



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

ONE EQUITY SHARE WITH A PRIVATE CABIN
MERIGOLD HUNTING CLUB
BOLIVAR COUNTY, MS
\$850,000



OFFICE (662) 846-1425 | WWW.SMALLTOWNPROPERTIES.COM

MERIGOLD HUNTING CLUB

ONE EQUITY SHARE WITH A CABIN

PROPERTY PROFILE

LOCATION:

- Pearson Road
Beulah, MS 38726
- Access via Private Gate
Behind the MS River Levee
- Bolivar County
- 10± Miles South of the
Rosedale, MS River Port
- 21± Miles West of Cleveland
- 32± Miles North of Greenville

PROPERTY USE:

- Weekend Getaway
- Recreation
- Hunting & Fishing

COORDINATES:

- 33.7576, -91.0261

PROPERTY INFORMATION:

- 13,000± Total Acres
- 12,000± Acres Owned by Club
- 1,000± Acres Leased
- 6± Miles of Mississippi River Frontage
- Trophy Hunting (Ducks, Deer, Turkey,
Hogs, Small Game)
- 2 Small Lakes Near the Main Camp Area
- Access to Lake Beulah
- Private Boat Ramp Access to the MS River
- Established in 1911



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HENRY MOSCO | MANAGING BROKER
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Information is believed to be accurate but not guaranteed.

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OWNERSHIP INFORMATION:

- 53 Shares (Very Low Pressure)
- 51 Members
- All Timber Rights Owned
- Carbon Credit Program in Place
- Private Cabin Included with Share
- River Lots Available for Purchase

MEMBERSHIP INFORMATION:

- 2026/2027 Annual Dues: \$8,000
- Annual Lot Lease: \$1,250
- No Club Debt
- Membership Subject to Club Approval

LODGE & MEMBER AMENITIES:

- 1,100± SqFt Private Cabin
 - 2 Bedrooms/2 Baths
- Common Lodge
 - Common Dining Area with Meals Provided on Weekends during Deer Gun Season
 - 3 Apartments Available to Rent
- Club Skinning Rack and Cooler
- Shooting Range
- Private Boat Shed
- Internal Road System with Road Name Markers
- Phone App with Map of All Roads & Food Plots
- Family Friendly Environment (Wives & Kids Encouraged)

PROPERTY & WILDLIFE CARE

- Full-Time Caretaker: Hunter Kirby
- Wildlife Biologist: Bronson Strickland
- Annual Deer Survey Conducted



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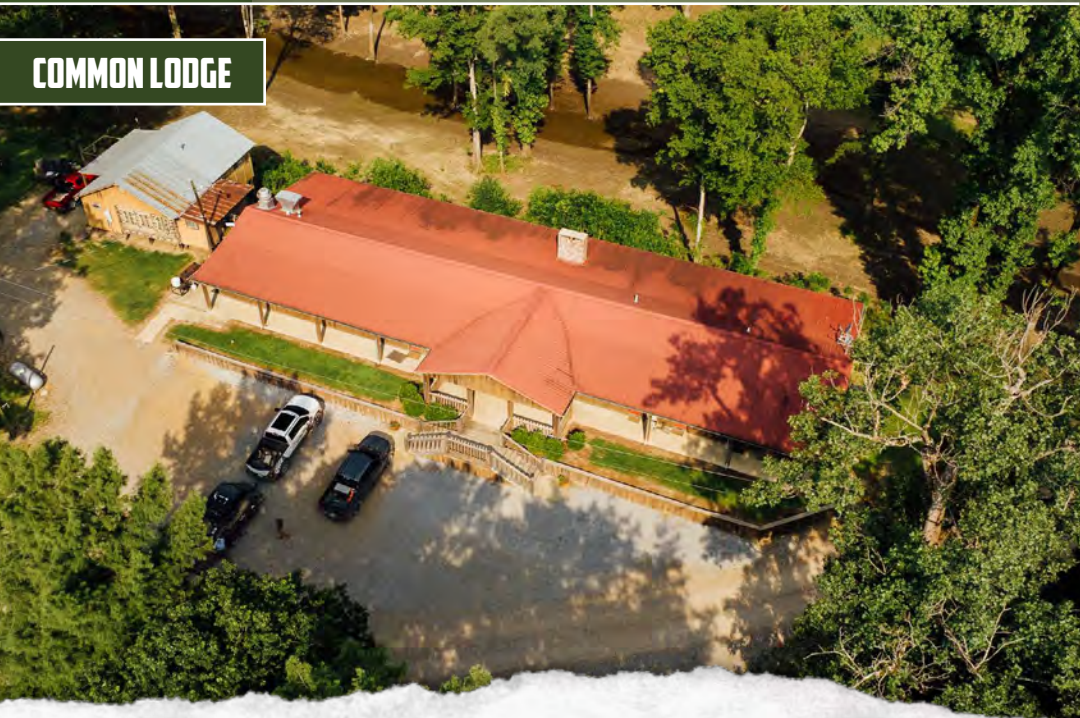
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WELCOME TO MERIGOLD HUNTING CLUB

JUST BEYOND THE MISSISSIPPI RIVER LEVEE IN BOLIVAR COUNTY LIES A PLACE WHERE TRADITION, FAMILY, AND THE GREAT OUTDOORS COME TOGETHER IN PERFECT HARMONY. Merigold Hunting Club, established in 1911, is more than a hunting club; it's a legacy. Known as the "Father of Mississippi Delta Hunting Clubs," Merigold has been a gathering place for generations of families and avid sportsmen alike.

When you pass through the private gate and wind your way towards the main camp, you're met with a sense of timeless belonging. The lodge, nestled in the center of camp, is where it all happens. Members and their families meet here for meals cooked by hired cooks during Thanksgiving, Christmas, and every weekend of rifle season. In the off-season, the lodge remains a favorite hangout for members who enjoy cooking, swapping stories, or relaxing by the fire.

COMMON LODGE



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MORE ABOUT MERIGOLD HUNTING CLUB

With 13,000± acres of prime Mississippi River Bottom habitat, Merigold offers trophy-class hunting for whitetail deer and turkey, and during the right conditions, the duck hunting can get serious. The club employs a full-time caretaker and works with a biologist to manage wildlife health and habitat. Whether you prefer to hunt from one of the many established stands or track your route using the club's offline-access app, the land is ideal for both the seasoned hunter and the folks new to the river bottom.

Fishing enthusiasts will love the blue hole, private boat ramps, and access to Lake Beulah and the Mississippi River. There's even a scenic sandbar reachable by vehicle, where families gather in the warmer months for campfires, cookouts, and hanging out on the banks of Old Man River.

MISSISSIPPI RIVER ACCESS



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MORE ABOUT MERIGOLD HUNTING CLUB

Included with your equity share is a private 1,090± square foot cabin, a wonderful retreat built in 1965 and renovated throughout the years. The camp features two bedrooms, two bathrooms, a kitchen, a living room, an outside deck, a storage area underneath, and a detached boat shed. It's the perfect setup for a weekend getaway in the Mississippi River Bottom.

Members also have access to a common lodge with a commercial kitchen, a lounge with a bar, a fireplace, and a flat screen TV. Three meals a day are cooked and served during the weeks of Thanksgiving and Christmas, as well as each weekend during deer rifle season. The common lodge also features three apartments available for rent.

Merigold isn't just a hunting club... it's a way of life in the Mississippi Delta. If you're searching for a place that combines unmatched recreation with true community, you've just found it.

Contact Henry Mosco or Michael Oswalt today to learn more and schedule a private showing of Merigold Hunting Club.

PRIVATE CABIN



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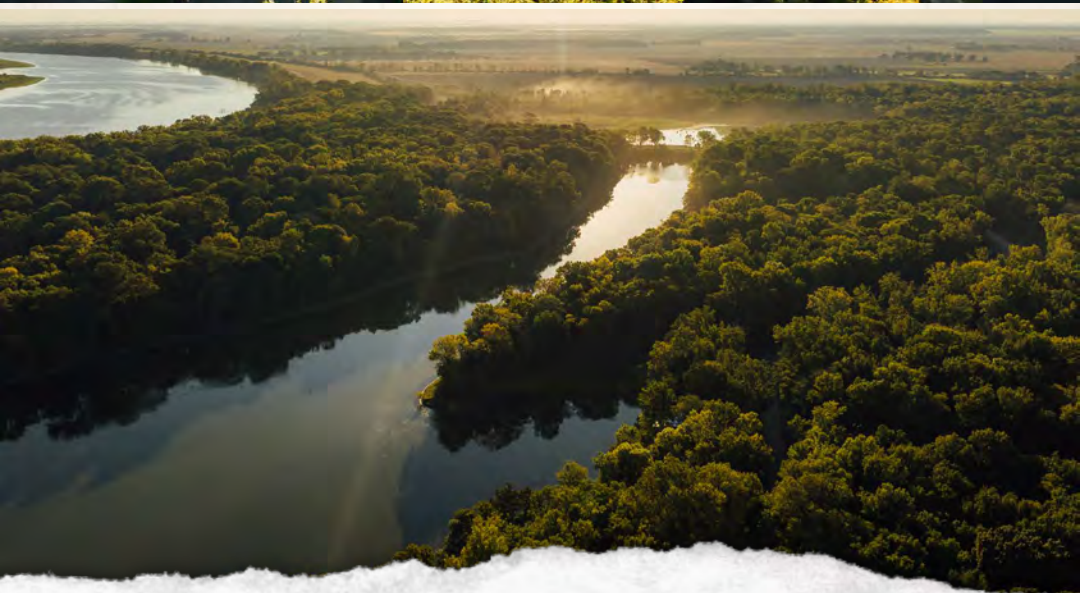
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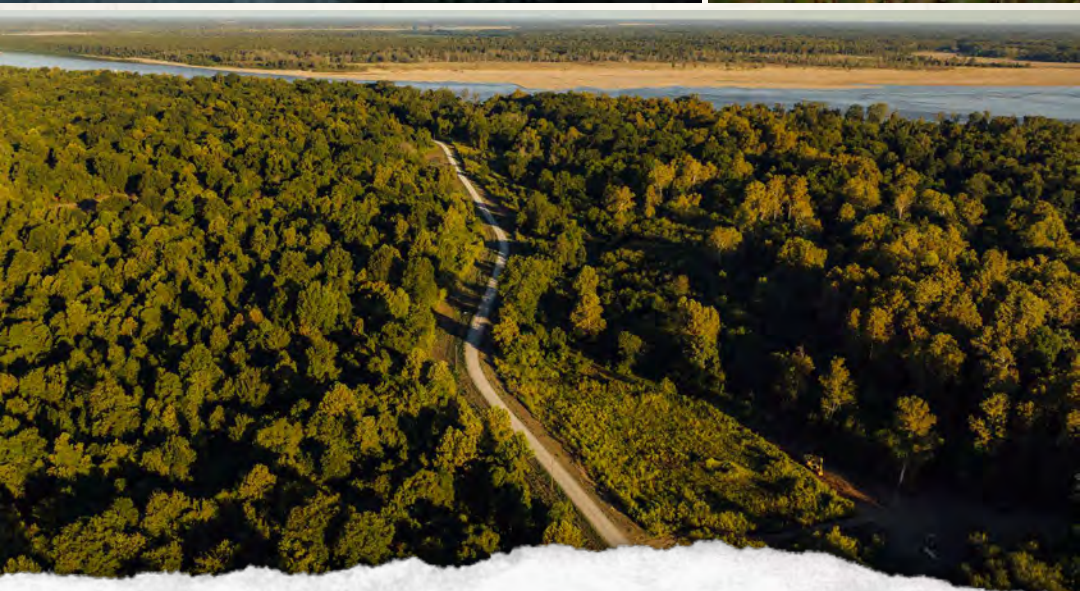
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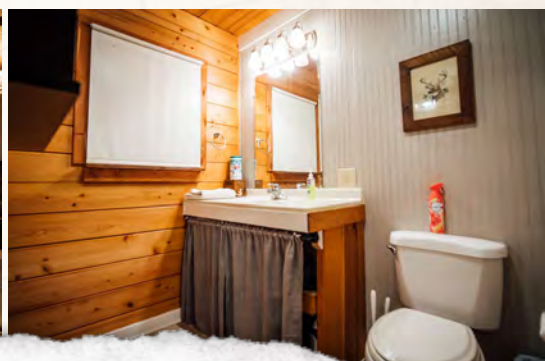


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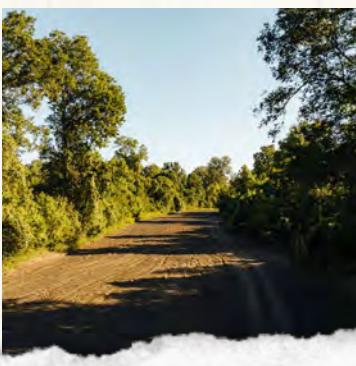
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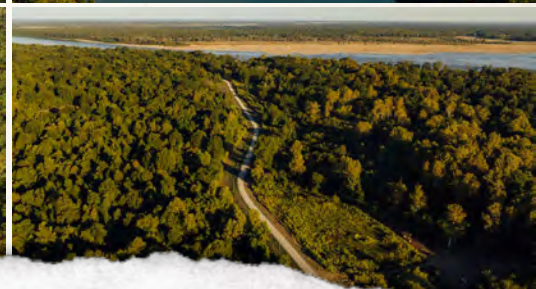
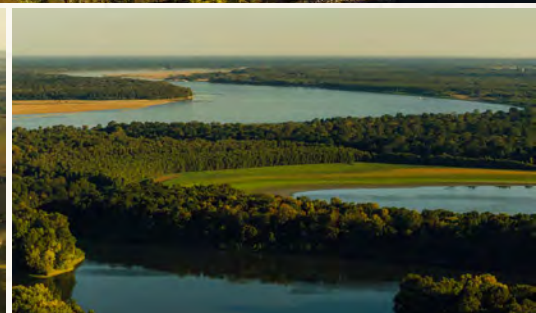
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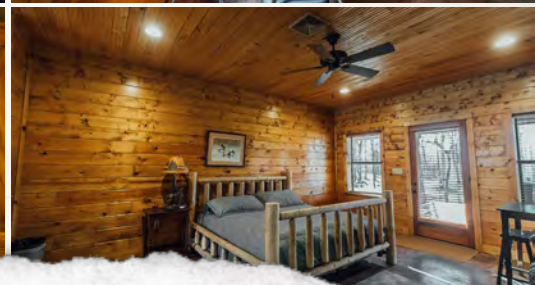


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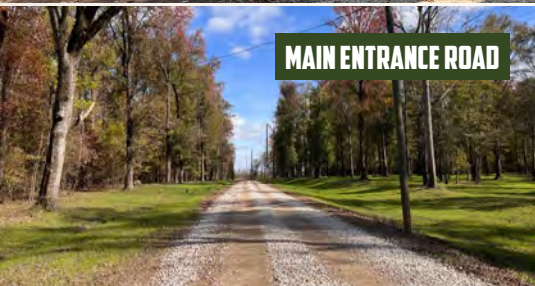
SKINNING RACK & COOLER



MAIN CAMP AREA



PIER



MAIN ENTRANCE ROAD



SHOOTING RANGE



FISHING HOLE 1



FISHING HOLE 2



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THE WILDLIFE



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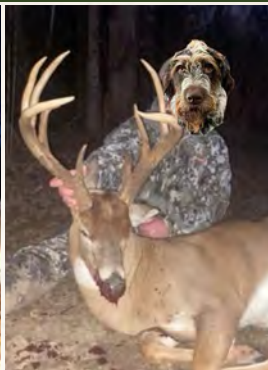
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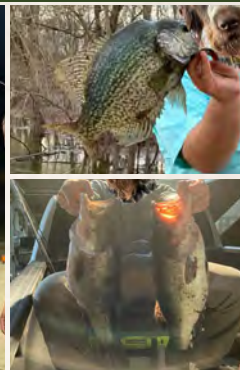
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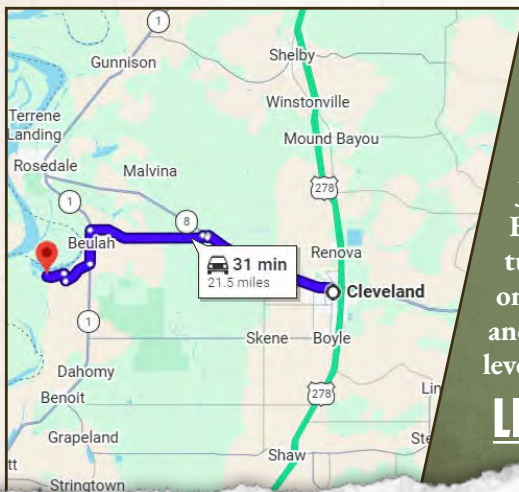
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land id. LINK



Directions from Cleveland, MS: Travel 8 miles west on Highway 8. Turn left onto Jenny Washington Street. Turn right on Kennedy Drive and then a slight right on Jenny Washington Street. Turn left onto Beulah Road, continue to Highway 1 and turn left. Travel 2 miles south and turn left onto Clark Place. Continue to Pearson Road and turn right. Continue up and over the levee to the gate into Merigold Hunting Club.

LINK TO GOOGLE MAP DIRECTIONS



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