

ONE EQUITY SHARE WITH A CABIN
JACKSON POINT HUNTING CLUB
PHILLIPS COUNTY, AR

\$391,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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JACKSON POINT HUNTING CLUB

PROPERTY PROFILE

LOCATION:

- Elaine, AR 72333
- Phillips County, AR
- Coahoma County, MS
- 24± Miles Southwest of Helena

COORDINATES:

- 34.25227, -90.87510

PROPERTY USE:

- Recreational
- Hunting & Fishing

PROPERTY INFORMATION:

- 8,000± Acres Total
 - 1,811± Acres in Phillips County, AR
 - 5,442± Acres in Coahoma County, MS
 - 750± Acres of Accretion
- 107 Total Shares Owned by 67 Members

- Annual Dues \$2,500
- No Debt on Club
- 1,332± SqFt Cabin
- 2 Bedrooms/2 Bath
- Excellent Hunting (Deer, Turkey, Small Game)
- 18 Deer Killed over 140" During 23/24 Season
- Mississippi River Frontage
- Mellwood Lake Frontage with a Private Boat Ramp
- Ham Lake for Additional Fishing
- Private Airstrip for Small Planes & Helicopters
- Full-Time Caretaker & Wildlife Biologist
- Private Stand Locations
- Miles & Miles of Interior Roads
- Skinning Shed with Large Walk-In Cooler
- Family Oriented Club
- Membership Subject to Club Approval



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

/21,000+ Followers

Information is believed to be accurate but not guaranteed.

WELCOME TO JACKSON POINT HUNTING CLUB

WELCOME TO JACKSON POINT HUNTING CLUB! As you pull through the gate, you will enter an excellent Mississippi River Bottom Club made up of Mississippi and Arkansas ground. After riding through the club for a few miles, you will arrive at the camp area with roughly 50 camps, one of which is included with this offering. The 1,332± square foot cabin, constructed in the early 90s, is located on Mississippi land. The fully furnished two bedroom, and two bathroom cabin is equipped with pine walls, tile countertops, tile floors, and a real-wood-burning fireplace. Outside, the cabin has a front porch, a great place for UTVs/ATVs, a screened-in back porch, cypress siding, and a metal roof. The cabin is built on a slab on some of the highest ground inside the Mississippi River Bottom from Memphis, TN, to Louisiana. During the historic 2011 flood, the cabin took on less than one foot of water. However, the cabin was still gutted and completely renovated around 2012. The utilities include electricity, a club-shared water well, and a septic tank.



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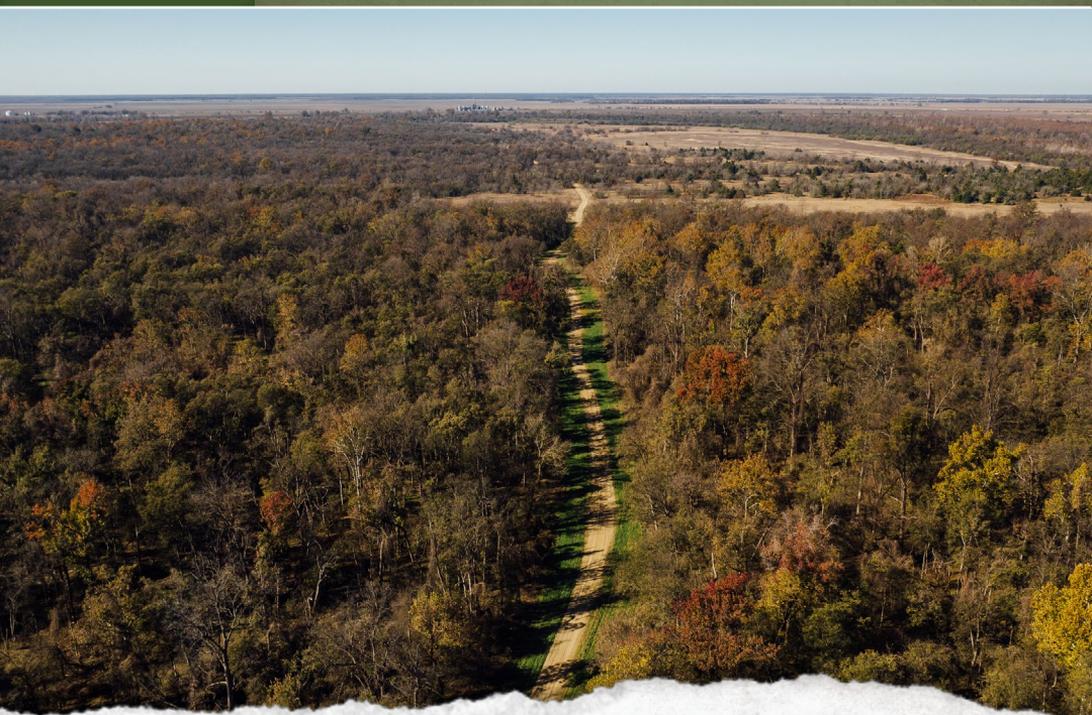
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MORE ABOUT JACKSON POINT HUNTING CLUB

Jackson Point Hunting Club was formed in 1984 and has been a successful Mississippi River hunting club ever since. The club currently owns approximately 8,000± acres, including all timber rights. The makeup includes 1,811± acres in Phillips County, AR; 5,442± acres in Coahoma County, MS; and 750± acres in accretion. There are 107 total shares owned by approximately 67 members. The club enjoys a full-time caretaker (Kyle Vansickle) and a part-time wildlife biologist (Lan Wilf). When you ride the miles and miles of interior roads, you will eventually encounter most every aspect the Mississippi River Bottom has to offer: big timber, cutover, wildlife plots, Mellwood Lake frontage, and Ham Lake. The hunting and fishing are exceptional, with big deer (the biggest 170^{lb}), loads of turkeys, ducks when the timing is right, and small game.



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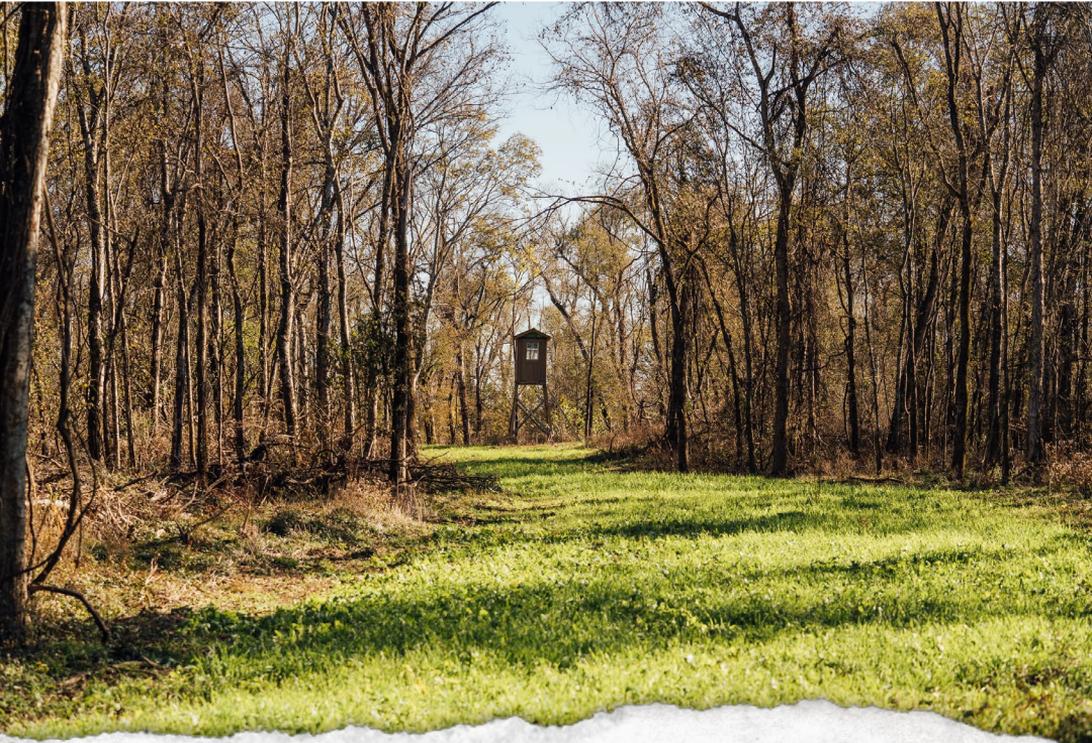
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MORE ABOUT JACKSON POINT HUNTING CLUB

Jackson Point Hunting Club offers year-round enjoyment with something for everyone in the family. The club is accessed on the Arkansas side of the river just 24 miles southwest of Helena, AR, and 68 miles southwest of Memphis, TN. You can drive into the club until the Helena River Gauge reaches 38 feet.

If you have been looking for a Mississippi River Bottom cabin and share, give Michael Oswalt a call for your private tour of Jackson Point today!



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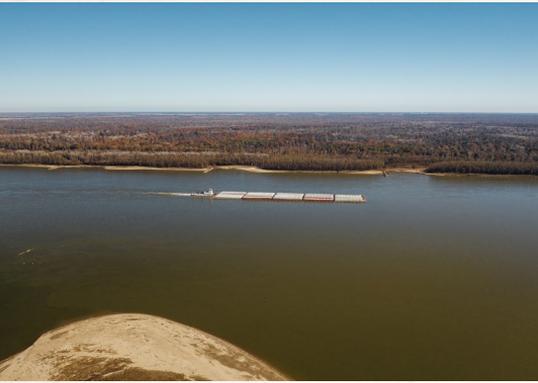
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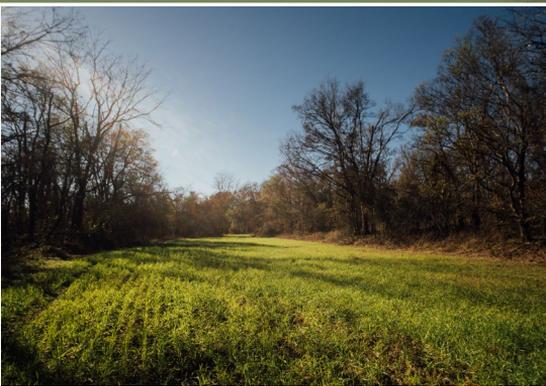


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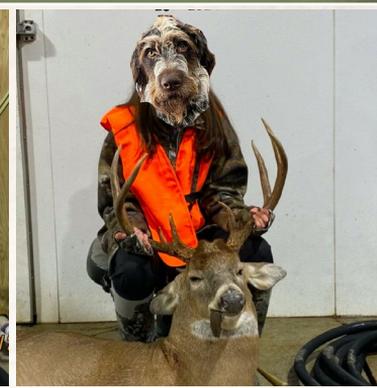
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161 6/8
4/8 spread



17 1/2
11 in
lbs



7pt 1307/8
200lbs
20 1/8 spread



208lbs
17 4/8 spread



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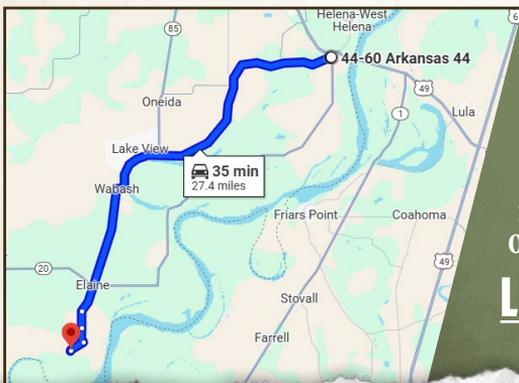
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Directions From the Intersection of AR-44 and AR-20 in Helena, AR: Travel 24.6 miles southwest on AR-44 S toward Lucy Street. Turn left onto Phillips Road 506 and proceed 1.0 miles. Continue onto Phillips Road 507 and travel 0.9 miles. Turn right to stay on Phillips Road 507 and continue 0.9 miles. Turn left toward Phillips Road 547 and continue on Phillips Road 547 for 0.1 miles to the property on the left.



[LINK TO GOOGLE MAP DIRECTIONS](#)



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