ONE EQUITY SHARE
WITH CABIN AT
THE BREAK LAND COMPANY, LLC

7,280± Acres on the Mississippi River in Bolivar County, MS

- 3,000 SF Cabin (3 Bed/2.5 Bath, Granite Countertops, Wet Bar, 27 Break Cypress, Shop, Screened Porch)
- 6,200± Acres Owned Outright with an Additional 1,080± Leased Acres
- Over 7± Miles of Frontage on the Mississippi River
- Prime Hunting for Trophy Buck, Turkey, Duck, Hog, Dove, Squirrel, and Fishing
- Land Inside (2,000± Acres) and Outside the Mississippi River Levee
- Tons of Food Plots (with Protein Feeders during the Off Season)
- A Minimum of 10 Duck Structures Depending on Rainfall (Green Timber, Breaks, and Backwater)
- Game Processing Building with Walk-In Cooler
- Extensive Interior Road System
- Full-Time Care-Taker on Site
- Great Fishing on 27 Break Lake (Approximately 100± Acres)
- New 60± Acre Lake Under Construction Outside Levee (Bass & Bream)

call me today!

MICHAEL OSWALT, ASSOC. BROKER
Michael@TomSmithLand.com
601.898.2772 office | 662.719.3967 cell
Licensed in MS, AR & MO

Tom Smith LAND AND HOMES
Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Ownership Share With Cabin at The Break Land Company, LLC
7,280± Acres on the Mississippi River in Bolivar County, MS

CABIN:

This share comes equipped with a 3,000± square foot cabin constructed in 2013. The 3 bedrooms/2.5 bathroom cabin enjoys a stunning interior surely to impress your better half and maybe even get her onboard with a hunting club purchase (HA!). The owner spared no expense when finishing this one out. The cypress came from the hunting club and the walnut stands out the minute you see it. The granite countertops complement the cabinetry to tie in for a beautiful kitchen and bathrooms. The vaulted ceiling great room features a wood-burning fireplace, wet bar, and plenty of space for all your mounts. An office is located in the front of the cabin where you can gaze through the front and out into the pecan orchard. The spacious master bedroom comes with a monster walk-in closet (again, your better half with love this) and a 230± square foot bonus room sits atop the 2-car garage. Once you head out back you will find a screened-in porch equipped with a fireplace, flat-screen, and wet bar to keep the Delta mosquitos at bay during the summer months. A brick fire pit area is located behind the home for the "after the hunt comradery" during the winter months. The owner didn't stop there. A 26'x26' metal shop with a 26'x26' lean-to was constructed for all your hunting equipment storage. The home is protected with a Generac Generator and is wired with surround sound. All this on a 1± acre lot (Lot 23). If you have been wanting an equity share with a high-end cabin on the protected side of the levee, you need to take a look at this one!

OWNERSHIP SHARE:

The Break Land Company, LLC is a high-quality Mississippi hunting property conveniently located in the heart of "Big Buck" territory in the Mississippi River Bottom, and offers 7± miles of frontage on the Mississippi River just west of Scott, in Bolivar County, Mississippi. In addition to the awesome deer and duck hunting, there is also prime hunting for turkey, hog, dove, rabbit, and squirrel. You can also fish year-round in one of the many borrow pit lakes, 27 Break Lake (100 ± acres), or the currently under construction 60± acre bass and bream lake outside the levee. Don't leave out the Mighty Mississippi which offers a multitude of opportunities all year long too! The Break Land Company, LLC owns 6,200± acres of prime land inside and outside the Mississippi River Levee in Bolivar County and leases an additional 1,080± acres. The entire property is professionally managed by a wildlife biologist and is truly a paradise to the avid outdoorsman! A full-time property manager lives in a cabin on site. There is a common cabin for meetings, cooking, and just good comradery, as well as a game processing building, equipped with an indoor skinning rack and a walk-in cooler for all of your game needs.

MICHAEL OSWALT, ASSOC. BROKER
Michael@TomSmithLand.com
601.898.2772 office | 662.719.3967 cell
Licensed in MS, AR & MO

Tom Smith LAND AND HOMES
Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Ownership Share With Cabin at The Break Land Company, LLC
7,280± Acres on the Mississippi River in Bolivar County, MS

- 6,200± Acres of Prime Mississippi River Land with an Additional 1,080 Leased Acres
- 43 Shares Owned by 38 Members
- Annual Dues $4,100/$30,000-$32,000 Debt Per Membership
- Land owned both inside (2,000± Acres) and outside of the Mississippi Levee (Remainder)
- Over 7 Miles of Beautiful Frontage on the Mississippi River
- Prime Hunting . . . trophy deer, turkey, duck, hog, dove, rabbit, and squirrel!
- Great Duck Hunting with a Minimum of 10 Ducks Structures Depending on Rainfall Amounts
- Deer Management Program in Place
- Professionally Managed by Wildlife Biologist
- Many Large Food Plots with Shooting Houses in Place
- Shooting Range Behind the Game Processing Building
- Game Processing Building Including Indoor Skinning Rack and Walk-in Cooler
- Tractors and Implements Available
- Full-time Property Manager on site (separate property manager's house)
- Dove Field Planted in Sunflower Annually
- Well-Maintained Extensive Interior Road System
- Some Right of Ways Planted in Wildlife Plot
- Beautiful Area for Camping or Picnicking overlooking The Mighty Mississippi River
- Mississippi River Boat Ramp for Summertime Sandbar and Fishing Fun
- Great Catfishing Along the Banks of the River
- Great Fishing at 27 Break Lake and the Borrow Pits with Future Fishing in the Currently Under Construction Bass & Bream Lake (Approximately 60± Acres and Located outside the Levee)
- Call Michael Oswalt today for your Private Showing!!

MICHAEL OSWALT, ASSOC. BROKER
Michael@TomSmithLand.com
601.898.2772 office | 662.719.3967 cell
Licensed in MS, AR & MO

2011-2019 BEST BROKERAGES

REALTORS® LAND INSTITUTE

Tom Smith LAND AND HOMES
Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

MICHAEL OSWALT, ASSOC. BROKER
Michael@TomSmithLand.com
601.898.2772 office | 662.719.3967 cell
Licensed in MS, AR & MO

Tom Smith LAND AND HOMES
Expect More. Get More.

2011-2019 BEST BROKERAGES

REALTORS® LAND INSTITUTE

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

MICHAEL OSWALT, ASSOC. BROKER
Michael@TomSmithLand.com
601.898.2772 office | 662.719.3967 cell
Licensed in MS, AR & MO

Tom Smith LAND AND HOMES
Expect More. Get More.

2011-2019 BEST BROKERAGES

REALTORS® LAND INSTITUTE

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

MICHAEL OSWALT, ASSOC. BROKER
Michael@TomSmithLand.com
601.898.2772 office | 662.719.3967 cell
Licensed in MS, AR & MO

2011-2019 BEST BROKERAGES

REALTORS® LAND INSTITUTE

Tom Smith LAND AND HOMES
Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

MICHAEL OSWALT, ASSOC. BROKER
Michael@TomSmithLand.com
601.898.2772 office | 662.719.3967 cell
Licensed in MS, AR & MO

2011-2019 BEST BROKERAGES

REALTORS® LAND INSTITUTE

Tom Smith LAND AND HOMES
Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

MICHAEL OSWALT, ASSOC. BROKER
Michael@TomSmithLand.com
601.898.2772 office | 662.719.3967 cell
Licensed in MS, AR & MO

Tom Smith LAND AND HOMES
Expect More. Get More.

2011-2019 BEST BROKERAGES

REALTORS® LAND INSTITUTE

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

MICHAEL OSWALT, ASSOC. BROKER
Michael@TomSmithLand.com
601.898.2772 office | 662.719.3967 cell
Licensed in MS, AR & MO

Tom Smith LAND AND HOMES
Expect More. Get More.

2011-2019 BEST BROKERAGES

REALTORS® LAND INSTITUTE

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

MICHAEL OSWALT, ASSOC. BROKER
Michael@TomSmithLand.com
601.898.2772 office | 662.719.3967 cell
Licensed in MS, AR & MO

Tom Smith LAND AND HOMES
Expect More. Get More.

2011-2019 BEST BROKERAGES

REALTORS® LAND INSTITUTE

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

MICHAEL OSWALT, ASSOC. BROKER
Michael@TomSmithLand.com
601.898.2772 office | 662.719.3967 cell
Licensed in MS, AR & MO

2011-2019 BEST BROKERAGES

REALTORS® LAND INSTITUTE

Tom Smith LAND AND HOMES
Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

MICHAEL OSWALT, ASSOC. BROKER
Michael@TomSmithLand.com
601.898.2772 office | 662.719.3967 cell
Licensed in MS, AR & MO

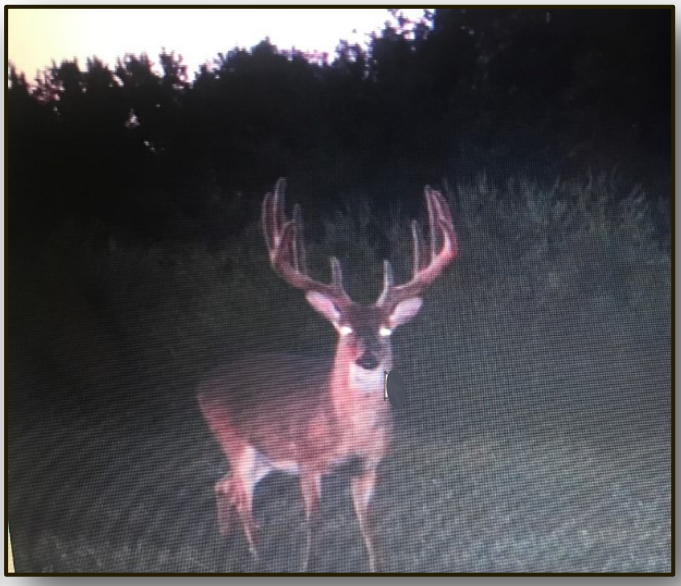
2011-2019 BEST BROKERAGES

REALTORS® LAND INSTITUTE

Tom Smith LAND AND HOMES
Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



MICHAEL OSWALT, ASSOC. BROKER
Michael@TomSmithLand.com
601.898.2772 office | 662.719.3967 cell
Licensed in MS, AR & MO

2011-2019 BEST BROKERAGES

REALTORS® LAND INSTITUTE

Tom Smith LAND AND HOMES
Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

AERIAL MAP

MICHAEL OSWALT, ASSOC. BROKER
Michael@TomSmithLand.com
601.898.2772 office | 662.719.3967 cell
Licensed in MS, AR & MO

2011-2019 BEST BROKERAGES

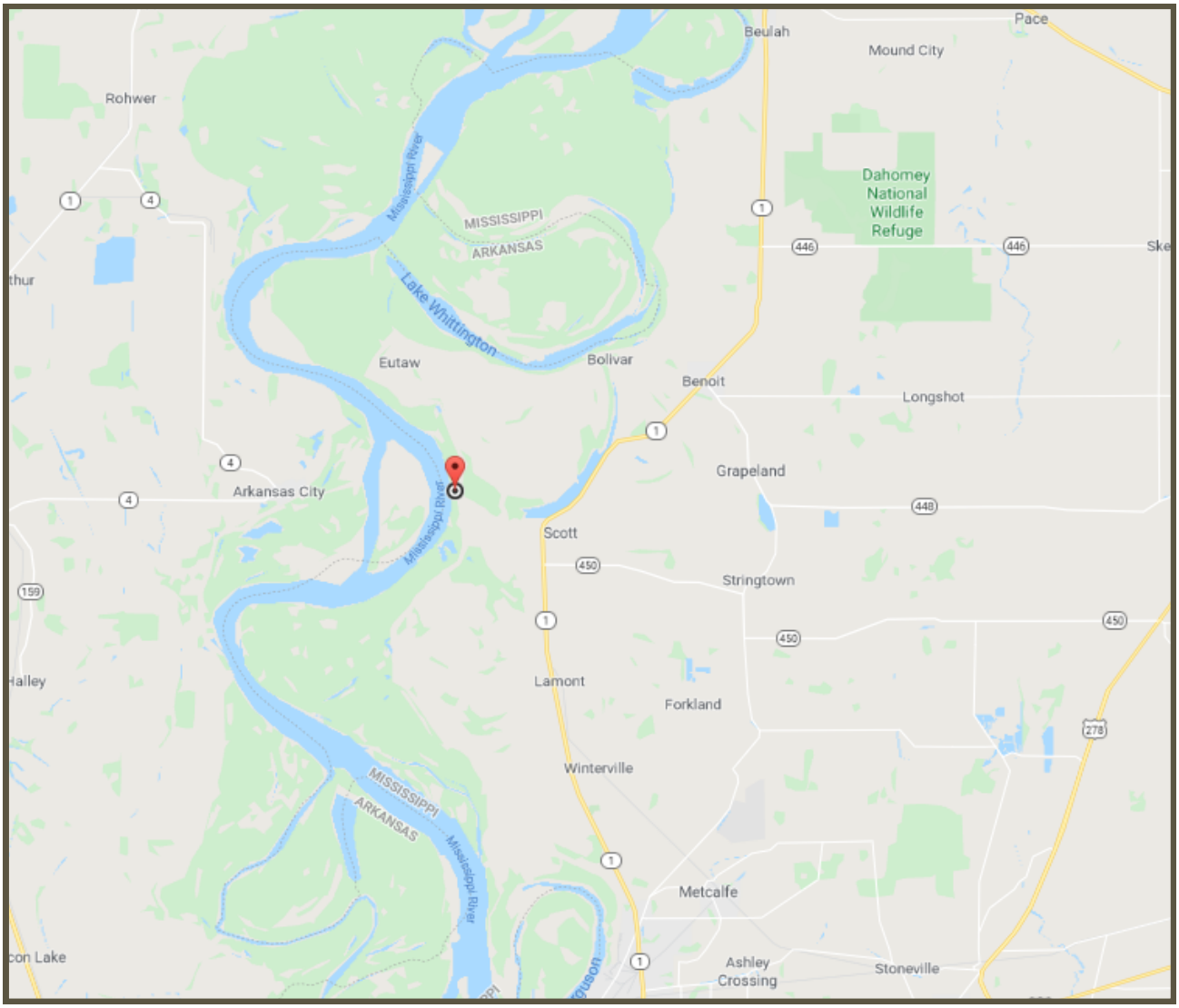
REALTORS® LAND INSTITUTE

Tom Smith LAND AND HOMES
Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

DIRECTIONAL MAP



Directions: From the Intersection of Highway 1 and Ranch Road in Scott, Mississippi, travel Ranch Road west approximately 1.30 miles. The camp will be on the north and south sides of Ranch Road.

MORE THAN 10K FOLLOWERS ON FACEBOOK

call me today!

MICHAEL OSWALT, ASSOC. BROKER
Michael@TomSmithLand.com
601.898.2772 office | 662.719.3967 cell
Licensed in MS, AR & MO

Tom Smith LAND AND HOMES
Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.