SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠



Welcome to "27 Break,"
Your Opportunity to Be a Part of a
Mississippi Delta Hunting Club

TWO EQUITY SHARES AVAILABLE

BREAK LAND COMPANY, LLC
BOLIVAR COUNTY, MS

$490,000 EACH



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

BREAK LAND COMPANY, LLC

PROPERTY PROFILE

LOCATION:

- Ranch Road
  Scott, MS 38772
- Bolivar County
- 15± Miles North of Greenville
- 1.4± Miles West of Hwy 1

COORDINATES:

- 33.599823, -91.107979

PROPERTY USE:

- Fishing
- Trophy Hunting
  - Ducks, Deer, Turkey, Hogs, Small Game
- Weekend Getaway
- Outdoor Recreation





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HENRY MOSCO
MANAGING BROKER
C: 662-719-7167
O: 662-846-1425
henry@smalltownproperties.com
701 W. Sunflower Rd - Cleveland, MS 38732
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

BREAK LAND COMPANY, LLC
CLUB INFORMATION

PROPERTY PROFILE

LAND AND HABITAT

- 6,780± Acres Owned
- 840± Acres Leased
- Internal Road System
- WRE-Enrolled Property with Hardwood Timber, Food Plots, and Fields

LODGE AND AMENITIES

- Shared Lodge
  - Commercial Kitchen
  - Lounge
  - Fireplace
  - Flat-Screen TV
- Cabin Lot Available with Each Equity Share
- Pond Stocked with Bass and Bream
- Shared Skinning Rack and Cooler
- Mississippi River Frontage
- Mississippi River Boat Landing & Ramp Access

MEMBERSHIP AND CLUB LIFE

- 47 Equity Shares
- Annual Membership Dues: $6,000±
- No Debt on this or these Share(s) **Call for details.*
- Bylaws and Rules Upon Request
- Full-Time Caretaker
- Welcoming, Family-Friendly Environment
- Membership in Hunting Club Requires Club Approval by Board of Directors





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WELCOME TO BREAK LAND COMPANY, LLC

LOCATED IN SOUTHWEST BOLIVAR COUNTY NEAR SCOTT, MISSISSIPPI, APPROXIMATELY 15 MILES NORTH OF GREENVILLE, BREAK LAND COMPANY, LLC OFFERS AN OUTSTANDING OPPORTUNITY TO OWN AN EQUITY SHARE IN A WELL-ESTABLISHED, FAMILY-ORIENTED HUNTING AND RECREATIONAL PROPERTY. Established in 2000, the club consists of approximately 7,620 acres, including 6,780 acres owned and 840 acres leased. With a combination of hardwood timber, established food plots, open fields, and WRE-enrolled land, the property provides excellent habitat for wildlife and a variety of hunting opportunities.

The club, "27 Break", offers trophy deer hunting, along with opportunities to hunt ducks, turkey, hogs, and small game. A wildlife biologist helps manage the deer herd, while an extensive internal road system makes navigating the property convenient for members. The property also features frontage along the Mississippi River with access to a boat landing and ramp, as well as a stocked pond for bass and bream fishing. A full-time caretaker lives on the property, and members have access to a shared skinning rack and cooler.





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MORE ABOUT BREAK LAND COMPANY, LLC

One of the highlights of "27 Break" is its welcoming, family-friendly atmosphere. The shared lodge serves as a gathering place for members and their families, featuring a spacious dining area, commercial-grade kitchen, lounge, fireplace, and flat-screen TV. Whether enjoying a meal together, watching a football game, or spending time with family and friends after a day in the woods, the lodge offers a comfortable place for everyone to come together.

There are two equity shares available, each with a private cabin lot located on the protected side of the Mississippi River levee. "27 Break" club in Break Land Company, LLC consists of 47 equity shares, with annual membership dues of $6,000. Membership is subject to board approval.

Whether you're an avid hunter, enjoy fishing along the Mississippi River, or simply want a place to spend weekends with family and friends, Break Land Company, LLC offers a unique opportunity to enjoy the outdoors and be part of an established hunting community in the Mississippi Delta.

Call Henry Mosco today to schedule a private showing and experience #TheSmallTownWay!





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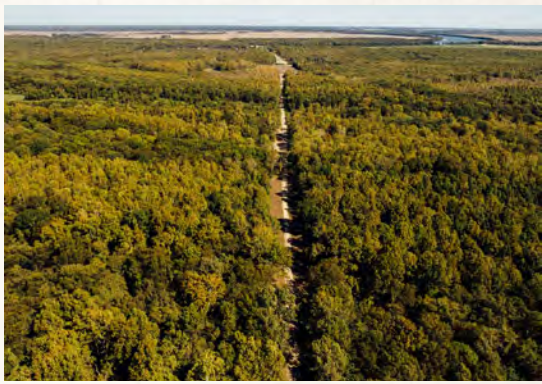

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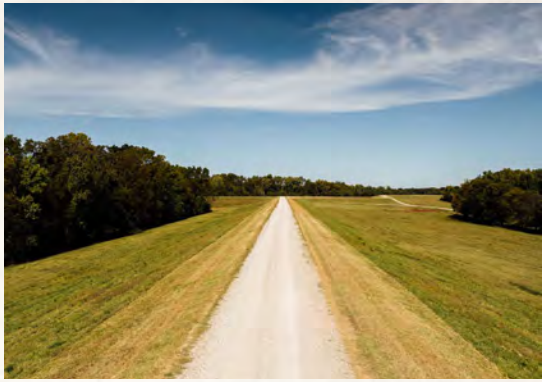


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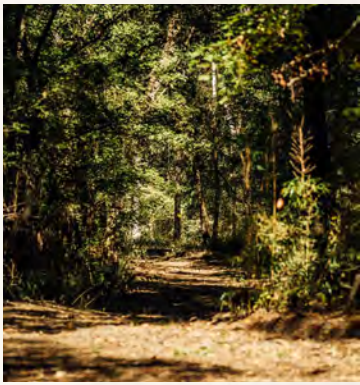
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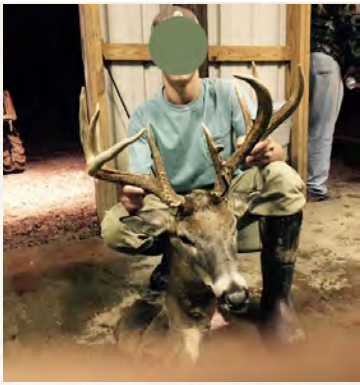


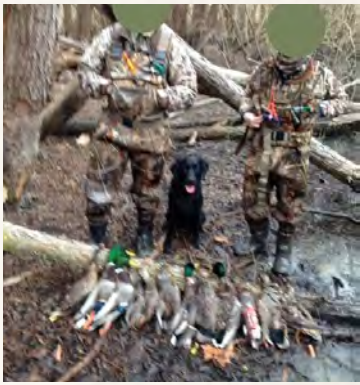

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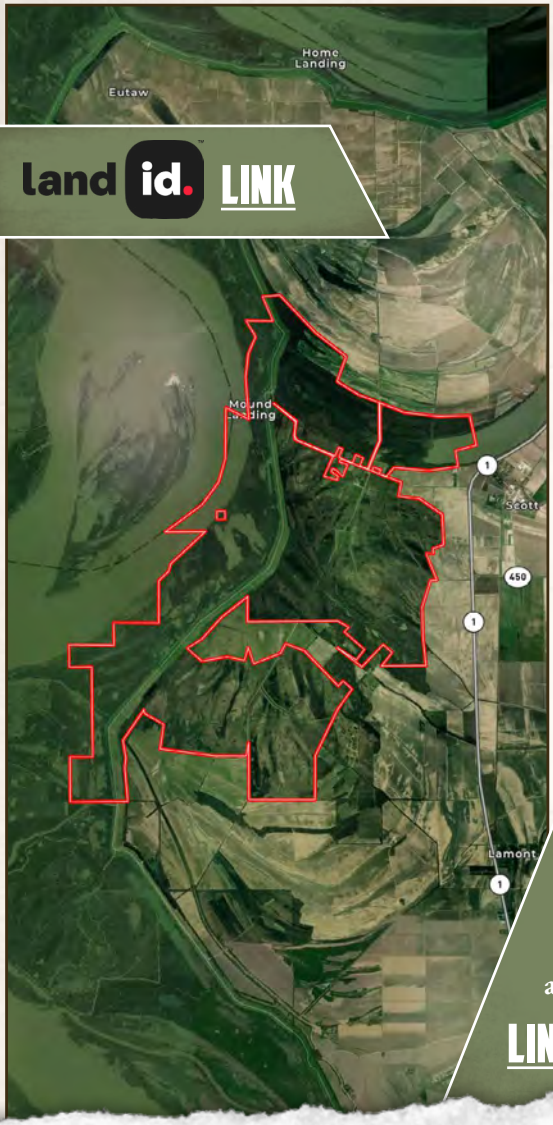




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land id. LINK



Directions from Greenville, MS: Travel north on Highway 1 for 13.9 miles. Turn left onto Ranch Road. You will enter the club property in about 1.4 miles.

LINK TO GOOGLE MAP DIRECTIONS



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