



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM



ONE EQUITY SHARE
BLAND'S BAYOU HUNTING CLUB
COAHOMA COUNTY, MS
\$210,000



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

BLAND'S BAYOU HUNTING CLUB

PROPERTY PROFILE

LOCATION:

- Ward Lake Road
Sherard, MS 38614
- Coahoma County
- 14± Miles NW of Clarksdale
- 77± Miles W of Oxford
- 157± Miles NW of Madison

COORDINATES:

- 34.24690, -90.77534

PROPERTY USE:

- Hunting & Fishing
- Recreational

PROPERTY INFORMATION:

- 2,181± Acres
- 52 Shares Owned by 41 Members
- Annual Dues: \$1,600
- No Debt on Club
- Full-Time Caretaker: Dip Chicorelli
- Great Fishing Lake
- Mississippi River Bottom
- Deer/Turkey/Small Game
- Predominately Mature Timber
- Wildlife Plots in Place
- Miles of Road for Access
- Membership Subject to Club Approval



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com

smalltownproperties.com

FORD TRUE | LAND SPECIALIST
C: 662-645-1119 | ford@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522

Information is believed to be accurate but not guaranteed.

701 W. Sunflower Rd - Cleveland, MS 38732 | O: 662-846-1425

WELCOME TO BLAND'S BAYOU HUNTING CLUB

WELCOME TO BLAND'S BAYOU HUNTING CLUB, LOCATED INSIDE THE MISSISSIPPI RIVER LEVEE IN COAHOMA COUNTY. The old saying "big things come in small packages" hits the nail on the head for this equity share.

Comprised of 2,181± acres, Bland's Bayou offers everything the Mississippi River Bottom has to offer: beautiful hardwood timber, cypress sloughs, ironwood drains, select cutovers, food plots, ag fields, and a fantastic fishing lake. A property is only as good as its neighbors, and Bland's Bayou has the best of the best in that department, being surrounded by some of the state's elite equity share clubs. To the west and north is Burke's Hunting Club, to the south is the Coahoma County Conservation League, to the east is the Ward Lake Hunting Club, and a tract of privately owned land that has been managed extensively for decades is to the northeast.



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com
smalltownproperties.com

FORD TRUE | LAND SPECIALIST
C: 662-645-1119 | ford@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522
Information is believed to be accurate but not guaranteed.
701 W. Sunflower Rd - Cleveland, MS 38732 | O: 662-846-1425

MORE ABOUT BLAND'S BAYOU HUNTING CLUB

The deer herd at Bland's Bayou is in excellent condition with such a vast area to keep it supplied. In the past several years, bucks have been harvested with gross scores in the 160" class. Multiple food plots and fields are in place here, and oak, persimmon, and wild pecan trees are scattered throughout. Bland's Bayou is also well known for its turkey population. In an effort to keep pressure down and have as few disturbances in the woods as possible during turkey season, most roads are foot traffic only. If fishing is on your list, Bland's is an excellent choice. Ward Lake traverses the eastern edge of the property and is full of bass, bream, and crappie.

Bland's Bayou deserves a look, especially if you are in the market for an equity share with a cabin in the Mississippi River Bottom.

Contact Michael Oswalt or Ford True today to schedule a private showing and experience #TheSmallTownWay.



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com

smalltownproperties.com

FORD TRUE | LAND SPECIALIST
C: 662-645-1119 | ford@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522

Information is believed to be accurate but not guaranteed.

701 W. Sunflower Rd - Cleveland, MS 38732 | O: 662-846-1425



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com

smalltownproperties.com

FORD TRUE | LAND SPECIALIST
C: 662-645-1119 | ford@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522

Information is believed to be accurate but not guaranteed.

701 W. Sunflower Rd - Cleveland, MS 38732 | O: 662-846-1425



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com

smalltownproperties.com

FORD TRUE | LAND SPECIALIST
C: 662-645-1119 | ford@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522

Information is believed to be accurate but not guaranteed.

701 W. Sunflower Rd - Cleveland, MS 38732 | O: 662-846-1425



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com

smalltownproperties.com

FORD TRUE | LAND SPECIALIST
C: 662-645-1119 | ford@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 668-888-2522

Information is believed to be accurate but not guaranteed.

701 W. Sunflower Rd - Cleveland, MS 38732 | O: 662-846-1425



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com

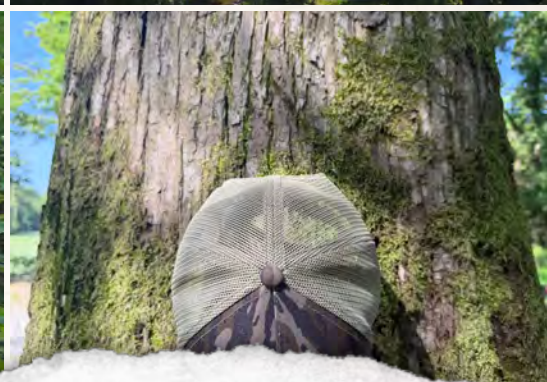
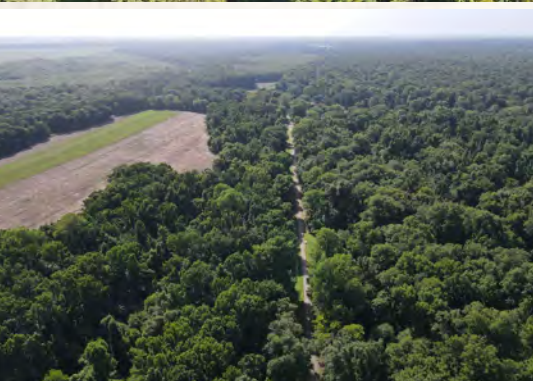
smalltownproperties.com

FORD TRUE | LAND SPECIALIST
C: 662-645-1119 | ford@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522

Information is believed to be accurate but not guaranteed.

701 W. Sunflower Rd - Cleveland, MS 38732 | O: 662-846-1425



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com

smalltownproperties.com

FORD TRUE | LAND SPECIALIST
C: 662-645-1119 | ford@smalltownproperties.com

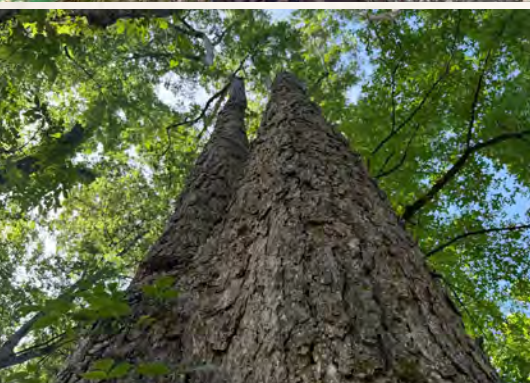
4848 Main St. - Flora, MS 39071 | O: 769-888-2522

Information is believed to be accurate but not guaranteed.

701 W. Sunflower Rd - Cleveland, MS 38732 | O: 662-846-1425

ONE EQUITY SHARE

BLAND'S BAYOU HUNTING CLUB COAHOMA COUNTY, MISSISSIPPI



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com

smalltownproperties.com

FORD TRUE | LAND SPECIALIST
C: 662-645-1119 | ford@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522

Information is believed to be accurate but not guaranteed.

701 W. Sunflower Rd - Cleveland, MS 38732 | O: 662-846-1425



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com

smalltownproperties.com

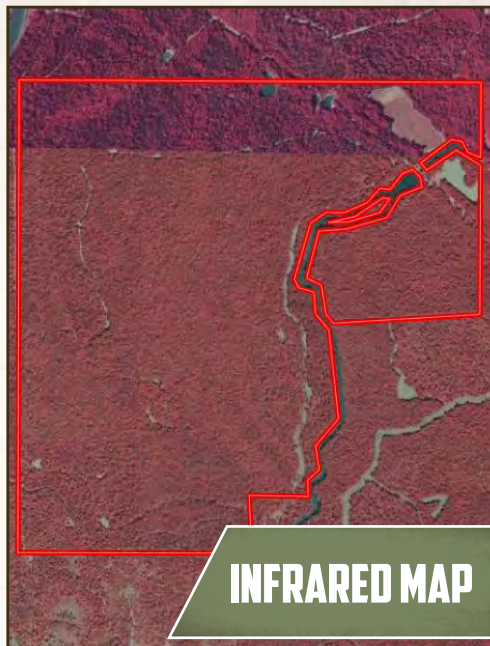
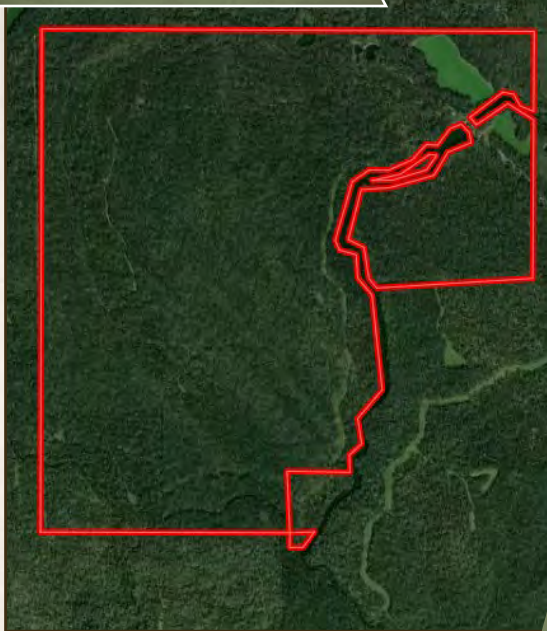
FORD TRUE | LAND SPECIALIST
C: 662-645-1119 | ford@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522

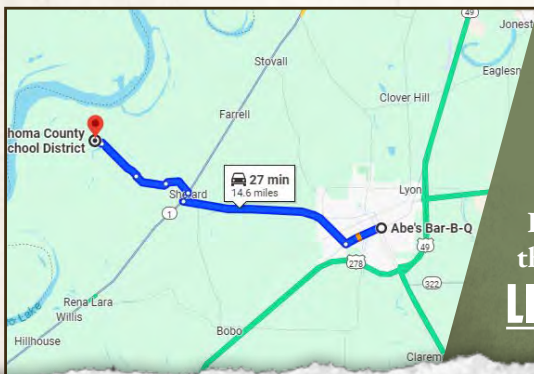
Information is believed to be accurate but not guaranteed.

701 W. Sunflower Rd - Cleveland, MS 38732 | O: 662-846-1425

land **id.** LINK



INFRARED MAP



Directions from Abe's Bar-B-Q in Clarksdale, MS: Travel west on MS-322 for 7.4 miles. Turn right onto MS-1 N and continue for 0.4 miles. Turn left onto Sigmon Road, proceed for 1.2 miles, and then take a slight right onto Ward Lake Road. Travel for 1.4 miles. Turn right to stay on Ward Lake Road, and the property will be on the left in 2.1 miles.

LINK TO GOOGLE MAP DIRECTIONS



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com

smalltownproperties.com

FORD TRUE | LAND SPECIALIST
C: 662-645-1119 | ford@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522

Information is believed to be accurate but not guaranteed.

701 W. Sunflower Rd - Cleveland, MS 38732 | O: 662-846-1425