



BLACK BAYOU HUNTING CLUB
BOLIVAR/WASHINGTON COUNTIES, MS
ONE EQUITY SHARE | \$565,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM



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BLACK BAYOU HUNTING CLUB

PROPERTY PROFILE

LOCATION:

- Levee Road
Lamont, MS 38703
- Bolivar & Washington Counties
- 37± Miles SW of Cleveland
- 130± Miles NW of Madison
- 135± Miles S of Memphis

COORDINATES:

- 33.54230, -91.15940

PROPERTY USE:

- Recreational
- Hunting
- Investment



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BILLY CARPENTER

LAND SPECIALIST

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701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com



Information is believed to be accurate but not guaranteed.

BLACK BAYOU HUNTING CLUB

PROPERTY PROFILE

PROPERTY INFORMATION:

- 6,750± Total Acres
- 600+ Acres of Food Plots
- 40+ Acres of Duck Habitat
- 55± Acre Fishing Lake
- High Fence on the North & South Property Lines
- Deer, Turkey, Ducks, Hogs, & Small Game
- Mississippi River Frontage
- Established in 1986

OWNERSHIP INFORMATION:

- 40 Total Shares Held by 35 Members
- All Acreage Owned by the Club with Timber Rights
- Cabin Lot Included with Share

MEMBERSHIP INFORMATION:

- 2026/2027 Annual Dues: \$6,500, Due October 1st
- No Club Debt
- Membership Subject to Club Approval

LODGE & MEMBER AMENITIES:

- Common Lodge & Kitchen
- Complimentary Lunch Every Saturday During Hunting Season with a \$20 Steak Dinner That Night
- 15 Club Owned Box Stands
- Skinning Shed with Walk-in Cooler
- Family Oriented, Spouses & Kids Encouraged
- Fuel Tanks
- Shooting Range

PROPERTY & WILDLIFE CARE:

- Full-Time Caretaker: Bobby Casavechia
- Wildlife Biologist: Ruben Cantu
- Annual Deer Survey Conducted



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WELCOME TO BLACK BAYOU HUNTING CLUB

WELCOME TO BLACK BAYOU HUNTING CLUB, YOUR HOME BASE FOR HUNTING, FISHING, AND WEEKENDS WITH FAMILY. Located on Levee Road just west of Lamont, Mississippi, approximately 37 miles southwest of Cleveland, this equity share offers access to 6,750± acres along the Mississippi River in Bolivar and Washington Counties. With more than 600 acres of food plots, over 40 acres of duck habitat, and opportunities to hunt deer, turkey, ducks, hogs, and small game, there is plenty to keep you coming back throughout the hunting season.

A 55± acre fishing lake and access to sandbars along the Mississippi River add to the year-round appeal. High fencing borders the north and south property lines. All acreage is owned by the club with timber rights, and the club carries no debt.



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MORE ABOUT BLACK BAYOU HUNTING CLUB

Black Bayou consists of 40 shares held by 35 members. This share includes a cabin lot, giving you a place to build a cabin and settle in for weekends at camp. Spouses and children are encouraged to participate, and the family atmosphere is an important part of the club.

The common lodge and kitchen bring members together for complimentary lunches every Saturday during hunting season, followed by a \$20 steak dinner that evening. The club also offers 15 club-owned box stands, a skinning shed with a walk-in cooler, fuel tanks, and a shooting range.

Full-time caretaker Bobby Casavechia oversees the property, while wildlife biologist Ruben Cantu provides wildlife management guidance. The club conducts an annual deer survey that helps inform management decisions, and each member receives a booklet outlining the findings. Membership is subject to club approval.

**Call Bill Carpenter today to schedule a private showing
and experience #TheSmallTownWay!**



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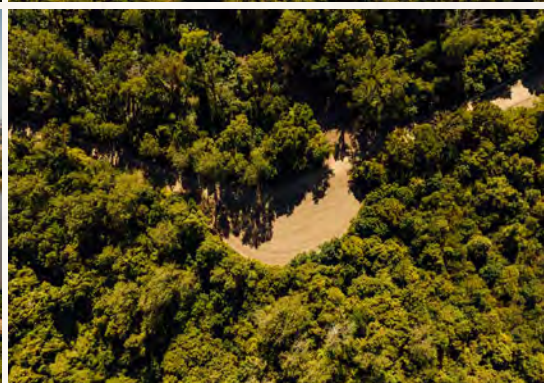
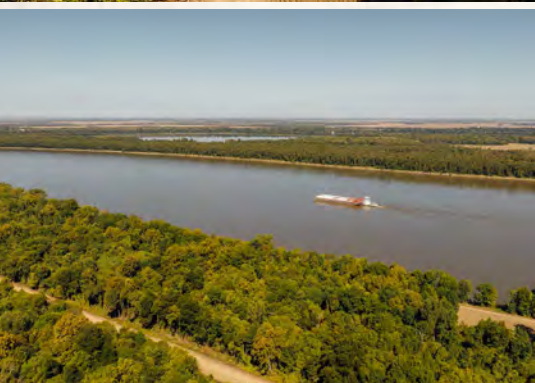
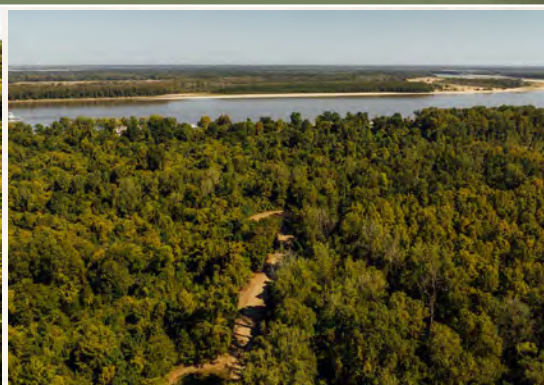
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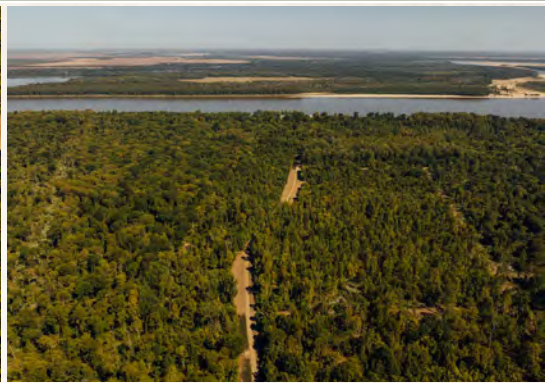
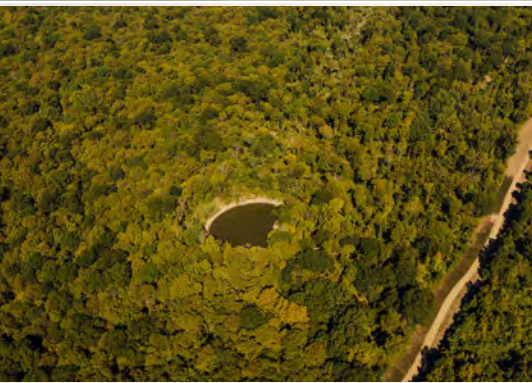
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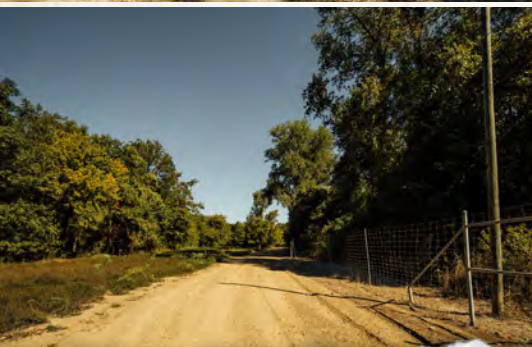
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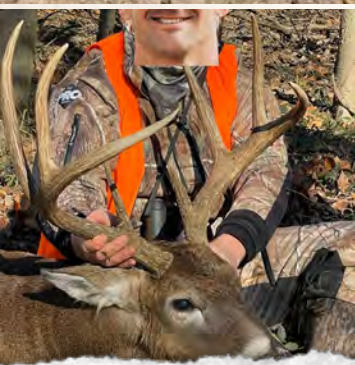
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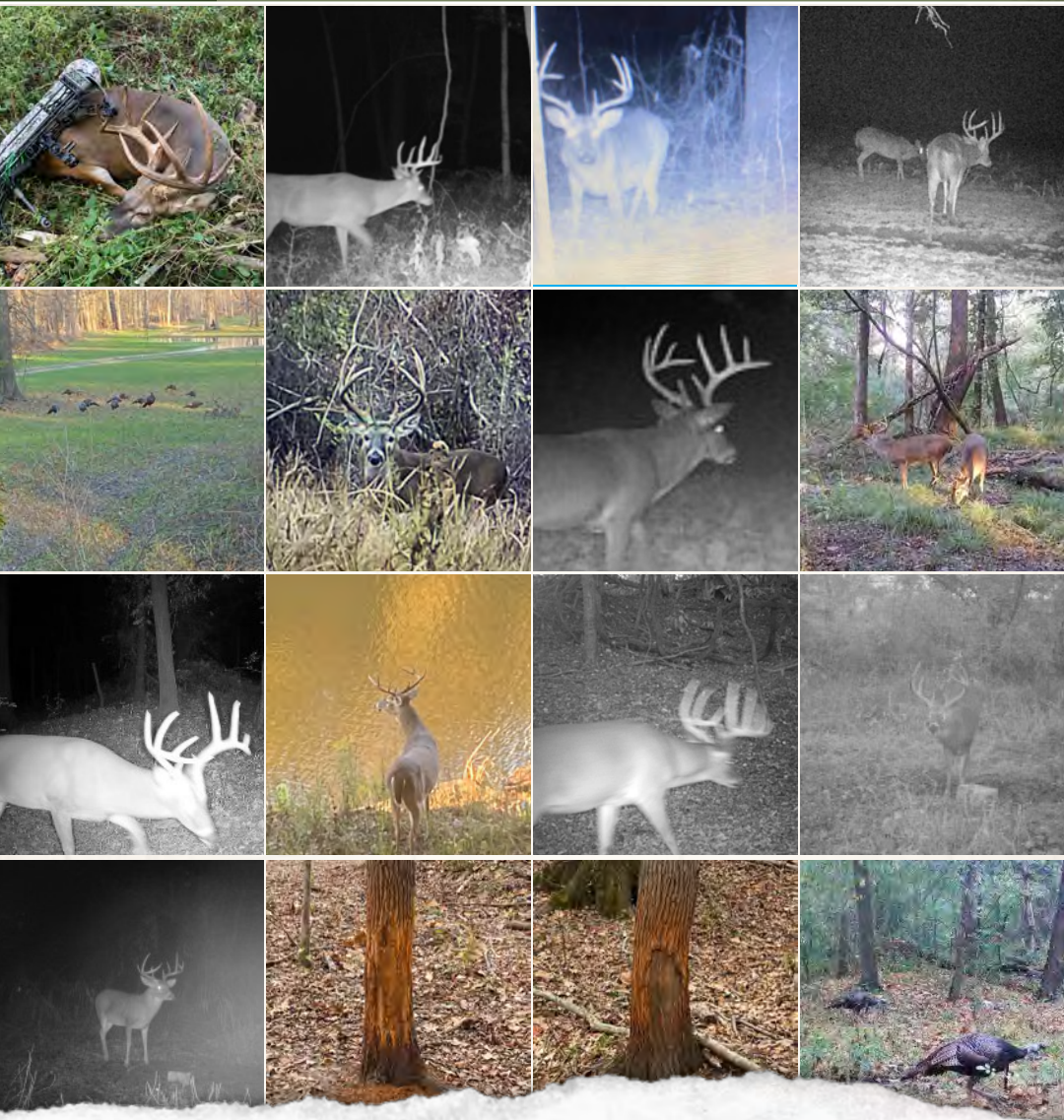
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land id. **LINK**



Directions from Hwy 1 & Hwy 82 in Greenville, MS: Travel 7.1 miles north on Highway 1. Turn left on Winn Road and continue 1.9 miles. Turn right on Huntington Point Road and drive 2.9 miles. Turn right to stay on Huntington Point Road. Continue onto Reed Hogue Road for 0.8 miles. Turn right toward Levee Road and make a slight right to continue onto Levee Road for 0.8 miles. Turn left on S Huntington Point Road and the property gate will be on the left.

LINK TO GOOGLE MAP DIRECTIONS



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