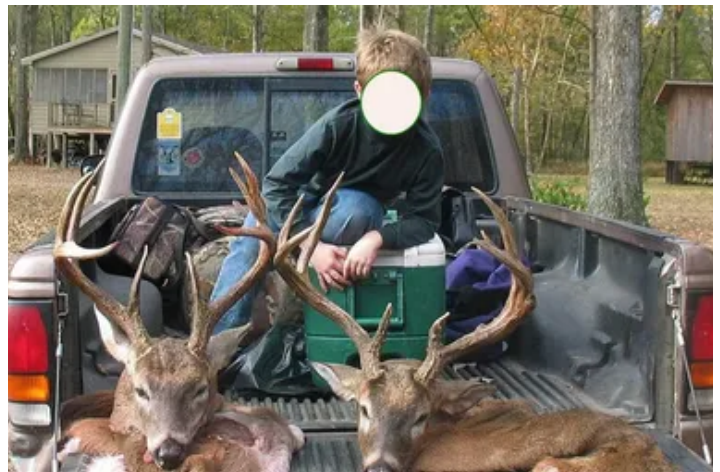


Montgomery Island Hunting Club equity share
Watson, AR 71674

\$190,000
4,000± Acres
Desha County



Montgomery Island Hunting Club equity share
Watson, AR / Desha County

SUMMARY

City, State Zip

Watson, AR 71674

County

Desha County

Type

Recreational Land

Latitude / Longitude

33.9248 / -91.0367

Acreage

4,000

Price

\$190,000

Property Website

<https://www.mossyoakproperties.com/property/montgomery-island-hunting-club-equity-share-desha-arkansas/15776/>



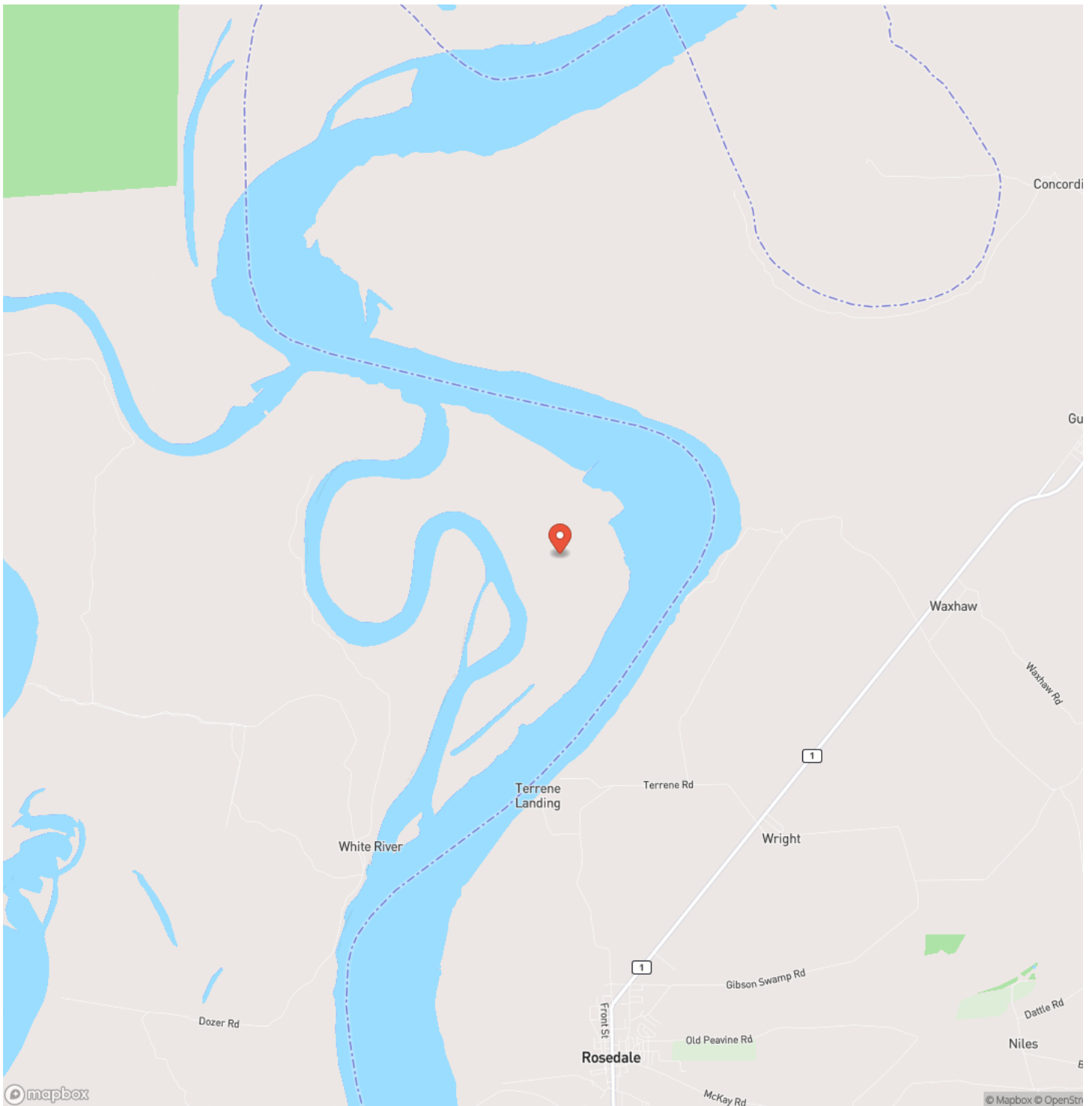
Montgomery Island Hunting Club equity share Watson, AR / Desha County

PROPERTY DESCRIPTION

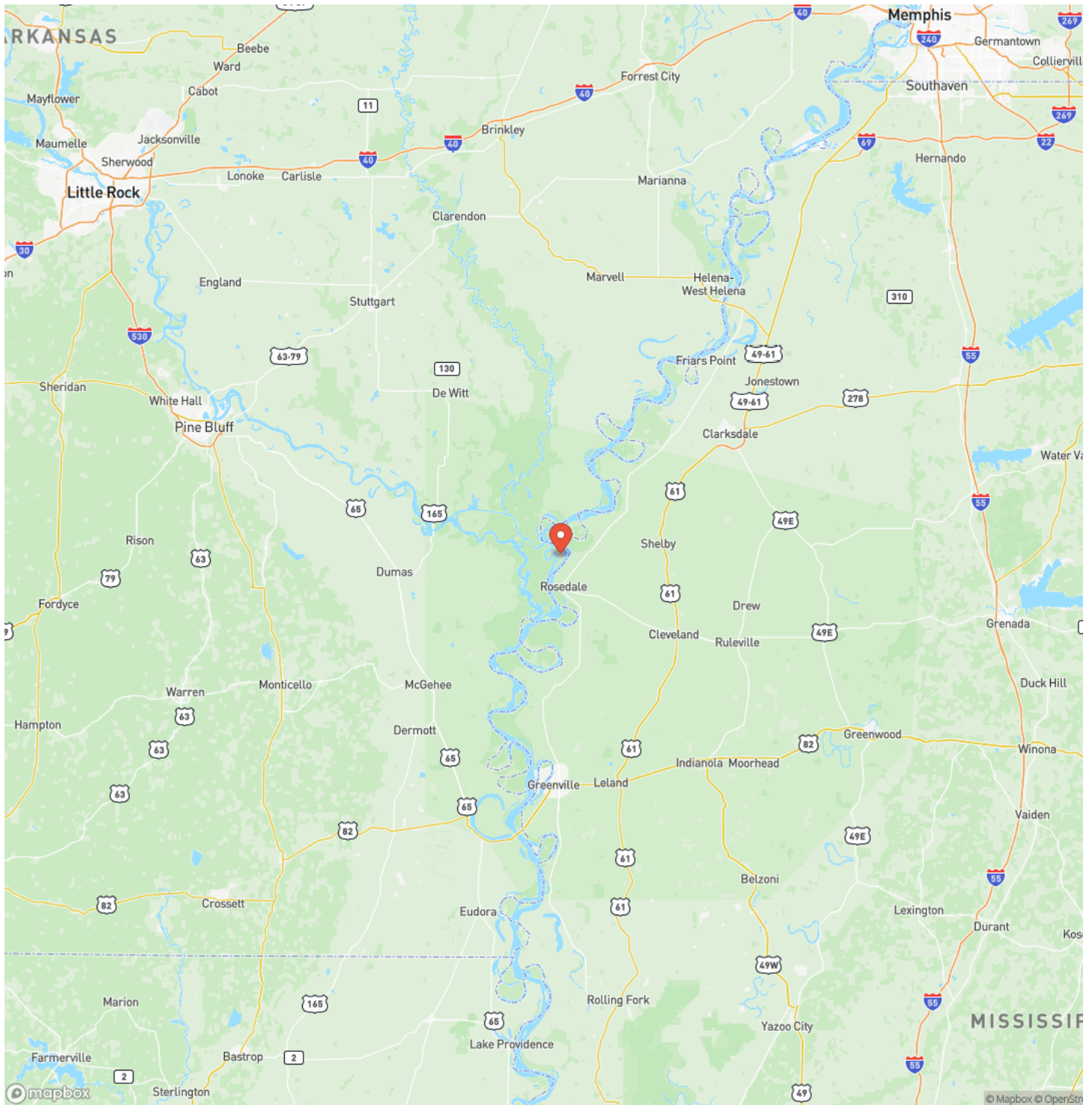
This is an opportunity to own one of 38 shares in Montgomery Island Hunting Club, Inc. which was incorporated on April 1, 1984. It is located in Desha County Arkansas, approximately 3 miles northwest of Rosedale Mississippi. The island is bordered on the east by the Mississippi River and on the west by the old White River. The shareholders own over 4,000 acres of prime hunting land that is accessed by boat across the Mississippi River or air using the clubs landing strip. There is a private fenced parking area for members at Terrene Landing just north of Rosedale. The club has a full-time caretaker that lives on the island and assists with accessing the island. The club has a large shared camp house building with electricity and water. It has a kitchen, living area and bunk bedrooms for all of the members. There is an area for private cabins if a member chooses to build. This is a great chance to buy into 4,000 acres for less than what it would cost to buy 100 acres most anywhere in the state. The club has a proven history of producing trophy bucks, ample turkey hunting as well as waterfowl and small game.



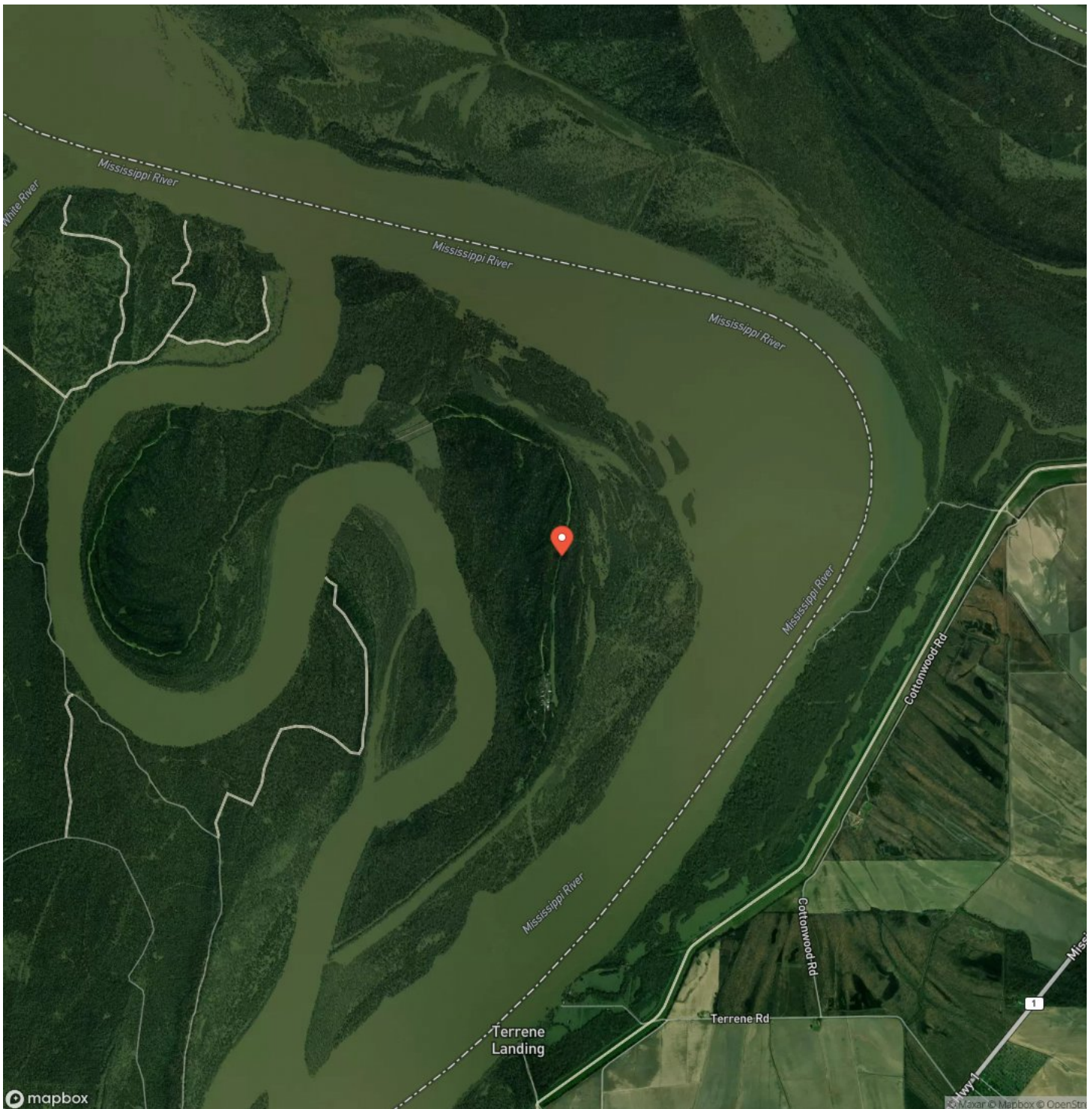
Locator Map



Locator Map



Satellite Map



Montgomery Island Hunting Club equity share Watson, AR / Desha County

LISTING REPRESENTATIVE

For more information contact:



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Address

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City / State / Zip

Clarksdale, MS 38614

NOTES



MORE INFO ONLINE:

MossyOakProperties.com

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Mossy Oak Properties Bottomland Real Estate

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