



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

ONE EQUITY SHARE & A CABIN
MERIGOLD HUNTING CLUB
BOLIVAR COUNTY, MS

\$1,395,000



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

MERIGOLD HUNTING CLUB

ONE EQUITY SHARE & A CABIN

PROPERTY PROFILE

LOCATION:

- Beulah, MS
- Bolivar County, MS
- 10± Miles South of Rosedale, MS River Port
- 21± Miles West of Cleveland
- 32± Miles North of Greenville

COORDINATES:

- 33.7576, -91.0261

PROPERTY USE:

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

CABIN INFORMATION:

- 3,300± SqFT Cabin
- 3 Bedrooms/2 Bathrooms
- Viking Range
- Granite Countertops
- Hardwood Floors
- Rustic Cabin Feel

CLUB INFORMATION:

- 13,000± Total Acres
 - 12,000± Acres Owned by Club
 - 1,000± Acres Leased
- Accessed Through a Private Gate Behind the MS River Levee
- Two Small Lakes Near the Main Camp Area
- Access to Lake Beulah
- Internal Road System with Road Name Markers
- Phone App with a Map of All Roads & Food Plots
- Common Lodge with Commercial Kitchen, Lounge with Bar, Fireplace, and Flat screen TV
- Three Meals A Day Cooked and Served During Weeks of Thanksgiving and Christmas and Each Weekend During Deer Rifle Season
- 3 Apartments Available to Rent in the Common Lodge
- Club Skinning Rack and Cooler
- River Lot Included in Sale
- Mississippi River Frontage
- Private Boat Ramp Access to the MS River
- 53 Shares (Very Low Pressure)
- All Timber Rights Owned
- Annual Dues \$10,000, \$1,250 Lot Lease
- Full-Time Caretaker
- Family Friendly Environment
- Membership Subject to Club Approval



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER

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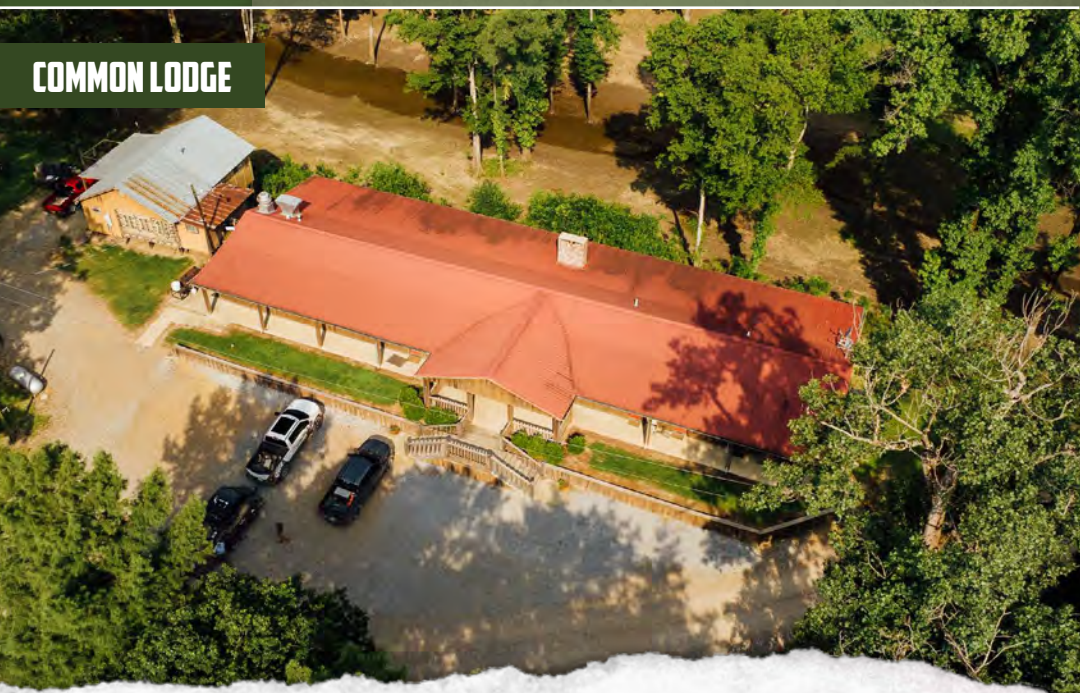
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WELCOME TO MERIGOLD HUNTING CLUB

JUST BEYOND THE MISSISSIPPI RIVER LEVEE IN BOLIVAR COUNTY LIES A PLACE WHERE TRADITION, FAMILY, AND THE GREAT OUTDOORS COME TOGETHER IN PERFECT HARMONY. Merigold Hunting Club, established in 1911, is more than a hunting club; it's a legacy. Known as the "Father of Mississippi Delta Hunting Clubs," Merigold has been a gathering place for generations of families and avid sportsmen alike.

When you pass through the private gate and wind your way toward the main camp, you're met with a sense of timeless belonging. The lodge, nestled in the center of camp, is where it all happens. Members and their families meet here for meals cooked by hired cooks during Thanksgiving, Christmas, and every weekend of rifle season. In the off-season, the lodge remains a favorite hangout for members who enjoy cooking, swapping stories, or relaxing by the fire.

COMMON LODGE



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MORE ABOUT MERIGOLD HUNTING CLUB

With 13,000± acres of prime Mississippi River Bottom habitat, Merigold offers trophy-class hunting for whitetail deer and turkey, and during the right conditions, the duck hunting can get serious. The club employs a full-time caretaker and works with a biologist to manage wildlife health and habitat. Whether you prefer to hunt from one of the many established stands or track your route using the club's offline-access app, the land is ideal for both the seasoned hunter and the folks new to the river bottom.

Fishing enthusiasts will love the blue hole, private boat ramps, and access to Lake Beulah and the Mississippi River. There's even a scenic sandbar reachable by vehicle, where families gather in the warmer months for campfires, cookouts, and hanging out on the banks of Old Man River.

MS RIVER FRONTAGE LOTS



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Included with your equity share is a private 3,300± square foot cabin—a wonderful retreat with three bedrooms, two bathrooms, a kitchen/living room combo, a dining room, a great room, a gun closet, a butler's pantry, and plenty of closet space. Outside you will find a covered porch area and a back deck overlooking the woods, a small, detached storage shed, a large, enclosed storage room, and plenty of parking space under the cabin. The cabin is also equipped with a Generac generator, mosquito spray system, and irrigation system. Get away in style from the busy life; watch deer and listen to the turkey's gobble right from your back porch.

Merigold isn't just a hunting club—it's a way of life in the Mississippi Delta. If you're searching for a place that combines unmatched recreation with true community, you've just found it.

Contact Michael Oswalt today to learn more and schedule a private showing of Merigold Hunting Club.



PRIVATE CABIN



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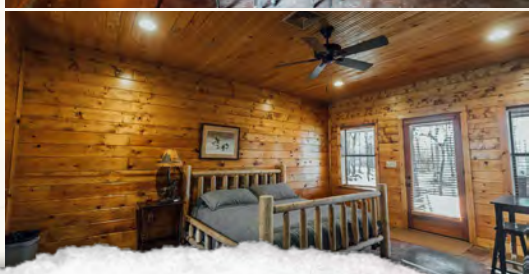
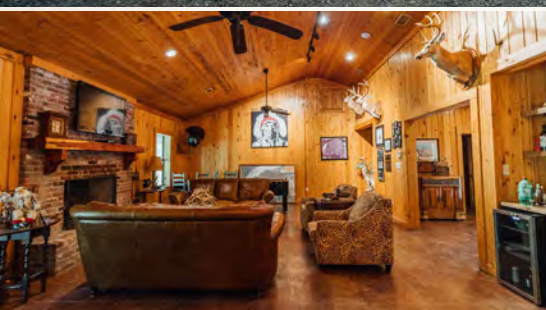
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SKINNING RACK & COOLER



MAIN CAMP AREA



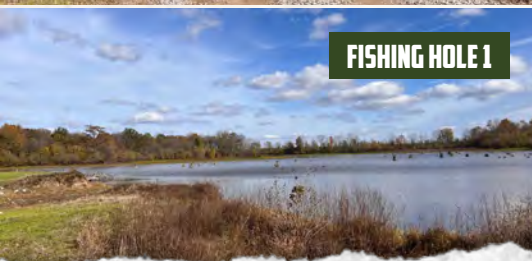
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MAIN ENTRANCE ROAD



SHOOTING RANGE



FISHING HOLE 1



FISHING HOLE 2



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MS RIVER ACCESS



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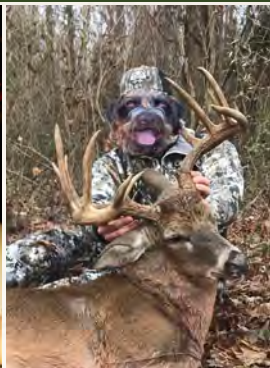
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THE WILDLIFE



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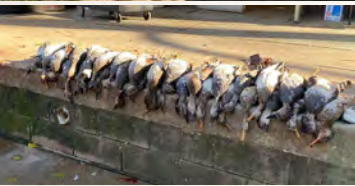
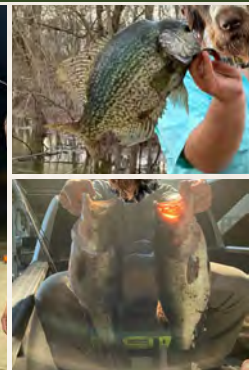
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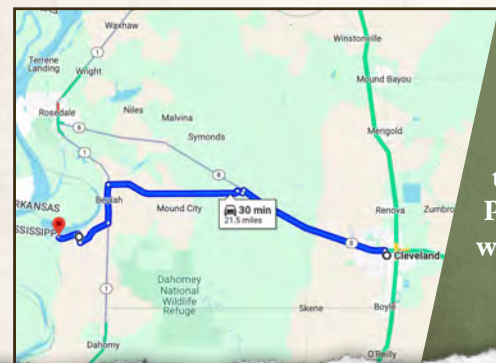
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Directions from Cleveland, MS: Travel west on Highway 8 for about 8 miles. Turn left onto Jenny Washington Street in Pace, MS. Take a right onto Kennedy Drive and then a slight right onto Jenny Washington Street. Turn left onto Beulah Road and continue to Highway 1 and turn left. Travel south on Highway 1 for about 2 miles and turn left onto Clark Place. Continue to Pearson Road and take a right. Follow Pearson Road up and over the Levee where you will find the gate into Merigold Hunting Club.

LINK TO GOOGLE MAP DIRECTIONS



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