PHILLIPS COUNTY, AR

ISLAND 66 HUNTING CLUB

ONE EQUITY SHARE & CABIN

$830,000

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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

ISLAND 66 HUNTING CLUB

PROPERTY PROFILE

LOCATION:

- Melwood, AR 72367
- Phillips County
- On the East Side of the MS River
- 8± Miles West of Rena Lara, MS
- 23± Miles West of Clarksdale, MS
- 60± Miles East of Little Rock, AR
- 100± Miles South of Memphis, TN
- 170± Miles NW of Jackson, MS

COORDINATES:

- 34.179288, -90.876292

PROPERTY USE:

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

CLUB INFORMATION:

- 5,000± Acres Owned by Club
- Accessed Through a Private Gate Behind the MS River Levee
- Club Owns All Timber & Debt Free
- Manicured Internal Road System with Road Name Markers
- Common Skinning Rack and Cooler
- Mississippi River Frontage
- Boat Ramp Access to Mississippi River, DeSoto Lake, & Sherman Chute
- 71 Shares, 43 Members Own Multiple Shares
- Annual Dues $1,500, $100 Cabin Fee, $300 Tractor Assessment
- Full-Time Caretaker
- Family Friendly Environment
- 4 Deer Stands Per Membership

CABIN INFORMATION:

- 2,550± Square Foot Furnished Cypress Cabin
- Riverfront Views
- 3 Bedrooms/3 Bathrooms
- Metal Roof
- Two-Stories with Vaulted Ceiling
- Electric Lift Attached to Deck
- Hardwood Floors
- Wrap-Around Deck
- Concrete Firepit Pad
- Lean-to Added for Boat Shed
- Wi-Fi & Direct TV

SMALLTOWN
HUNTING PROPERTIES & REAL ESTATE℠

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.

WELCOME TO ISLAND 66 HUNTING CLUB

JUST 23 MILES WEST OF CLARKSDALE, MS, ALONG THE MS RIVER IN PHILLIPS COUNTY, AR, YOU WILL FIND ISLAND 66 HUNTING CLUB, A TRUE FAMILY-ORIENTED RECREATIONAL PARADISE FOR THE AVID OUTDOORSMAN/HUNTER. The moment you drive through the private gate and enter the property, you will feel the welcoming energy. Gathering among other members and their families is highly encouraged.

Whether you like to relax, let your kids play with other kids, sit by a fire watching a good football game, fish, or hunt some of the best land Mississippi has to offer, you will find it here! The 5,000± acres are easy to navigate with a manicured internal road system. The club has a full-time caretaker and a common skinning shed with a cooler where everyone likes to gather to congratulate each other on their harvests. Trophy deer are killed on the property each year, and the club has a hired biologist to help maintain the herd. There is also prime turkey and duck hunting. If fishing or boating is your vice, DeSoto Lake, Sherman Chute, and Melwood Lake are all in close proximity and can be easily accessed from the Mississippi River boat ramp on the property.

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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.

MORE ABOUT ISLAND 66 HUNTING CLUB

There is a sandbar along the Mississippi River that is accessible by vehicle where many members like to gather during the summertime. Cabin building lots have also been established along the Mississippi River frontage of the property, offering spectacular views.

In addition to the equity share, this listing includes a 2,550± square foot, fully furnished cypress cabin with three bedrooms and three bathrooms. Slip away to your own private sanctuary with your family. Enjoy the riverfront view from sitting on the wrap-around deck or by a fire on the concrete firepit pad. The cabin also features a metal roof, two stories with a vaulted ceiling, hardwood floors, WiFi and Direct TV, and an electric lift attached to the deck. A lean-to was added onto the cabin, making a perfect place to park a boat.

This property is truly one of a kind with all the features the Mississippi River Bottom has to offer for year-round recreation.

To find out more information and schedule a showing of Island 66 Hunting Club give Henry Mosco a call today!

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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.

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

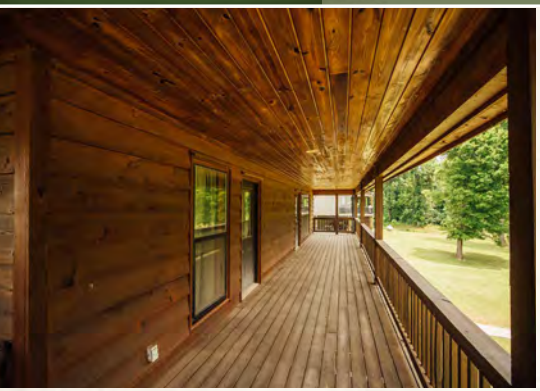
HENRY MOSCO
MANAGING BROKER
C: 662-719-7167
O: 662-846-1425
henry@smalltownproperties.com
701 W. Sunflower Rd - Cleveland, MS 38732
smalltownproperties.com

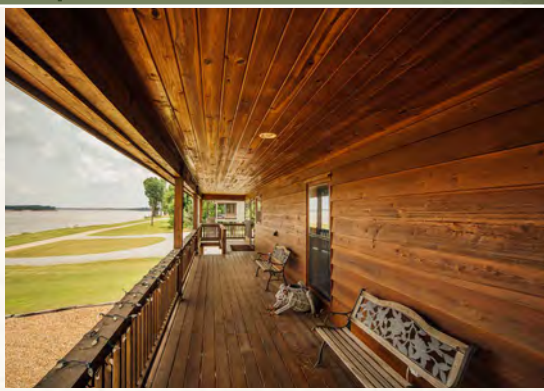
Information is believed to be accurate but not guaranteed.

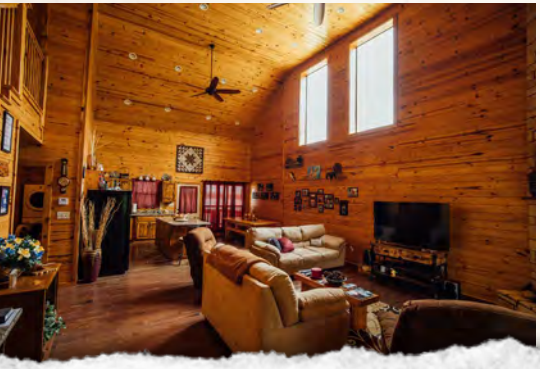
SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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.



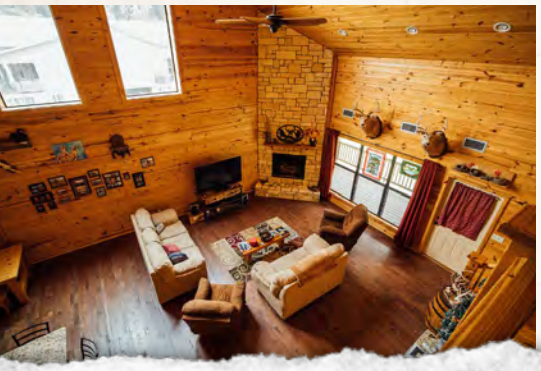




SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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

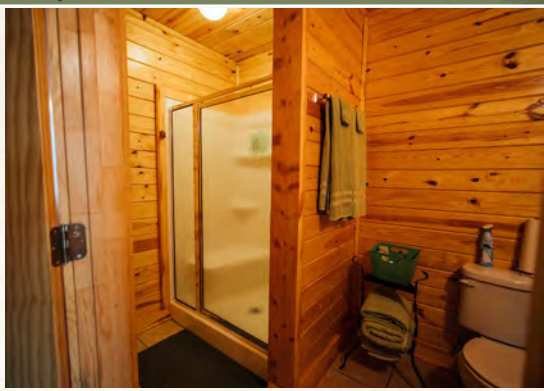
Information is believed to be accurate but not guaranteed.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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.

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

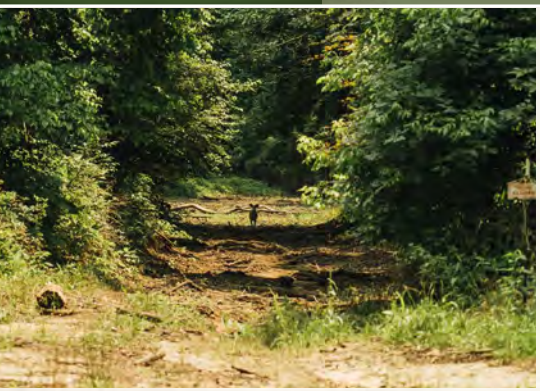
HENRY MOSCO
MANAGING BROKER
C: 662-719-7167
O: 662-846-1425
henry@smalltownproperties.com
701 W. Sunflower Rd - Cleveland, MS 38732
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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

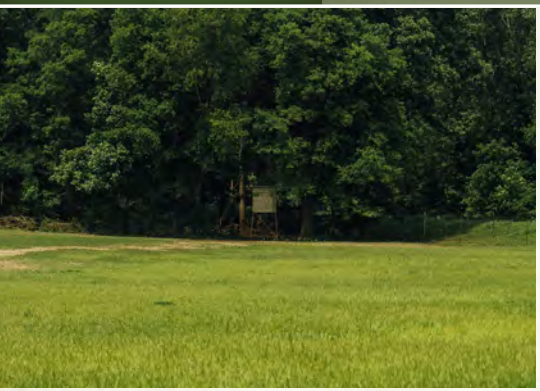
Information is believed to be accurate but not guaranteed.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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

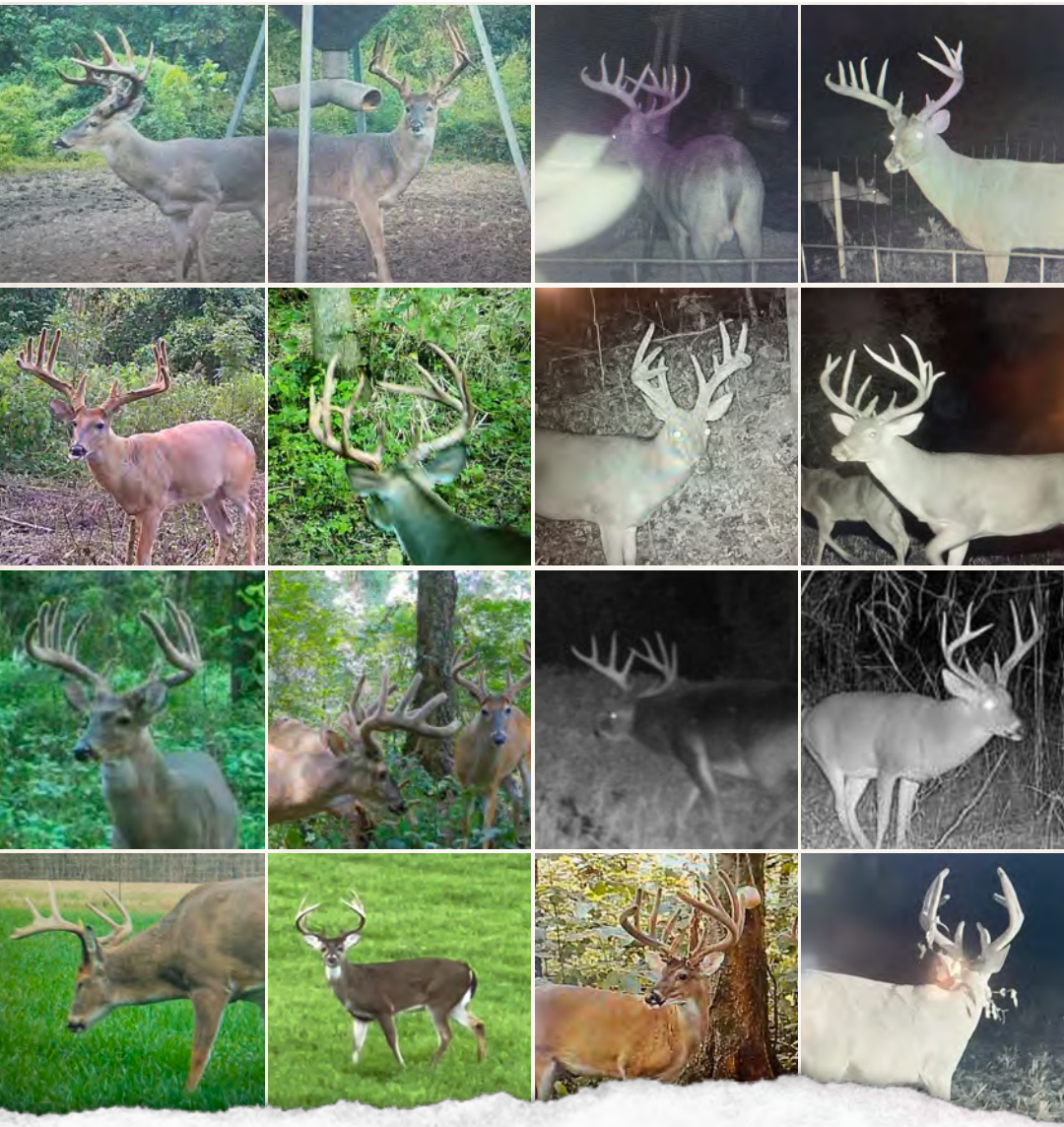
Information is believed to be accurate but not guaranteed.

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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.

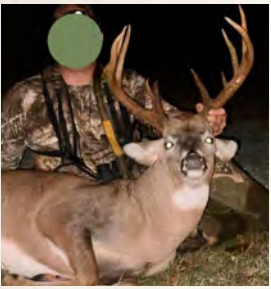
ONE EQUITY SHARE & A CABIN | ISLAND 66 HUNTING CLUB | PHILLIPS COUNTY, ARKANSAS

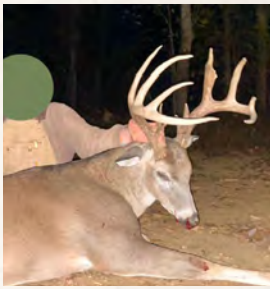
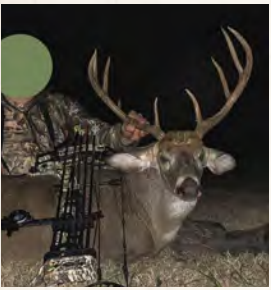


SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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

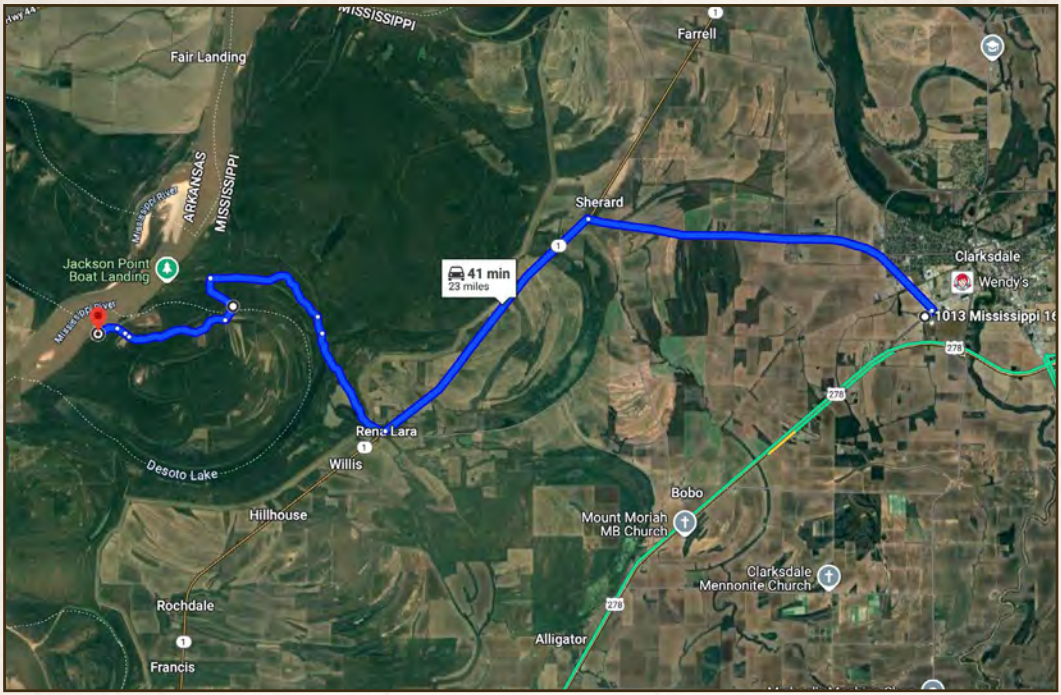
Information is believed to be accurate but not guaranteed.

land id. LINK

SMALLTOWN
HUNTING PROPERTIES & REAL ESTATE℠

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.



Directions from Clarksdale, MS: Travel west on Highway 322/Sherard Road to Highway 1. Turn left on Highway 1 and continue for about 6 miles. Turn right onto DeSoto Trail Road next to the Rena Lara Post Office. Follow the road over the levee for 2.5 miles to the gate of the Coahoma County Conservation League. Enter the gate and follow the road into the woods; keep left to Island Road. Continue through the woods until you arrive at the Island 66 Hunting Club private gate. The cabin is located along the riverfront side of the club. (The link below will guide you directly to the cabin.)

LINK TO GOOGLE MAP DIRECTIONS

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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.