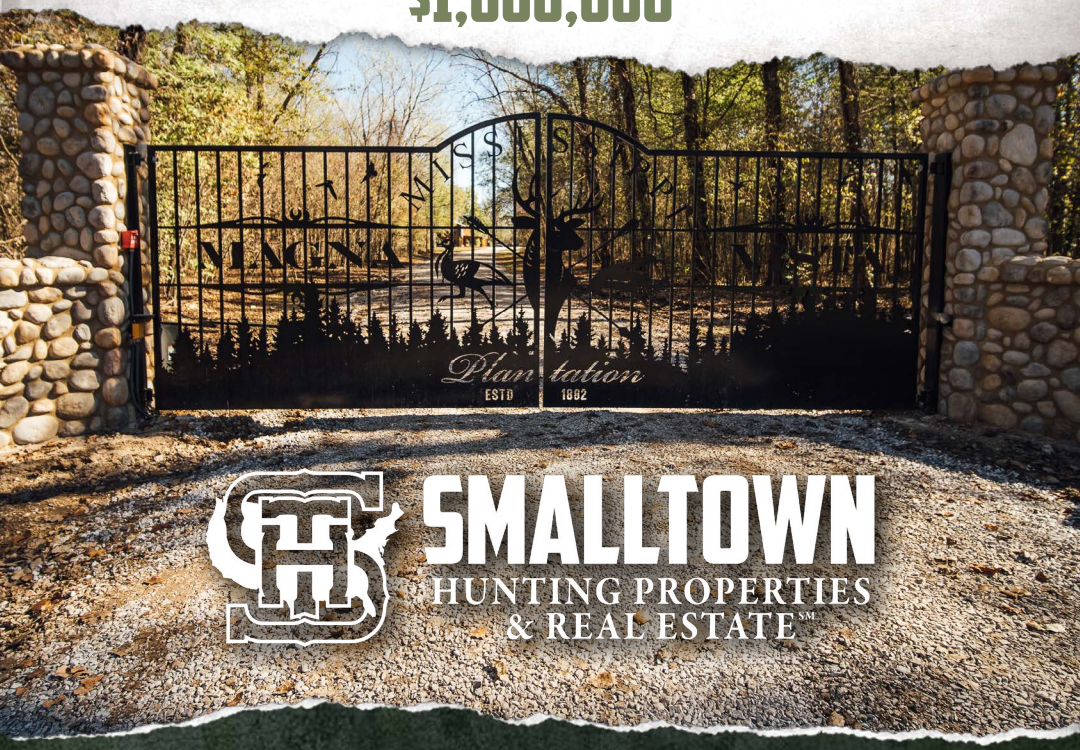
ONE EQUITY SHARE

MAGNA VISTA, LLC
ISSAQUENA COUNTY, MS

$1,000,000



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MAGNA VISTA, LLC

PROPERTY PROFILE

LOCATION:

- Off Highway 465
  Mayersville, MS 39113
- Issaquena County

COORDINATES:

- 32.7061, -91.0159

PROPERTY USE:

- Recreational
- Trophy Hunting
- Weekend Getaway
- Fishing

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MICHAEL OSWALT, ALC

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Information is believed to be accurate but not guaranteed.

ABOUT MAGNA VISTA, LLC

PROPERTY PROFILE

PROPERTY INFORMATION:

- 3,100± Club-Owned Acres in the Mississippi River Bottom
- 15 Total Shares – Currently 14 Owned by 13 Members
- 12,000± SF Fitler Main Lodge - Purchase Includes One Private Suite with Private Bath and Walk-In Closet, Professional Kitchen and Bar, 2 Great Rooms, Game Room, Mud Room, Tornado Shelter, and Outdoor Kitchen
- Camp Cook Provides Full Breakfast Fridays-Mondays and Holidays
- Heated Skinning Shed with Multiple Processing Areas, Ice-Machine and Walk-In Cooler
- Heated/Cooled Dog Kennel and Dog Wash
- Equipment Wash Rack
- 400-Yard Shooting Range
- Additional Lots to Build a Private Camp if Member Chooses
- Family Friendly Camp – Bring the Wives and Kids!
- Great Fishing in the Blue Holes
- Some of Mississippi's Best Hunting - Duck, Deer, Turkey, Alligator, Hogs, Dove, and Small Game
- Incredible Duck Hunting – 18 Water Controlled Annually Planted Holes
- 8 Wells to Control Water
- 60± Acres of Planted and Water-Controlled Waterfowl Habitat
- 90± Acre Planted and Water-Controlled Waterfowl Refuge
- 300± Acres of Cypress Brakes and Flooded Timber for Duck Hunting
- 150± Acres of Planted Summer and Winter Food Plots for Deer with 33 Elevated and Enclosed Shooting Houses in Place
- 230± Acres of Bow-Only Deer Hunting
- The Perfect Land Diversity – Mature Timber, Cutover, Sloughs, Bayous, Fields, & Lakes
- Miles of Roads for Access
- Full-Time Caretaker: Eddie Hatcher
- Club Biologist & Forrester on Staff – Timber Managed Exclusively for Wildlife
- Additional Share Available
- Annual Dues/Debt Assumption Available Upon Request
- Membership Subject to Approval of Club and Debt Assumption

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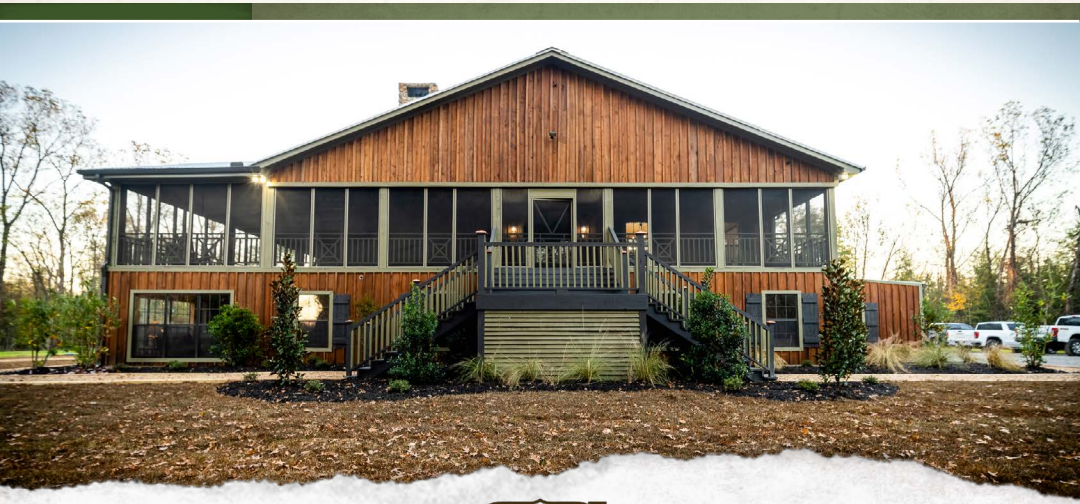
WELCOME TO MAGNA VISTA, LLC

WELCOME TO THE MAGNA VISTA HUNTING CLUB IN ISSAQUENA COUNTY, MISSISSIPPI. Magna Vista was formed in 2017 creating a unique opportunity in the South Delta. The recreational history runs deep at Magna Vista offering a nice place to stay and incredible hunting opportunities on over 3,100 acres in the Mississippi River Bottom.

"Fitler Lodge" at Magna Vista was completely renovated in 2023. Don't worry; the lodge's rustic history was not erased but simply got a facelift to accommodate the desires of the modern hunter and their families. The 12,000± square foot lodge offers 16 sizable private suites with private bathrooms and walk-in closets, three bunk rooms for guests, a new professional kitchen and bar, two great rooms (one upstairs and one downstairs), a game room, mud room, tornado shelter, and an outdoor kitchen. Space for that good hunting camp camaraderie is plentiful! Outside, you will find a shop, a heated skinning shed with multiple processing areas, an ice machine and walk-in cooler, an equipment wash rack, a heated/cooled dog kennel, and a dog wash.

Members will enjoy all these amenities while being surrounded by soaring mature timber; the setting is perfect. If you are more of a private fella, there are additional lots for members to construct a private camp.



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MORE ABOUT MAGNA VISTA, LLC

Magna Vista enjoys 3,100± acres of some of the best duck/deer combo hunting the great state of Mississippi has to offer. Approximately 3,000 acres are located inside the MS River Levee, with the other 100 acres and lodge just outside the levee. The diversity is what most property owners desire: mature timber, cutover for bedding and nesting, fields, sloughs, bayous, and lakes. The hunting speaks for itself while you are thumbing through the wildlife photos. You will find numerous wildlife plots in place, most equipped with box or ladder stands, 18 planted duck holes of which the water can be controlled, 6 wells, BIG timber for those turkeys to roost, thickets for the year-round pig hunts, and all the small game you could want to hunt. The deer hunting is some of the best you will find, with harvest sizes exceeding 170 inches. The duck hunting in the South Delta has been getting better and better over the last few years, with the 2025/2026 year being a record year for the club (over 1,000 birds killed). The club is now planting more holes, controlling more water, and creating more resting areas for the birds. This combination creates a mecca that the avid waterfowler dreams of. There are two deep blue holes on the property known to hold big bass, crappie, and bream. The interior roads are nearly endless, landing you almost anywhere you need to be with a short walk.

If you have been looking for an equity share club with a nice common lodge, excellent duck hunting, those big Mississippi River whitetails, and a family atmosphere, Magna Vista Hunting Club is a solid choice!

Contact Michael Oswalt today to schedule your private showing and experience #TheSmallTownWay!

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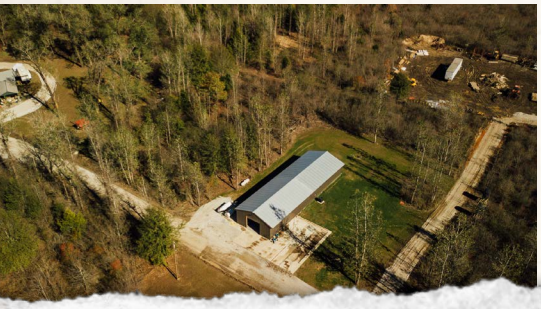

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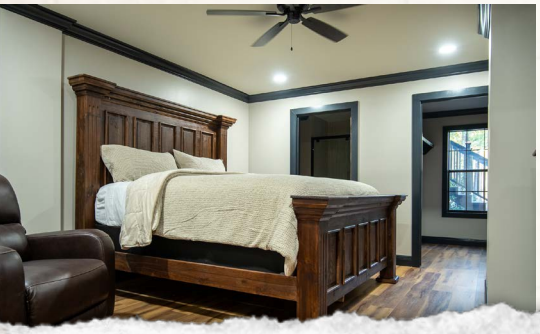

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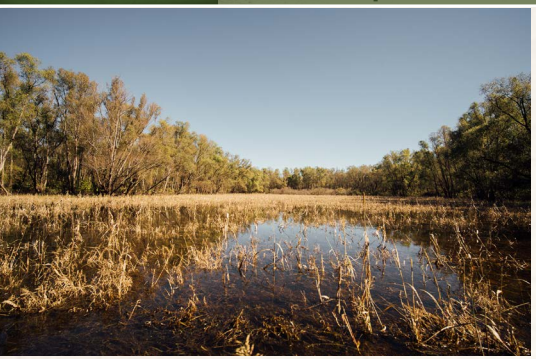

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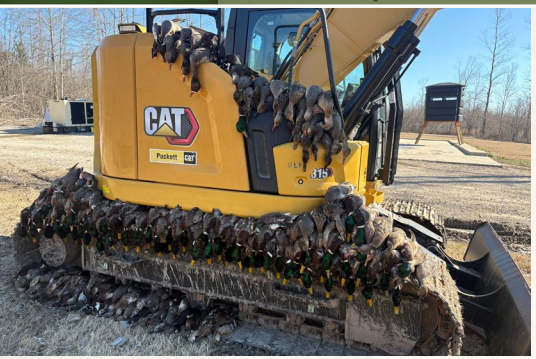

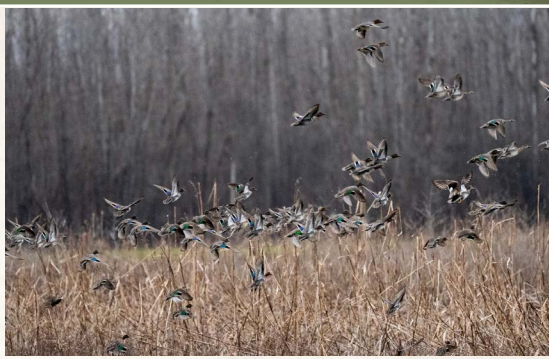

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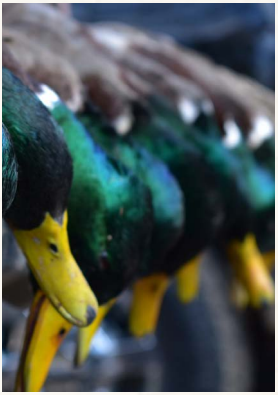

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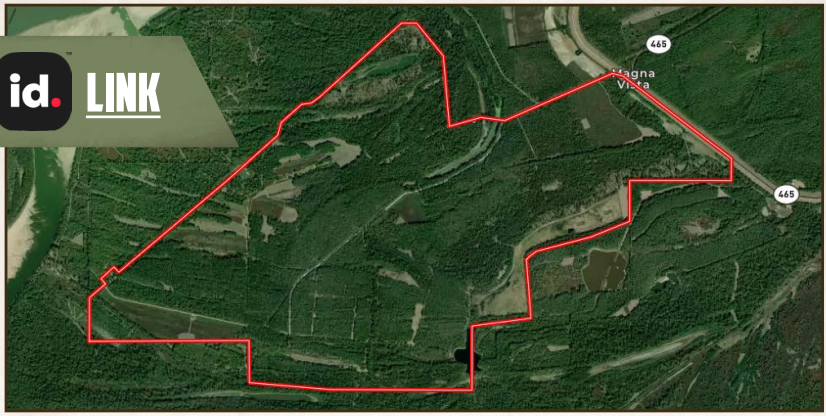
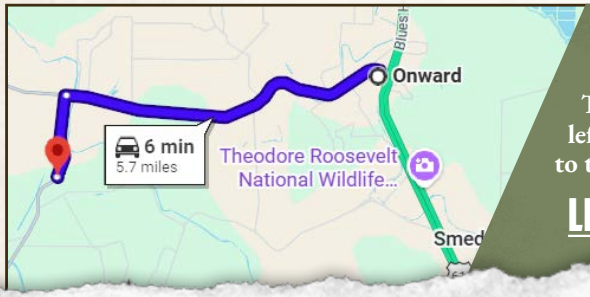


CAMP AERIAL MAP



Directions From the Intersection of MS-1 N and Hwy 61 in Onward, MS: Travel west 4.6 miles on MS-1 N. Turn left onto MS-465 S and proceed 1.1 miles to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS

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