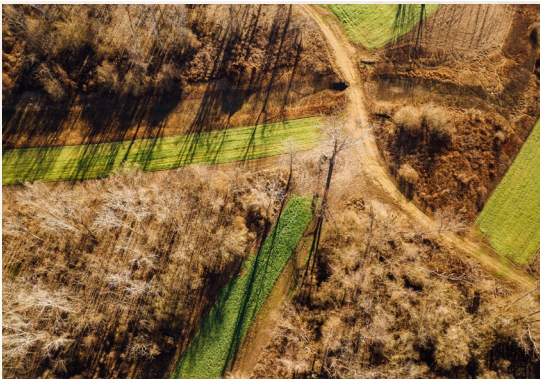
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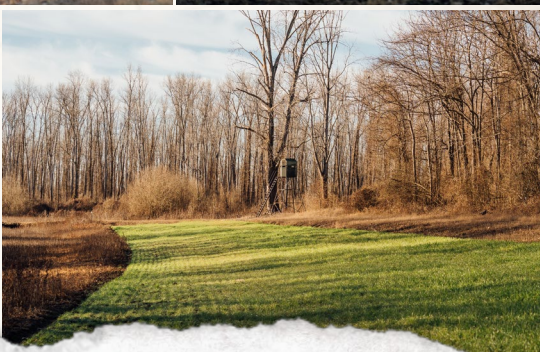
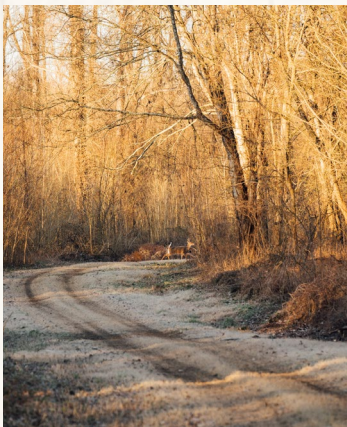
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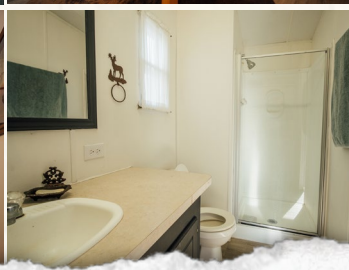
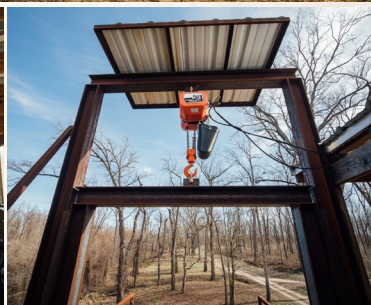
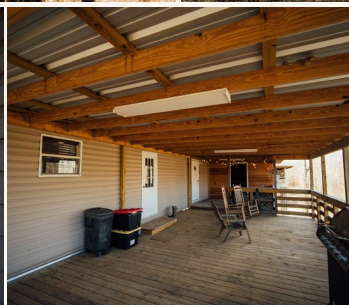
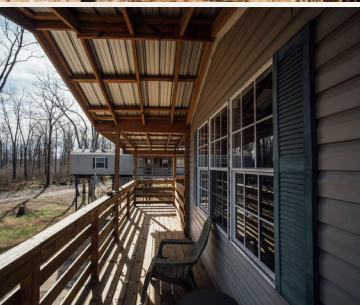
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land id. LINK



Directions From Walmart Super Center in Vicksburg, MS: Turn left onto Iowa Blvd and in 0.2 miles, turn right onto US-61 S. Continue 11.2 miles and turn right onto Allen Station Road. Proceed 9 miles to Togo Island.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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