

**ONE EQUITY SHARE WITH A CABIN
CONCORDIA ROD AND GUN CLUB
DESHA COUNTY, AR & BOLIVAR COUNTY, MS
\$1,950,000**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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CONCORDIA ROD AND GUN CLUB

PROPERTY PROFILE

LOCATION:

- Concordia Drive
Gunnison, MS 38746
- Desha County, AR
- Bolivar County, MS
- 108± Miles SW of Memphis, TN
- 140± Miles NW of Jackson, MS
- 169± Miles SE of Little Rock, AR
- 280± Miles NW of Birmingham, AL
- 320± Miles N of Baton Rouge, LA
- 426± Miles W of Atlanta, GA

COORDINATES:

- 33.9774, -90.9545

PROPERTY USE:

- Recreational
- Hunting/Fishing
- Family Retreat

PROPERTY INFORMATION:

- 6,200± Total Acres in the
Mississippi River Bottom
- 14 Total Shares
Owned by 12 Members

- Annual Dues \$18,000
- Club Debt Available Upon Request
- 1,878± SF Cypress Cabin
 - 3 Bedrooms/2 Baths
- Skinning Shed with Walk-In Cooler,
Storage Area, & Wash Rack
- Horse Barn and Fenced Pasture
- Great Fishing in Old River Lake
and the Mississippi River
- Trophy Deer, Incredible Turkey
Numbers, Duck, Hogs, Dove,
and Small Game
- Biggest Deer 207"
- Land Diversity – Mature Timber,
Younger Planted Timber, Cutover,
Sloughs, & Fields
- Numerous Wildlife Plots
with Box Stands
- Miles of Roads for Access
- Timber Management in Place
- Family Friendly Camp: Bring
the Wives and Kids
- Full-Time Caretaker: Nate Martinez
- Club Biologist: Steve Demarais
- Membership Subject to Club Approval



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Information is believed to be accurate but not guaranteed.

WELCOME TO CONCORDIA ROD AND GUN CLUB

WHEN A MISSISSIPPI RIVER EQUITY SHARE CONVERSATION ARISES, CONCORDIA ROD AND GUN CLUB QUICKLY BECOMES AN ELITE TOPIC, AS THIS IS ONE OF THE MOST SOUGHT-AFTER CLUBS IN THE RIVER BOTTOM. Concordia was established on July 30, 1982, and is currently made up of 14 total shares owned by just 12 families. The club owns 6,200± acres, of which 1,600± acres were enrolled in WRP (Wetland Reserve Program) in 2013, and the remaining 4,600± acres are unencumbered. Concordia is not just a high-end hunting club; it's a year-round retreat.

The 1,878± square foot cabin features three bedrooms, two bathrooms, a loft, a sizable great room with a gas log fireplace, a roomy kitchen, a front porch, and a screened-in back porch. The cypress exterior and all-wood interior give that true cabin feel. The utilities include underground power, shared well water, septic sewer, and Direct TV. You will have plenty of storage underneath for parking your buggies and storing hunting gear. The owner says there is nothing like sitting on the back porch watching the wildlife feed in the backyard. It's a beautiful setting among soaring timber.



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MORE ABOUT CONCORDIA ROD AND GUN CLUB

The gated entrance welcomes you to the beautiful Mississippi Hardwood Bottom known as Concordia Island, which is in both Mississippi and Arkansas. The gravel drive leads you near the center of the island, where the hardwood bottom transitions into an open area and the first-class amenities start to show. The skeet and trap range is on the right, and the 3,000± foot grass airstrip is on the left. A 30± acre annually planted dove field that almost never disappoints is located beside the airstrip. The full-time caretaker of 6 years resides in the manager's residence, which is tucked away across from the shop and houses all farm/maintenance equipment to keep this island in top-notch condition 365 days a year. The large lot camp area is situated amid the mature hardwoods, making a picturesque setting. Each cabin, individually owned, is of cypress construction. Just beyond the camp area, you will find the stables and fenced pasture for all your equestrian needs. The club is also equipped with a game care center, complete with a cleaning station, walk-in cooler, camp map, and recreational vehicle wash area. During the hunting seasons, a game processor will be onsite to dress your harvest the minute it is brought in from the woods.



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Not only is Concordia known for the 5-star amenities, but also the free-range deer herd residing on this island is second to none in the state of Mississippi. Over the years, Concordia has been extensively managed; currently, Steve Demarais is the wildlife biologist. The club has proudly harvested deer in excess of 170 gross inches for 11 of the last 12 years running. The largest whitetail buck grossed 207 inches, with the 2nd largest grossing 196 inches. Hunting pressure has a lot to do with the proven high-end whitetail hunting on Concordia Island. As stated, 12 families own the 14 total shares of Concordia, and approximately 9 people are "serious" deer hunters. Only one of those is a bowhunter; therefore, the herd can grow to its full potential with every member still having ample opportunities at a trophy whitetail. Annual wildlife plots cover 220± acres of the island and rotate between soybeans, clover, and winter wheat. Most plots are equipped with box or ladder stands. The turkey, hog, duck, and small game hunting are also exceptional on the island.

CLICK HERE OR SCAN THE CODE TO WATCH A VIDEO



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Concordia shares the ownership of Old River Lake, which is 315± acres and home to excellent year-round fishing for bass, bream, crappie, and catfish. The club also boasts more than five miles of Mississippi River frontage with a large sandbar for all your river fishing and summertime recreational needs. The Mississippi River frontage offers great areas for monster catfishing or taking the kids on an overnight camping trip. The extensive interior road system allows for year-round enjoyment and convenient transportation to almost anywhere on the island. The nearest town is Gunnison, Mississippi. Concordia Rod and Gun Club is located 108± miles southwest of Memphis, Tennessee, 140± miles northwest of Jackson, Mississippi, 169± miles southeast of Little Rock, Arkansas, 280± miles northwest of Birmingham, Alabama, 320± miles north of Baton Rouge, Louisiana, and 426± miles west of Atlanta, Georgia.

If you're looking for a low-pressure club with a nice cabin in the Mississippi River Bottom, call Michael Oswalt today for your private tour of Concordia Rod and Gun Club!



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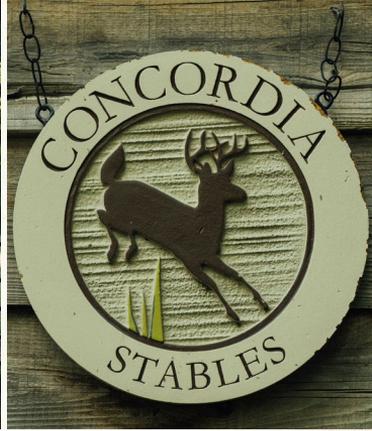
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land id. LINK



Directions From the Intersection of N 2nd Ave and Concord Ave in Gunnison, MS: Travel Concord Avenue and turn left onto Bobo Road. Continue 1.4 miles and turn left toward Levee Road. Take an immediate right toward Levee Road then make a slight right onto Levee Road and proceed 1.3 miles. Continue straight to the entrance.

LINK TO GOOGLE MAP DIRECTIONS



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