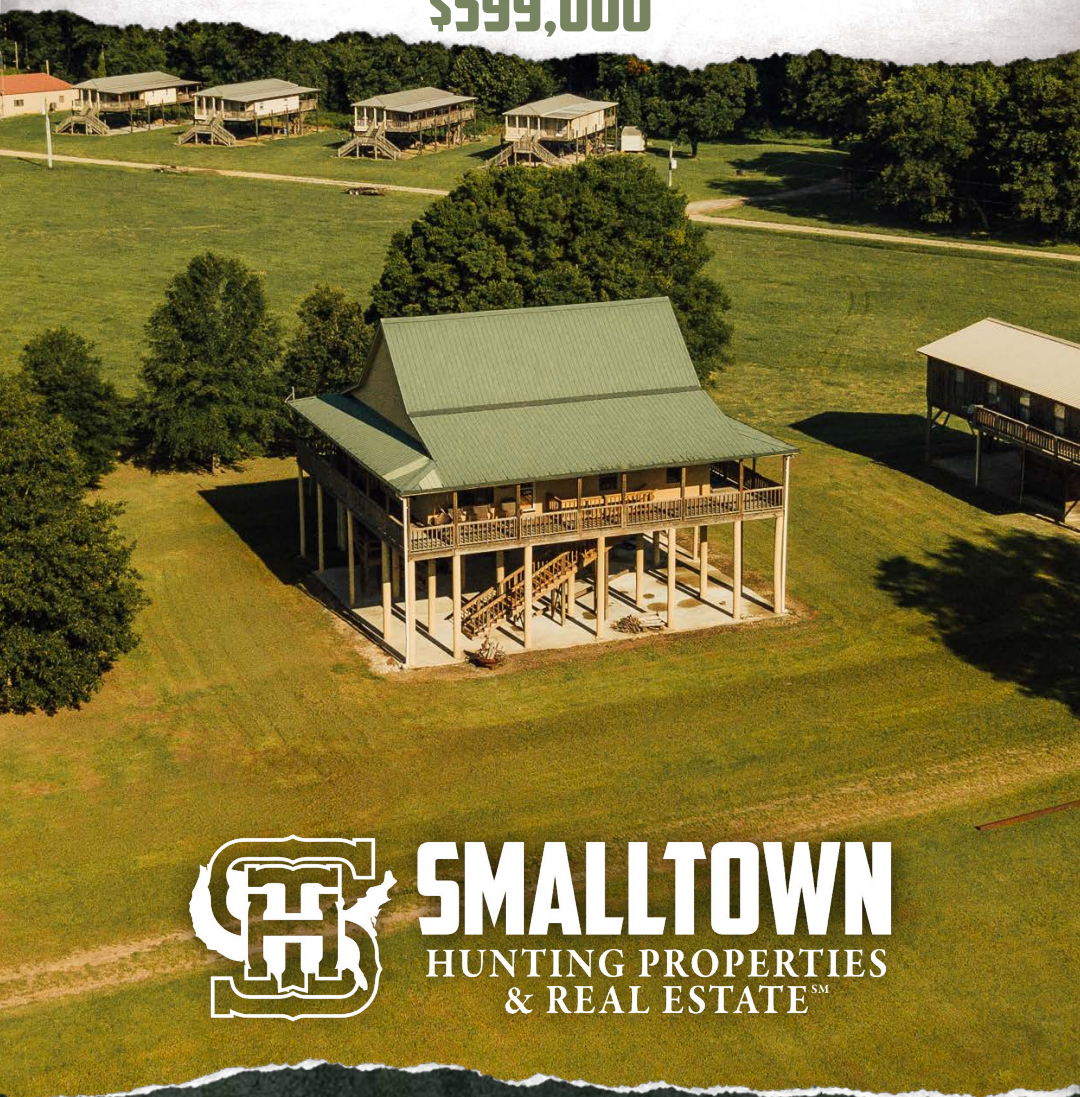


ONE EQUITY SHARE WITH A CABIN
HARWOOD LAND LIMITED PARTNERSHIP
CHICOT COUNTY, AR
\$599,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE SM

OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

HARWOOD LAND LIMITED PARTNERSHIP

PROPERTY PROFILE

LOCATION:

- Levee Road
Eudora, AR 71640
- Chicot County
- Mississippi River
- 21± Miles SE of Lake Village

COORDINATES:

- 33.1566, -91.1443

PROPERTY USE:

- Recreational
- Mississippi River
Bottomland Hunting
- Weekend Getaway

PROPERTY INFORMATION:

- 8,200± Acres
- 46 Total Shares Currently
Owned by 39 Members
- Annual Dues \$4,000
- 1,900± SqFt Cabin

- 4 Bedrooms/3 Baths
- Dining Hall with Meals Served
During Hunting Season
- No Debt on Club/All Timber
Rights Owned
- Timberland, Cutover, Wildlife
Plots, Sloughs, 6 Fishing Holes,
Private Sandbar
- Trophy Deer, Turkey, Duck,
Hogs, Fishing, Small Game
- 5± Miles of MS River Frontage
- Largest Deer 185"
- Part-Time Caretaker
- Conservation Easement in Place
- Family Oriented:
Wives/Kids Always Welcome
- Partial Furnishings
Available for Additional Cost
- Dining Hall Available for
Rent for Private Parties
- Membership Subject to
Approval of Club



SMALLTOWN
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MICHAEL OSWALT, ALC

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EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

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michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071



WELCOME TO HARWOOD LAND LIMITED PARTNERSHIP

WELCOME TO HARWOOD EQUITY SHARE, LOCATED IN CHICOT COUNTY, ARKANSAS, ALONG THE WESTERN BANK OF THE MIGHTY MISSISSIPPI RIVER! Behind the gate you will find an 8,200± acre playground that most outdoorsmen dream of. Harwood Hunting Club was formed in 1998, and the land features include Mississippi River bottomland, countless wildlife plots, miles and miles of roads, fishing holes, sloughs, and a private sandbar when the water levels are low. The deer hunting is trophy caliber, with the biggest to date being 185", with turkey, duck, fishing, and small game not too far behind.

One of the things that stands out about Harwood is the huge dining hall where all the camaraderie takes place. During deer season, the kitchen serves two meals a day, three days a week, which is included with your annual dues. Don't rule out summertime, though...you will have many fishing opportunities, playtime with the kids on a huge private sandbar, or stab that tightlining rig in the ground trying to land that big flathead. Get ready for 39 new friends the minute you become a member of Harwood Hunting Club.



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MORE ABOUT HARWOOD LAND LIMITED PARTNERSHIP

The property was placed in a Conservation Easement (all but the 40± acre camp area) years ago, preserving this club for endless recreation until the end of time. This share includes your own 1,900± square foot cabin that welcomes you with a big porch and scenic views. Built in 2009, the cabin features four bedrooms, three baths, and an open kitchen/great room layout. The floors are pine, and the walls are cypress, giving you that rustic feel. The cabin is built up out of the historic 2011 floodplain, leaving plenty of room for your hunting trucks and equipment below. Bring the family and get ready to watch the deer feed in your yard while relaxing on the wrap-around porch.

If you have been on the hunt for a Mississippi River Share with a beautiful cabin, we need to take a ride! Call Michael Oswalt today for your private tour of Harwood Hunting Club!



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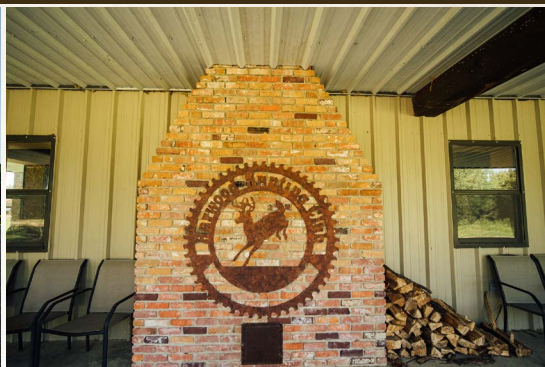
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ONE EQUITY SHARE WITH A CABIN HARWOOD LAND LIMITED PARTNERSHIP CHICOT COUNTY, ARKANSAS
COMMUNITY DINING HALL



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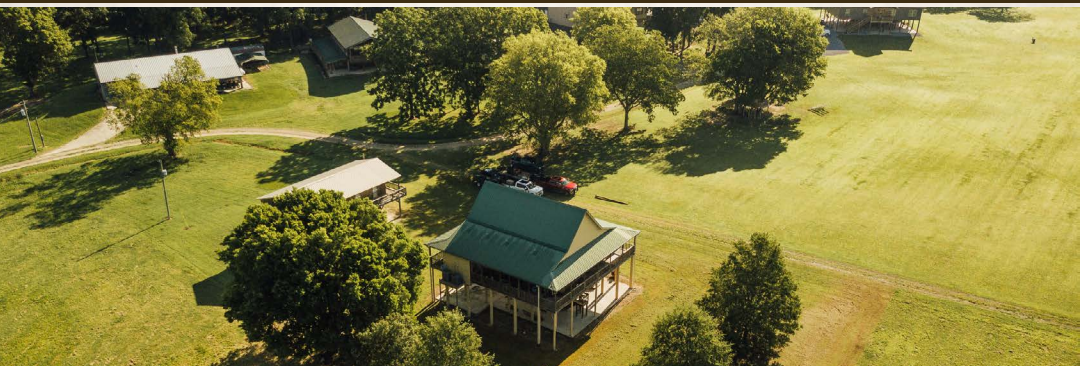
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ONE EQUITY SHARE WITH A CABIN HARWOOD LAND LIMITED PARTNERSHIP CHICOT COUNTY, ARKANSAS
PRIVATE CABIN



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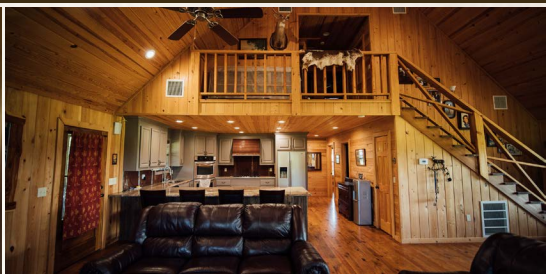
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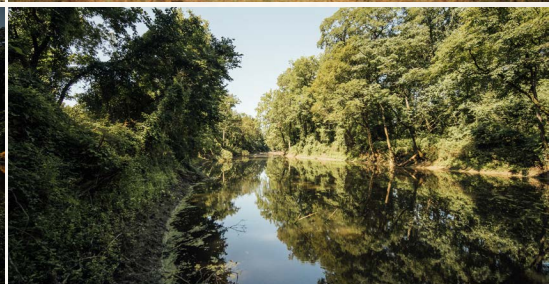
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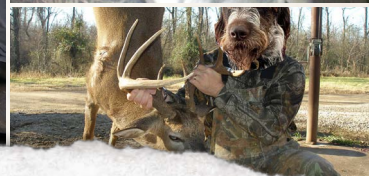
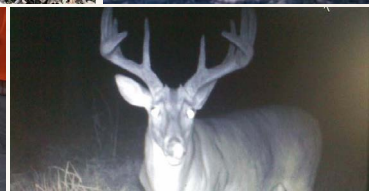
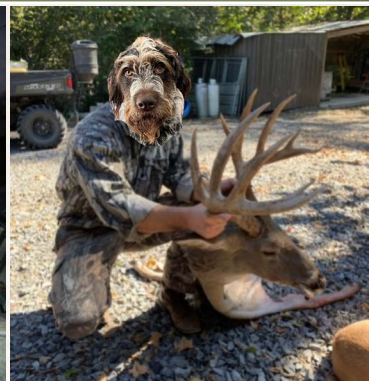
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CABIN LOCATION



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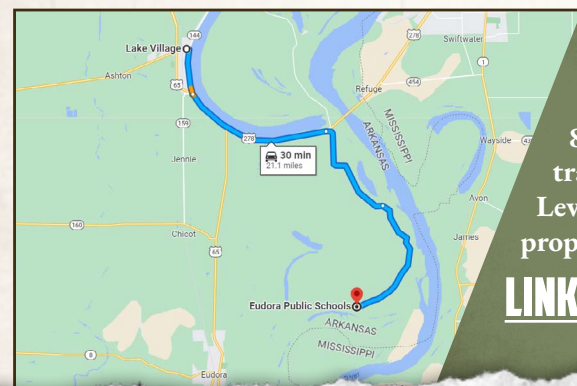


ONE EQUITY SHARE WITH A CABIN

HARWOOD LAND LIMITED PARTNERSHIP

CHICOT COUNTY, ARKANSAS

land id. LINK



Directions From Lake Village, AR:
Travel 7.1 miles on US-278 E/Us-82 E. Turn right onto AR-142 S and travel 5.1 miles. Take slight right onto Levee Road and continue 6.6 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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