



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**ASHBROOK ISLAND HUNTING CLUB**  
**WASHINGTON COUNTY, MS**  
**ONE EQUITY SHARE WITH A CAMP | \$550,000**



OFFICE (769) 888-2522 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# ASHBROOK ISLAND HUNTING CLUB

## PROPERTY PROFILE

### LOCATION:

- Ashbrook Lane  
Greenville, MS 38703
- Access via Club Owned Barge
- Washington County
- 40± Miles SW of Cleveland
- 104± Miles SE of Pine Bluff, AR
- 124± Miles NW of Jackson

### COORDINATES:

- 33.50235, -91.1816

### PROPERTY USE:

- Recreational
- Hunting & Fishing
- Weekend Getaway

### CLUB INFORMATION:

- 5,600± Owned Acres
- All Timber Rights Owned
- Mississippi River Bottom
- 48 Shares Owned by 39 Members

- Annual Dues \$6,700
- Common Commercial  
Kitchen & Dining Hall
- New Skinning Shed  
with Walk-In Cooler
- Extensive Internal Road System
- Deer/Turkey/Hogs/Small Game
- Numerous Stands in Place
- Full-Time Caretaker
- Family-Oriented Club
- Game Biologist: Ron Seiss
- Membership Subject  
to Club Approval

### CAMP INFORMATION

- 2,048± SqFt Mobile Home
- 3 Bedrooms/2 Baths
- Large Front Porch
- 26kw Generator
- Enclosed Storage Shed



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# WELCOME TO ASHBROOK ISLAND HUNTING CLUB

WELCOME TO THE ASHBROOK ISLAND HUNTING CLUB, A HUNTING AND RECREATIONAL PROPERTY LOCATED IN THE LEGENDARY MISSISSIPPI RIVER BOTTOMS OF WASHINGTON COUNTY, MISSISSIPPI. Established in 1986, Ashbrook Island has built a long-standing reputation as one of the area's premier hunting clubs. Offering exceptional year-round outdoor opportunities, this family-oriented club combines trophy hunting, fishing, and fellowship in a Mississippi Delta setting.

The club encompasses approximately 5,600± owned acres, with all timber rights included, providing members access to a diverse landscape of hardwood timber, wildlife habitat, and river-bottom terrain. Ownership is divided into 48 shares owned by 39 members, maintaining ample room for members and their guests to enjoy the property.



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# MORE ABOUT ASHBROOK ISLAND HUNTING CLUB

This share includes a well-maintained 2012 Legacy mobile home camp featuring three bedrooms, two bathrooms, and approximately 2,048 square feet of living space. The camp was constructed two feet above the 2011 flood level and offers comfortable accommodations for family and friends. Additional improvements include a spacious front porch, an enclosed storage shed for hunting equipment and gear, and a 2024 26kW whole-home generator to ensure reliability and comfort year-round.

Ashbrook Island's shared amenities are designed to enhance the club experience. Members enjoy access to a commercial kitchen and dining hall, providing a central gathering place for meals and fellowship. The dining also includes a new skinning shed and walk-in cooler, making game processing convenient after a successful hunt.

For the hunter, the hunting opportunities are exceptional. The Mississippi River Bottoms are renowned for producing trophy wildlife, and Ashbrook Island is no exception. Members enjoy outstanding populations of whitetail deer, wild turkey, hogs, and small game, with deer harvested on the property reaching into the 180 class. Both bow and gun hunters will appreciate the quality habitat, established food sources, and numerous hunting stands already in place throughout the property.



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# MORE ABOUT ASHBROOK ISLAND HUNTING CLUB

Beyond hunting season, Ashbrook Island offers excellent fishing and recreational opportunities. Members can enjoy East Slough Lake and Paradise Lake, along with boat ramp access to the Mississippi River for fishing, boating, and exploring one of America's most iconic waterways. The island is accessed by the club-owned barge, adding to the exclusivity and adventure of ownership. An extensive internal road system provides convenient access throughout the property, while a full-time caretaker helps maintain the grounds and facilities. The club's wildlife management program is further strengthened by the involvement of respected game biologist Ron Seiss, helping ensure a healthy and sustainable wildlife population for years to come.

If you're searching for a well-established Mississippi River hunting club that offers trophy hunting, excellent amenities, strong wildlife management, and a family-friendly atmosphere, the Ashbrook Island Hunting Club deserves serious consideration.

**Contact Michael Oswalt today to schedule a private showing and experience #TheSmallTownWay.**



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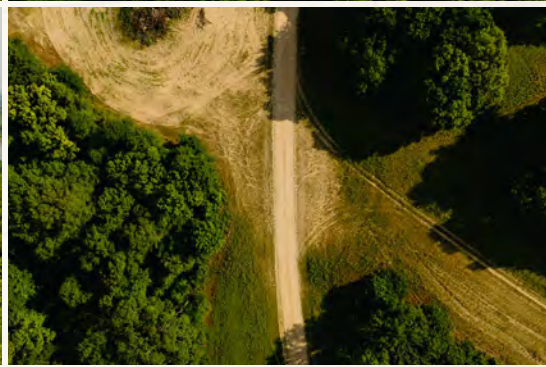
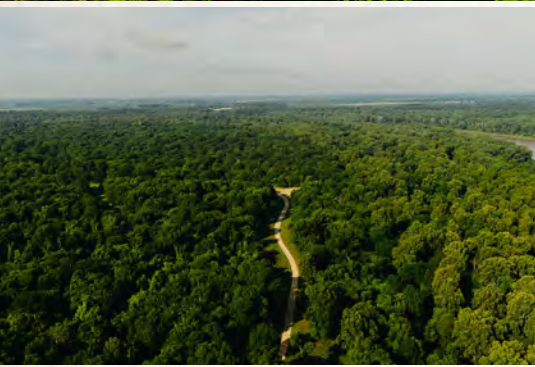
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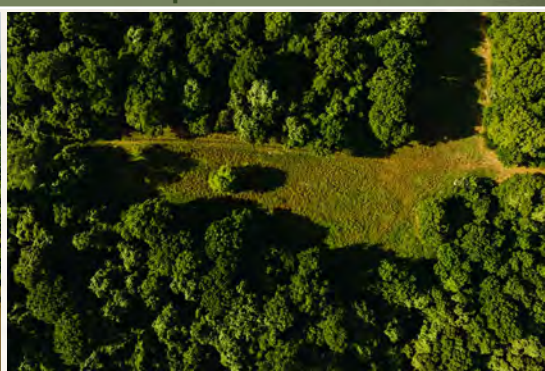
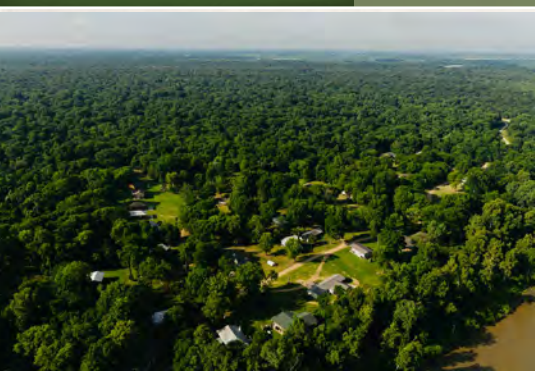
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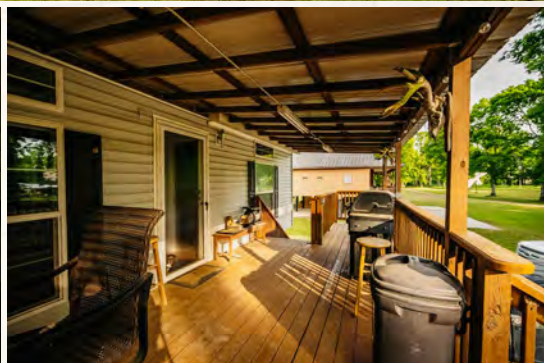
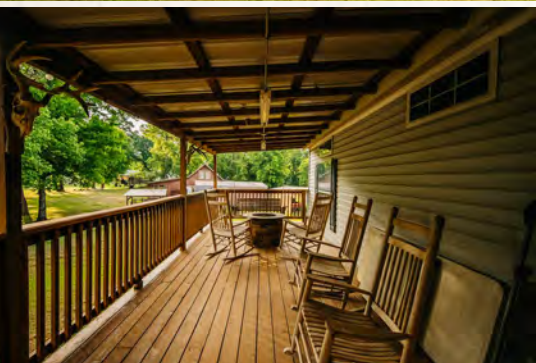
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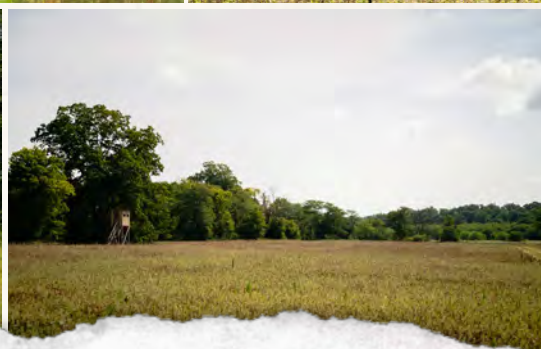
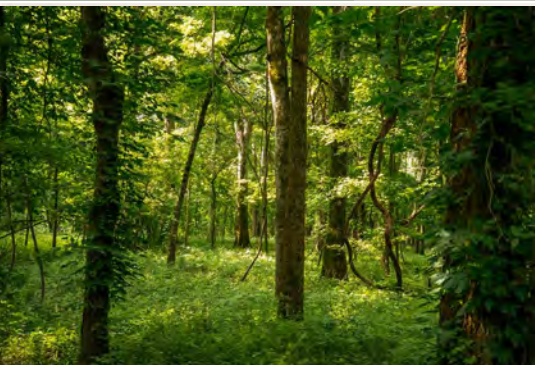
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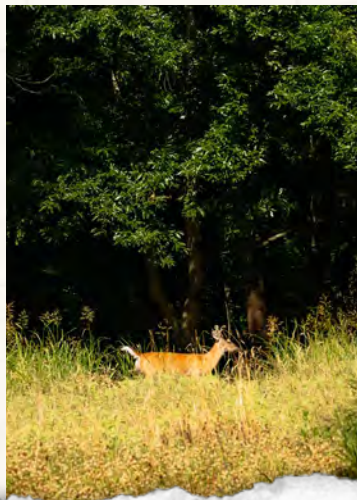
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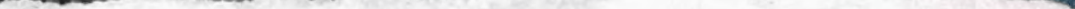
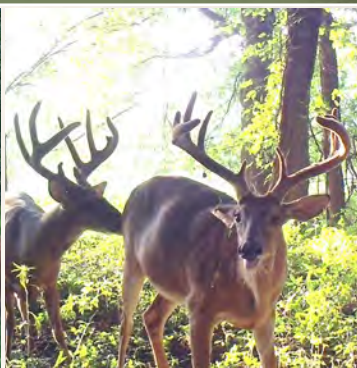
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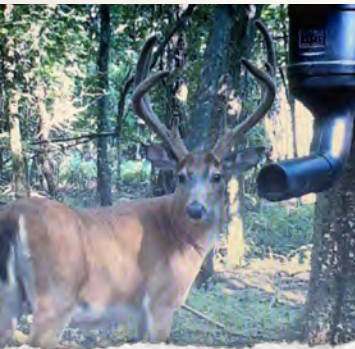
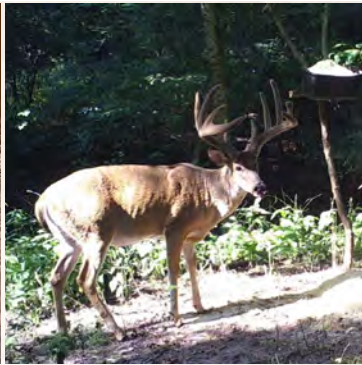
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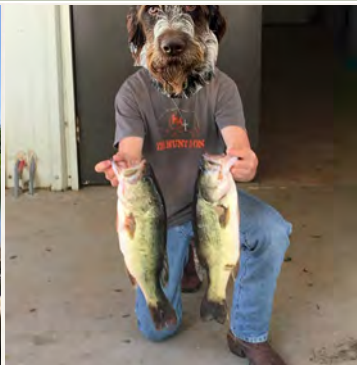


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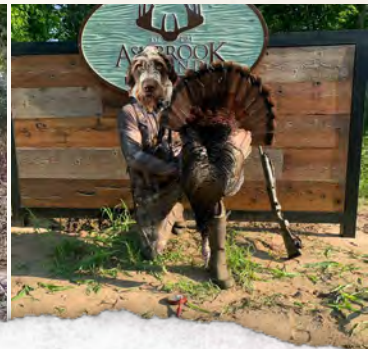
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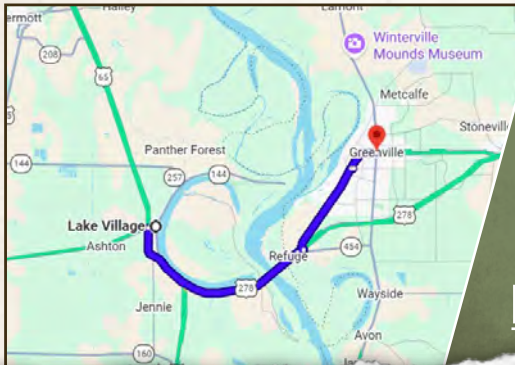
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Directions From Lake Village, AR:  
Travel on South Lakeshore Drive for 2.1 miles. Turn left onto US-278 and continue east for 10.5 miles. Take the exit towards MS-182 and turn left to proceed 6.2 miles. Turn right onto West Reed Road, continue 0.2 miles, and then make a U-turn at Trailwood Drive. Turn right onto Old US-82 and travel for 2.1 miles into Greenville.

**LINK TO GOOGLE MAP DIRECTIONS**



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