One Equity Share With a Cabin in MONTGOMERY ISLAND HUNTING CLUB

Desha County, AR

www.MontgomeryIslandHuntingClub.com

MORE THAN 10K FOLLOWERS ON FACEBOOK

call me today!

MICHAEL OSWALT, ASSOC. BROKER
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One Ownership Share w/Cabin in Montgomery Island Hunting Club, Inc.

4,000± Acres on the Mississippi River in Desha County, AR

- 2 Bed/1 Bath 1,372 SF (Under Roof) Cabin
- 4,000± Acres of PRIME Mississippi River Hunting Land (A True Island)
- 37 Total Shares Owned by 35 Members
- Annual Dues $2,800 (Includes All Expenses)
- Common Cabin with Multiple Beds
- Additional Areas to Build a Personal Cabin if Desired
- Dirt Airstrip
- Very Family Oriented—Wives and Kids Welcome at All Times!!
- Access to Sandbars for Summer Fun
- Low Pressure Hunting -**Trophy Deer, Turkey, Duck, Hogs, Black Bear, and Small Game**
- Beautiful Mature Timber
- Good Duck Hunting Depending on MS River Water Levels (no planting or wells)
- Club Barge Available to Transport Hunting Vehicle & Supplies Across the River
- Fenced Area for Member's Trucks at Terrene Landing (Mississippi Side of River)
- Cleaning Shed with Walk-in Cooler
- All Wildlife Plots and Road Work Provided by Full-Time Caretaker (Byron Herron)
- Yearly Wildlife Biologist Deer Survey for Top Notch Management (Mark Barbee)
- Great Fishing on Two Interior Lakes and the River
- Membership Subject to Approval of Club

As you pull up to the camp area and look to the left amongst the mature hardwoods you will find a beautiful, all-wood cabin constructed in 2017. The screened front porch will hold the bugs off in the summer and make a great place for your favorite whiskey drink in the winter while you watch the wildlife eat from the feeder under the 5000 watt light. The front door opens to the vaulted ceiling great room/kitchen combo all-electric stainless appliances and granite throughout. You won't find sheetrock in this one and the wall space is plentiful for all your mounts. Head back down the hall for the bath/laundry combo (washer/dryer combo included) with two bedrooms that easily sleep 10 in built-in bunks. At the end of the hall, is the recently added storage/mud room to house all your hunting gear. A lean-to carport is located on the backside of the cabin to keep your hunting vehicle out of the weather. This two bedroom, one bathroom cabin is just what you need on a true island on the Mississippi River.

Montgomery Island Hunting Club, Inc. was incorporated on April 1, 1984, and is located in Desha County, Arkansas approximately 3 miles northwest of Rosedale, Mississippi. The island is bordered on the east by the Mississippi River and the west by the old White River. Shareholders own 4,000± acres of prime hunting land accessed by boat across the Mississippi River or air using the club's landing strip. Club members and their families enjoy the island's numerous amenities while making memories and enjoying the outdoors. Montgomery Island accommodates incredible trophy deer, turkey, duck, and small game hunting. The island's lakes and the Mississippi River provide members the opportunity to fish year-round. If you want to really "get away from it all at hunting camp", this island hunting club experience could be exactly what you need. In doing your research, you will find this is one of the most affordable equity clubs on the river. Call Michael Oswalt for your private tour today!

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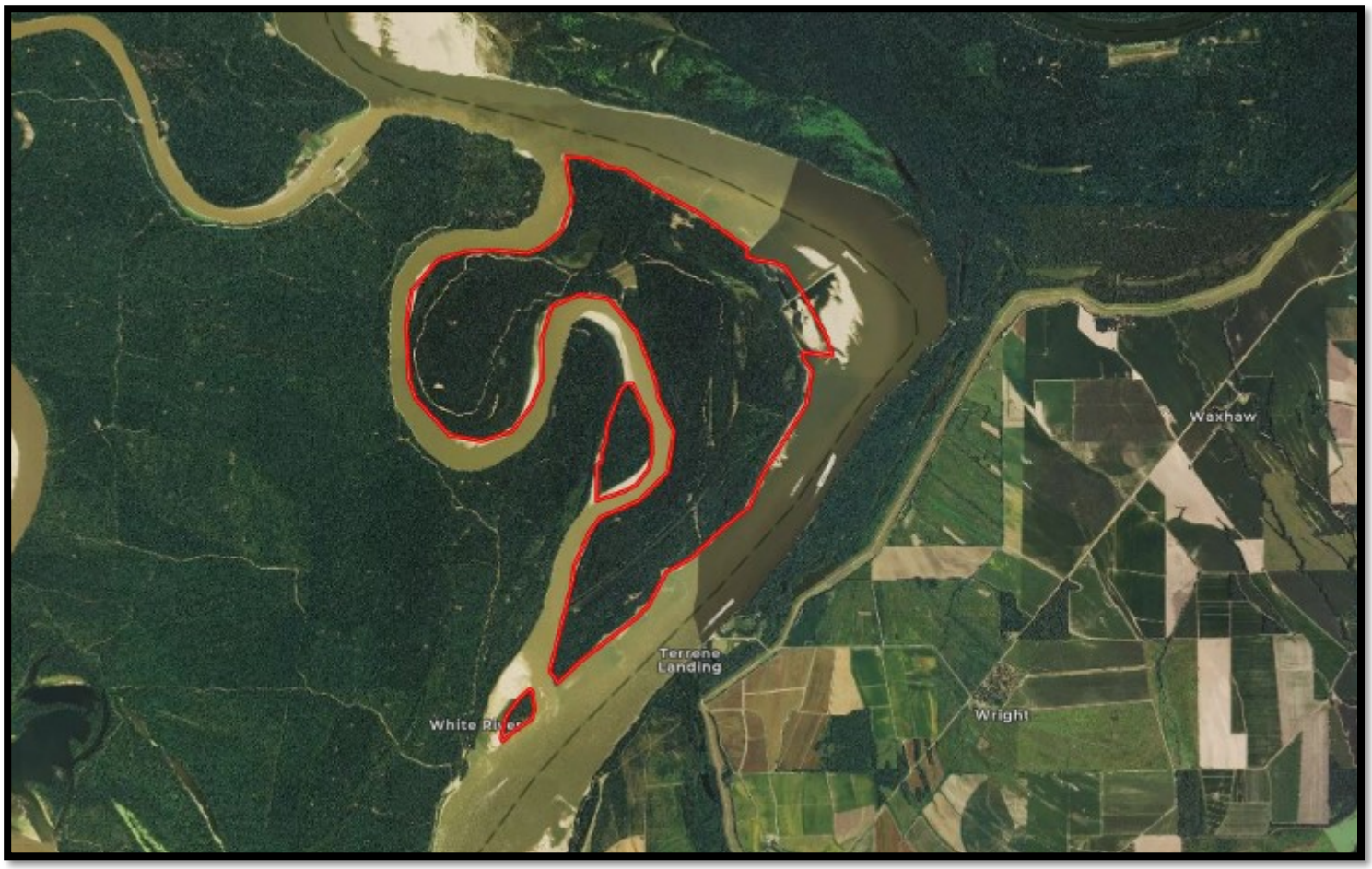
AERIAL MAP



Interactive Map

Google Earth Map

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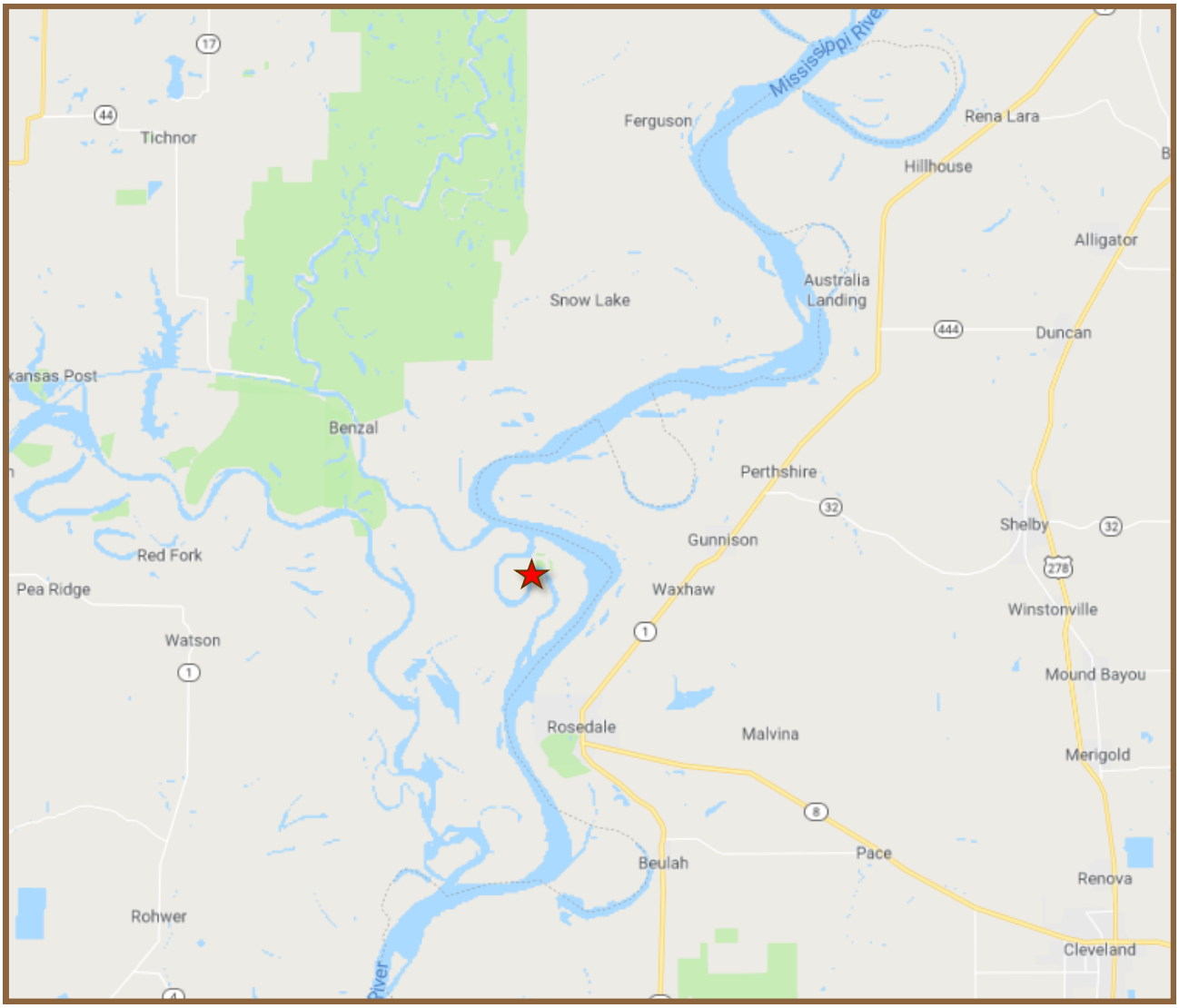
DIRECTIONAL MAP



Property only accessed by boat or plane. Call for showing.

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