

JACKSON POINT TIMBER COMPANY, INC ADAMS COUNTY, MS

ONE EQUITY SHARE | \$285,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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JACKSON POINT TIMBER COMPANY, INC

PROPERTY PROFILE

LOCATION:

- Jackson Point Road
Natchez, MS 39120
- Adams County
- 12.9± Miles N of Fort Adams

COORDINATES:

- 31.2475, -91.567

PROPERTY USE:

- Recreational
- Hunting & Fishing

PROPERTY INFORMATION:

- 1,417± Owned Acres
- Share Includes 1 of 13 Private
Bedrooms in 5,285± SqFt Camp

- 4,317± SqFt Common Area Camp
with a Commercial Kitchen
- 10 Total Shares with 10 Members
- Annual Dues \$4,000
- No Debt on Club
- Excellent Deer, Turkey,
& Small Game Hunting
 - Biggest Deer 204 Inches
- Wildlife Plots in Place
- Fishing Opportunities on Lake
Mary & the Mississippi River
- Skinning Shed & Walk In Cooler
- Family Friendly
- Drive in Until 45'
on the Natchez Gauge
- Subject to Membership Approval



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
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BRADEN SMITH | LAND SPECIALIST
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Information is believed to be accurate but not guaranteed.

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WELCOME TO JACKSON POINT TIMBER COMPANY, INC

WELCOME TO JACKSON POINT TIMBER COMPANY HUNTING CLUB, LOCATED JUST WEST OF LAKE MARY ALONG THE BANKS OF THE MISSISSIPPI RIVER IN ADAMS COUNTY, MS. Established in 1985, this long-standing club offers a private setting with some of the best Mississippi River bottom hunting and fishing opportunities in the region. If you've been searching for a well-established club tucked away along the river, Jackson Point is certainly worth a look.

The club consists of 1,417± acres of diverse river-bottom habitat that supports excellent populations of deer, turkey, and small game. An extensive internal road system and wildlife plots are already in place, helping maintain strong hunting opportunities year after year. Members also enjoy access to fishing on both Lake Mary and the Mississippi River, adding another option of recreation throughout the seasons. Over the years, the property has proven its quality, with the largest deer harvested measuring an impressive 204 inches.



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MORE ABOUT JACKSON POINT TIMBER COMPANY, INC

The share offering includes one of 13 private bedrooms within the club's 5,285± square foot camp, along with access to a 4,317± square foot common-area camp house featuring a commercial kitchen—ideal for gatherings and hosting fellow members. The club is structured with 10 total shares and 10 members, with annual dues of \$4,000. There is no debt on the club. Other improvements include a deck, a pier on Lake Mary, a skinning shed, and a walk-in cooler, making it well-equipped for hunting season. The club is family-friendly, and members can typically drive in until the Natchez Gauge reaches 42 feet. Once above the flood stage, the members boat in from Lake Mary. All potential buyers are subject to membership approval.

**To learn more and to schedule a private tour,
contact Michael Oswalt or Braden Smith today!**

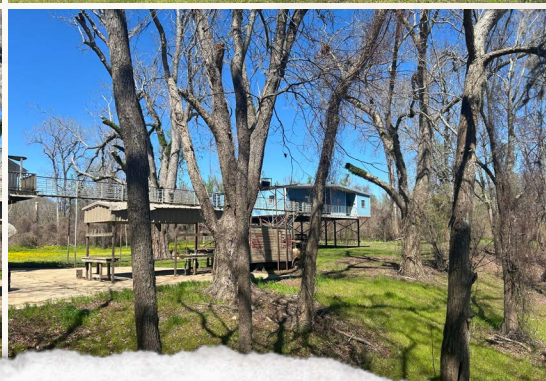


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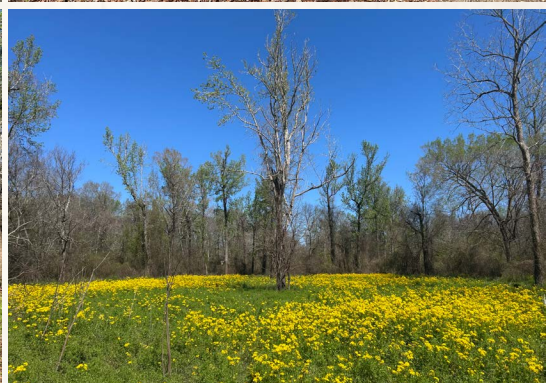
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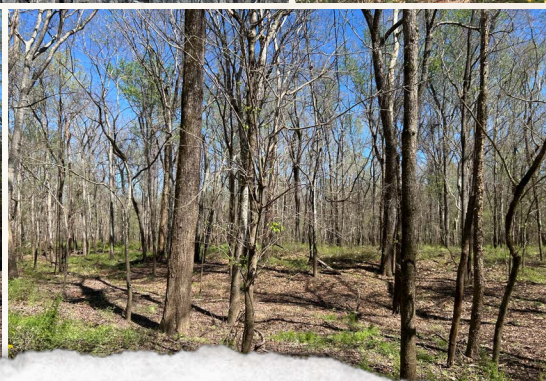
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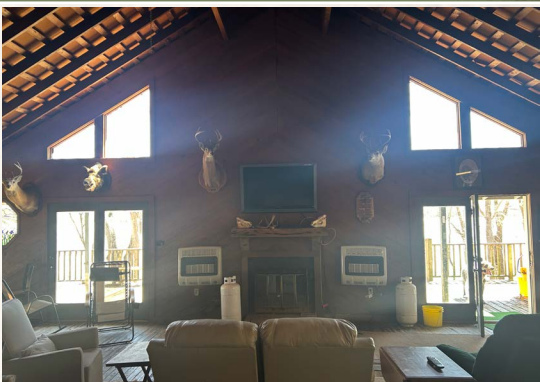


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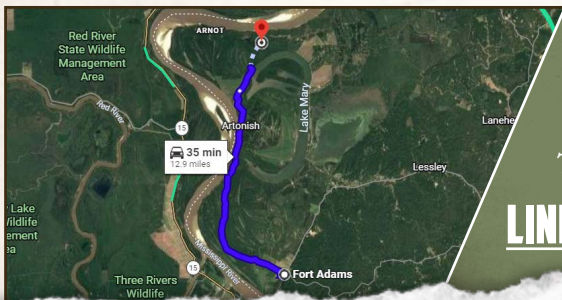
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land id. **LINK**



Directions from Fort Adams, MS:
Travel 11.4 miles northwest on
Jackson Point Road to Jackson Point
Timber Co, Inc. straight ahead.

LINK TO GOOGLE MAP DIRECTIONS



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