

ONE (1) EQUITY SHARE WITH A CABIN



\$1,100,000

"One of the Finest Equity Share Clubs on the Mississippi River"



call me today!

MICHAEL OSWALT, REALTOR®
Michael@TomSmithLand.com

601.898.2772 office | 662.719.3967 cell

601 Crescent Blvd., Suite 103 Ridgeland, MS 39157



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A TRUE SPORTSMAN'S PARADISE

Experience a slice of paradise in the Mississippi Delta

- BEAUTIFUL 2,400 ± SQUARE FOOT WOOD CONTRUSTION CABIN NESTLED ON A HARDWOOD COVERED LOT
- 6,200 ± OWNED ACRES
- MINIMAL PRESSURE - 16 TOTAL SHARES OWNED BY 9 FAMILIES
- 5 MILES RIVER FRONTAGE
- 315 ± ACRE FISHING LAKE
- 3,000 ± FOOT GRASS AIRSTRIP
- GUN RANGE –SKEET, RIFLE, & TRAP
- 220 ± ACRES ANNUAL WILDLIFE PLOTS – SOYBEANS, WHEAT, ALFALFA, CLOVER
- FULL-TIME CARETAKER AND CAMPSITE MANAGAMENT



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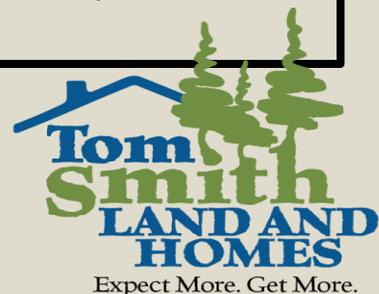
ONE (1) OWNERSHIP SHARE WITH A CABIN OF CONCORDIA ROD AND GUN CLUB 6,200 ± Acres on the Mississippi River in Bolivar County, MS

When a Mississippi River Equity Share conversation arises, Concordia Rod and Gun Club quickly becomes an elite topic. Concordia Rod and Gun Club is one of, if not the finest, Mississippi River Equity Share Club. Concordia was established on July 30, 1982 and is currently made up of 16 total shares owned by just 9 families. The club owns 6,200 ± acres, of which 1,600 ± acres has been enrolled in the Wetland Reserve Program (WRP), and the remaining 4,600 ± acres is unencumbered. Concordia is not just a high-end hunting club; it is much more.

The gated entrance welcomes you to the beautiful Mississippi Hardwood Bottom known as Concordia Island, which is in both Mississippi & Arkansas. The gravel drive leads you near the center of the island, where the hardwood bottom transitions into an open area and the first-class amenities start to show. The skeet and trap range is on the right, and the 3,000 ± foot grass airstrip is on the left. Beside the airstrip is a 30 ± acre annually planted dove field that almost never disappoints, and was absolutely loaded during an August visit. The full-time caretaker of 16 years, resides in the manager's residence, which is tucked away across from the shop and houses all farm/maintenance equipment that keeps this island in top-notch condition 365 days a year. The large lot camp area is situated amid the mature hardwoods making a picturesque setting. Each cabin is of cypress construction and individually owned. Just beyond the camp area, you will find the stables and fenced pasture for all your horse needs. The club is also equipped with a game care center including a cleaning station, walk-in cooler, camp map, and recreational vehicle wash area. A game processor will be onsite during the hunting seasons to dress your harvest the minute it is brought in from the woods.

Not only is Concordia known for the 5-star amenities, but the free-range deer herd that resides on this island is second to none in the state of Mississippi. Concordia has been extensively managed over the years and currently names Steve Demarais as its wildlife biologist. The club has proudly harvested deer in excess of 170 gross inches for 8 consecutive years, with the largest whitetail buck grossing 207 inches, and the 2nd largest grossing 196 inches. Hunting pressure has a lot to do with the proven high-end whitetail hunting on Concordia Island. As stated, 9 families own the 16-total share of Concordia, and approximately 6 people are "serious" deer hunters. Therefore, the herd can grow to their full potential with every member still having ample opportunities at a trophy whitetail on a yearly basis. The annual wildlife plots cover 220 ± acres of the island and are rotated between soybeans, alfalfa, clover, and winter wheat. Most of the plots are equipped with box or ladder stands for convenience. The turkey, hog, duck, and small game hunting is also exceptional on the island.

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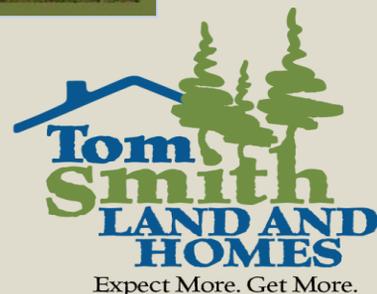
Concordia shares ownership of Old River Lake, which is 315 ± acres and home to best year-round fishing you will find. The club also boasts over five miles of Mississippi River Frontage with a large sandbar for all your fishing and summertime recreational needs. The Mississippi River frontage offers great areas for monster catfishing or taking the kids on an overnight camping trip. The extensive interior road system allows for year-round enjoyment and easy transportation to almost anywhere on the island. The nearest town is Gunnison, Mississippi. Concordia is located 108 miles southwest of Memphis, Tennessee, 140 miles northwest of Jackson, Mississippi, 169 miles southeast of Little Rock, Arkansas, 280 miles northwest of Birmingham, Alabama, 320 miles north of Baton Rouge, Louisiana, and 426 miles west of Atlanta, Georgia.

Therefore, if you are on the verge of retirement, wanting a high-end getaway, or simply wanting a permanent home behind the Mississippi River Levee, take a ride to Concordia Rod and Gun Club today! All showings will be private and accompanied with a bank letter to perform. Each transaction is subject to a 30-day approval process. **Call Michael Oswalt today!**



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- 2,400 ± SF
- 3 BEDROOMS
- 2 BATHROOMS
- GREATROOM
- KITCHEN
- STONE
- FIREPLACE
- WET BAR
- FRONT/BACK PORCHES
- WOOD FLOORS
- BUILT-IN GUN CABINET



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Five Miles of Frontage on the Mississippi River



Make a Campsite with
kids or have picnic
while watching
Towboats cruise North
and South

Year Round fun on the
Sandbars

Great Catfishing

Beautiful Views

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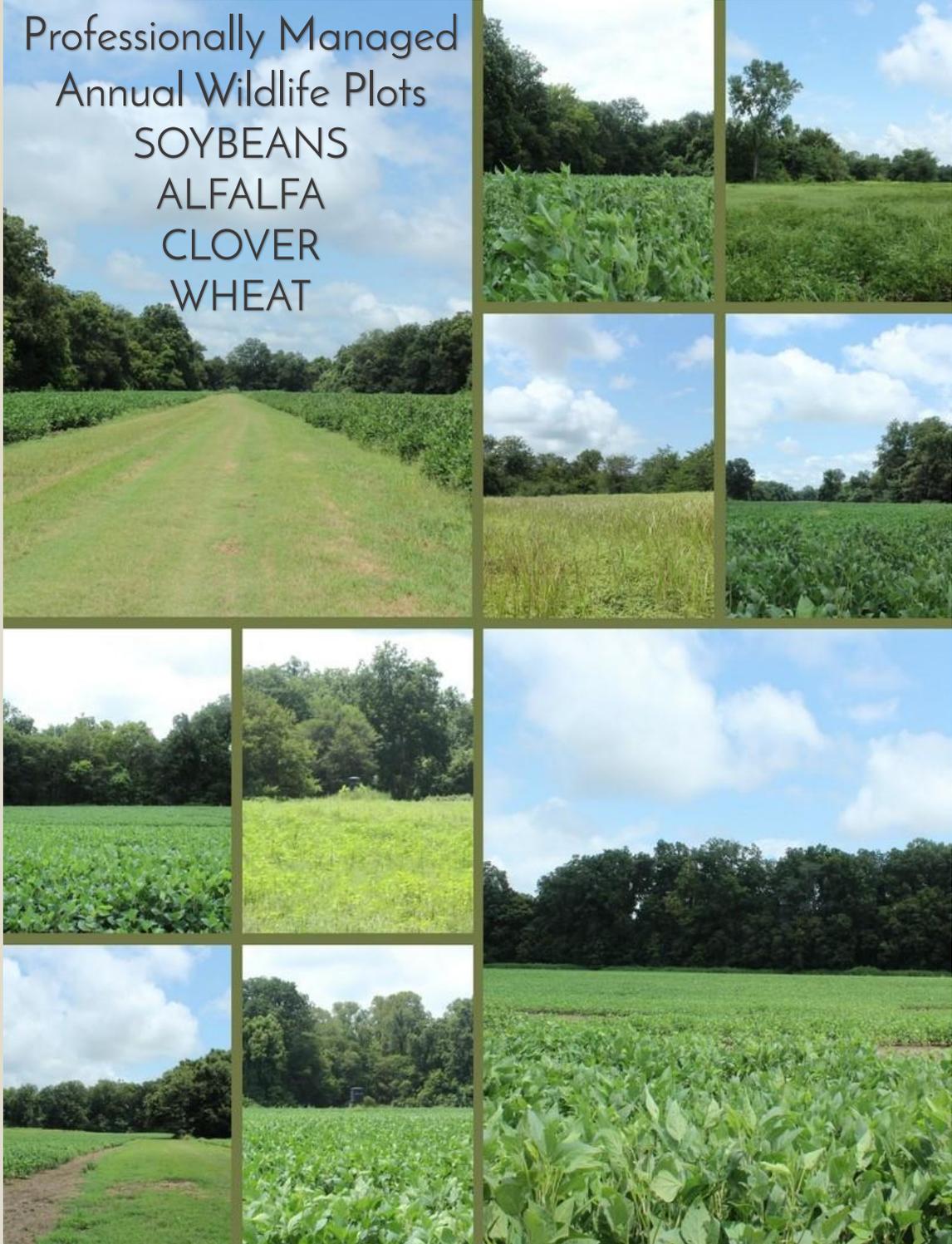
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Professionally Managed
Annual Wildlife Plots
SOYBEANS
ALFALFA
CLOVER
WHEAT



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Unbelievable
Deer Herd
Largest 207"



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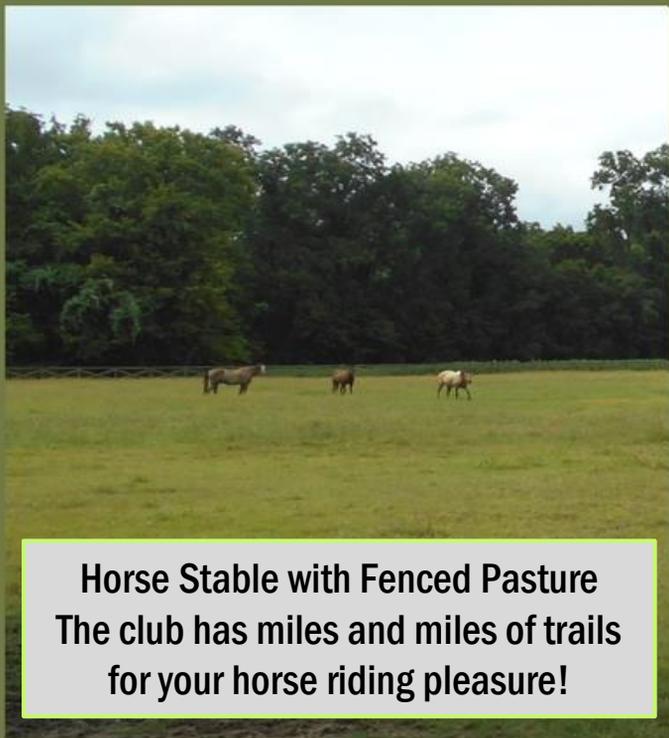
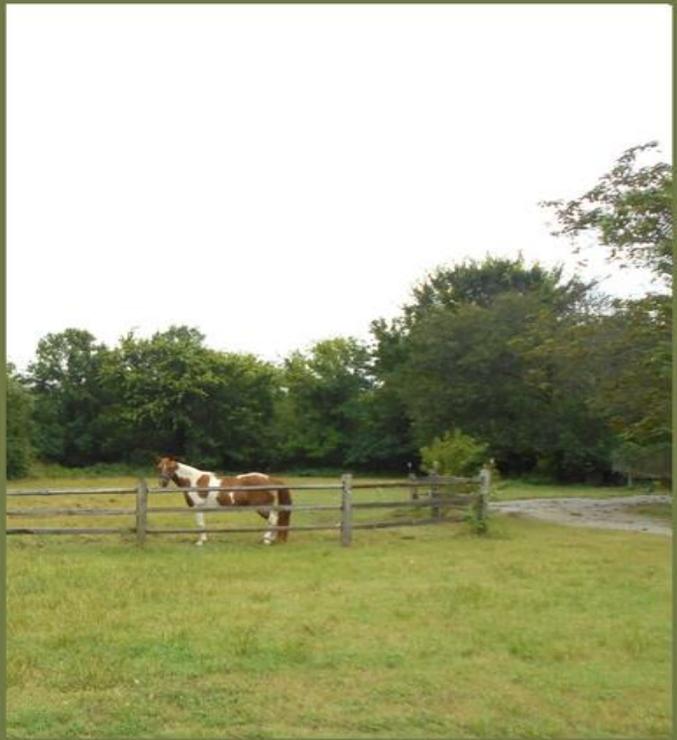
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Horse Stable with Fenced Pasture
The club has miles and miles of trails
for your horse riding pleasure!



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Skeet and Trap Range



Hop off your plane and go straight to your stand



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Comfortable Shooting Houses Scattered Throughout the Property



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Majority
Mature
Timber with
all Timber
Rights Owned



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AERIAL MAP



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