



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

**CASTENS CREEK PLANTATION
HUNTING CLUB
MADISON COUNTY, MS
ONE EQUITY SHARE | \$425,000**

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

CASTENS CREEK PLANTATION HUNTING CLUB

PROPERTY PROFILE

LOCATION:

- Way Road
Pickens, MS 39146
- Madison County
- On the Yazoo/Madison County Line
- 25± Minutes N of
the City of Madison

COORDINATES:

- 32.75419, -90.03038

PROPERTY USE:

- Hunting & Fishing
- Recreational

PROPERTY INFORMATION:

- 1,304± Owned Acres in
the Big Black River Bottom
- All Timber Rights Owned
- 10 Shares Owned by 10 Members
- Annual Dues: \$5,000
- Common Lodge: 4 Bedrooms/2.5 Baths
- Pole Barn & Covered Sheds
- 4± Miles of Big Black River Frontage
- Large Sandbars on the River
- Castens Creek Frontage
- Birds Creek Frontage
- Mature Timber
- Natural Regeneration
- Select-Cut & Clear-Cut Areas
- Deer, Turkey, Duck, Alligator
- Catfish, Bream, Crappie, Bass
- Numerous Wildlife Plots with Stands
- Multiple Sloughs & Oxbows
- 4 Private Land-Owner Alligator Tags
- No Caretaker
(Maintained by Member Workdays)
- Biologist: Jim Lipe
- Formed in 1999
- Membership Subject to Club Approval



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

HUNTER PRIDGEN | LAND SPECIALIST
C: 662-699-0208 | hpridgen@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com | 50 CR 401 - Oxford, MS 38655 | O: 662238-4077

WELCOME TO CASTENS CREEK PLANTATION HUNTING CLUB

INTRODUCING THE OPPORTUNITY FOR OWNERSHIP OF ONE SHARE AT CASTENS CREEK PLANTATION HUNTING CLUB. Few places match the year-round recreational opportunities found in the bottomlands of the Big Black River. Whether you're drawn to deer and turkey hunting, occasional duck hunts, or fishing, this contiguous corridor is a true sportsman's haven. Castens Creek offers all of this and more! Established in 1999, the club spans approximately 1,304 acres and features more than 4± miles of frontage along the Big Black River. Located in Madison County, Mississippi, along the Madison/Yazoo county line, Castens Creek Hunting Club is just a 25± minute drive north of the city of Madison.



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MORE ABOUT CASTENS CREEK PLANTATION HUNTING CLUB

From the moment you turn off Way Road, a winding gravel drive carries you through the property, offering an “off the grid” feeling. The drive gradually rises to a bluff with an estimated 80-foot elevation change to the common camp—a rustic four-bedroom, two-and-a-half-bathroom cabin surrounded by mature oaks draped in Spanish moss. The cabin offers front and back porches, a wood-burning fireplace, comfortable living space, and a fully functional kitchen. A new HVAC system was installed in June of 2025. Additional improvements include multiple covered sheds, a spacious pole barn for your equipment, and fuel tanks for both diesel and gas.

The landscape features a diverse mix of mature timber, natural regeneration, select-cut sections, and small clear-cuts—creating a variety of habitat types that support the property’s wildlife. In addition to its river frontage, the property is intersected by Castens Creek and Birds Creek, along with multiple sloughs and oxbows that provide additional water sources throughout the tract. Miles of internal trails lead through the property to numerous food plots and multiple sandbars along the river. This is a property built for the true outdoorsman. Deer hunters will find the perfect mix of food plots and natural forage. Bow or rifle, there are plenty of setups: from transition zones and oak flats to thickets and secluded clearings.



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When spring hits, turkey hunting takes center stage. With a proven history of strong populations and classic river-bottom habitat, it's the kind of place where every hunt feels like a memory in the making. Castens Creek adds waterfowl opportunity, including a duck impoundment equipped with a tractor-operated hydraulic structure for easy water control. Other areas provide room for expansion and duck food planting.

When the hunting seasons are over, the Big Black River becomes the focal point with catfishing, camping, and river trips. Wide sandbars are ready for tents and bonfires, making this property a true year-round escape. As an added bonus, landowners get to enjoy four annual alligator tags.

Equity shares at clubs like this are few and far between in Central Mississippi, especially in relation to the metro area.

If you've been looking for a club with a short drive from the metro area, give **Michael Oswalt** or **Hunter Pridgen** a call for your private tour of Castens Creek Hunting Club today and experience #TheSmallTownWay.

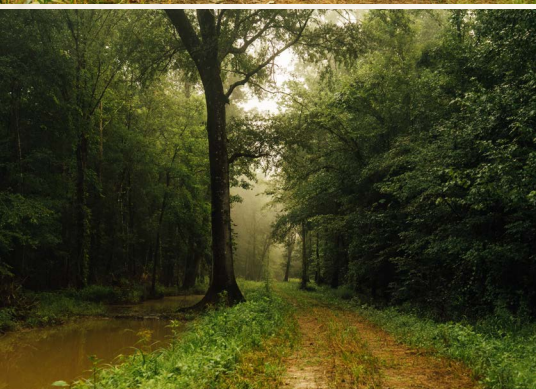


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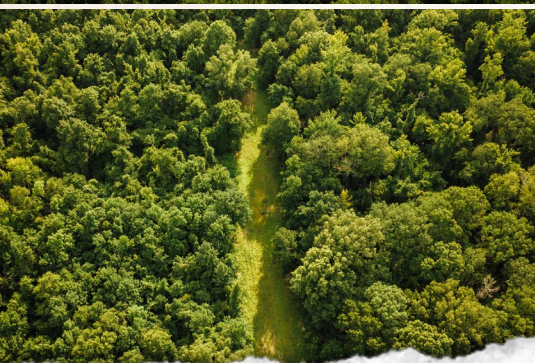
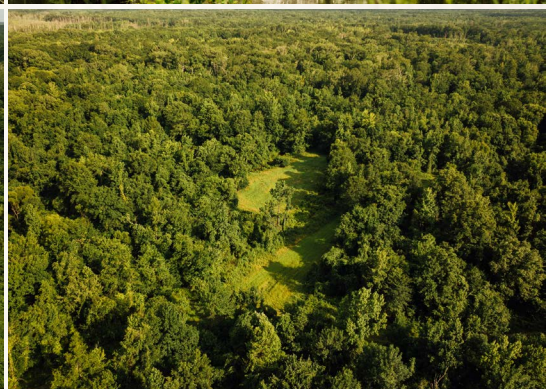
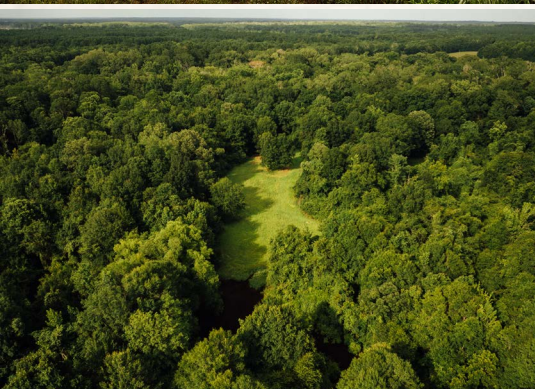


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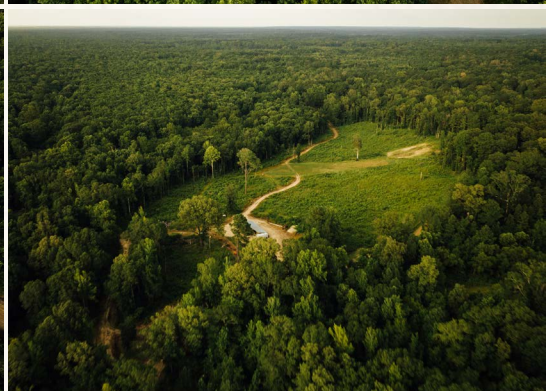
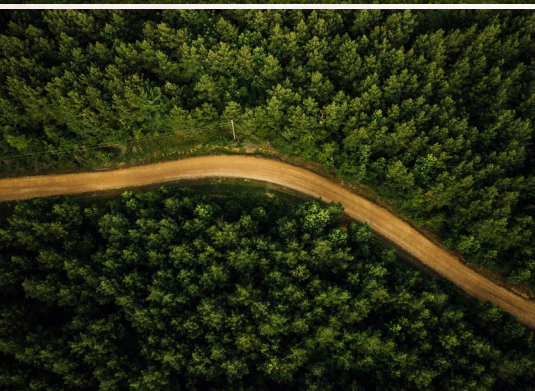
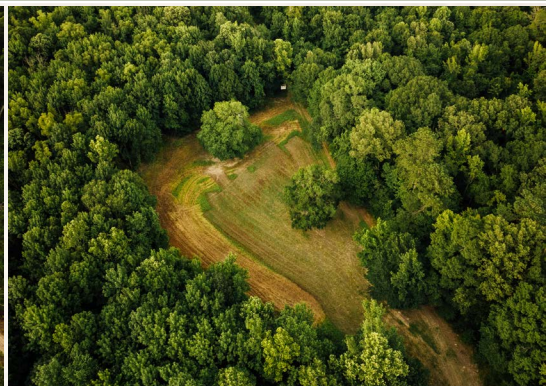
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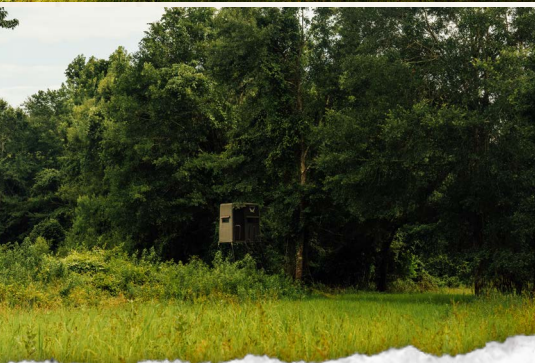


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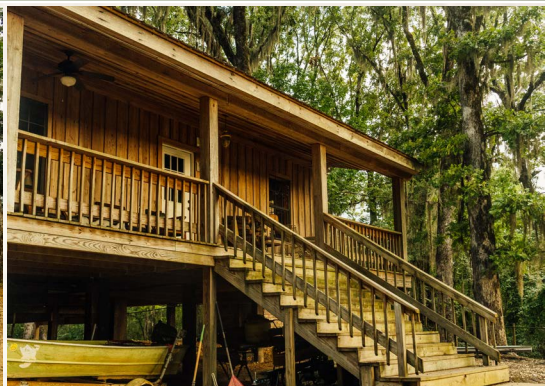


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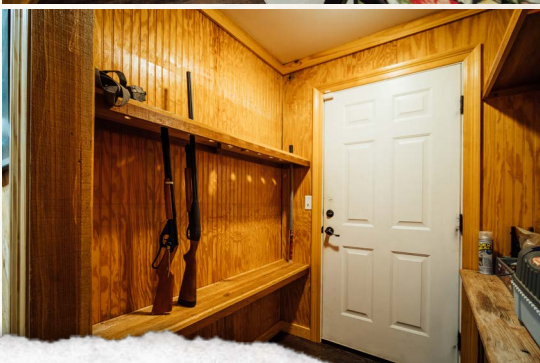
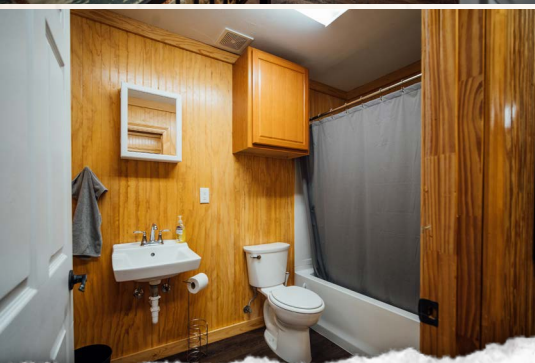


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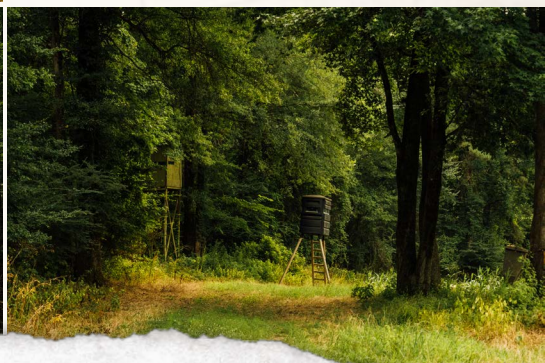
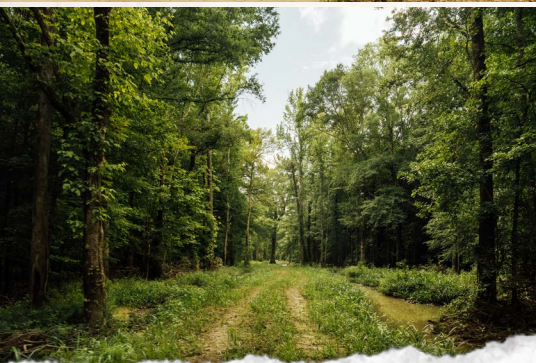


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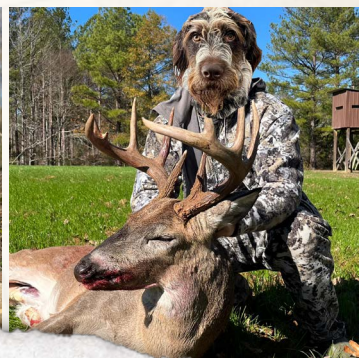
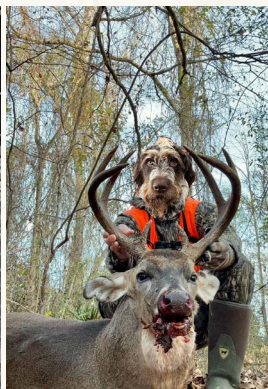


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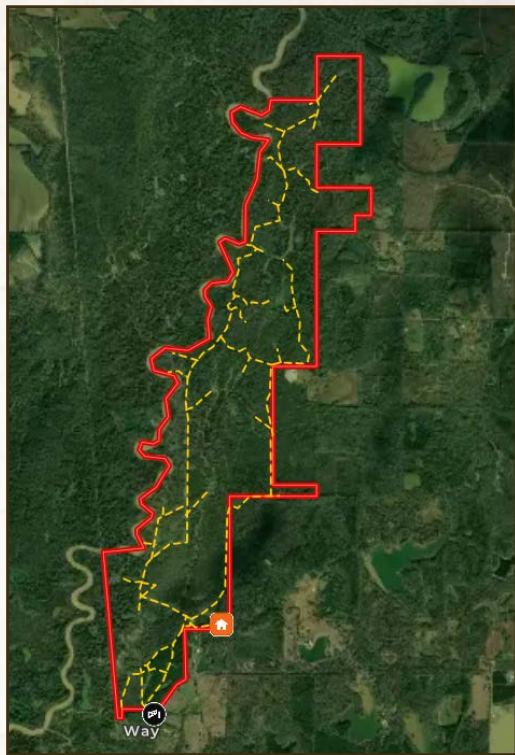
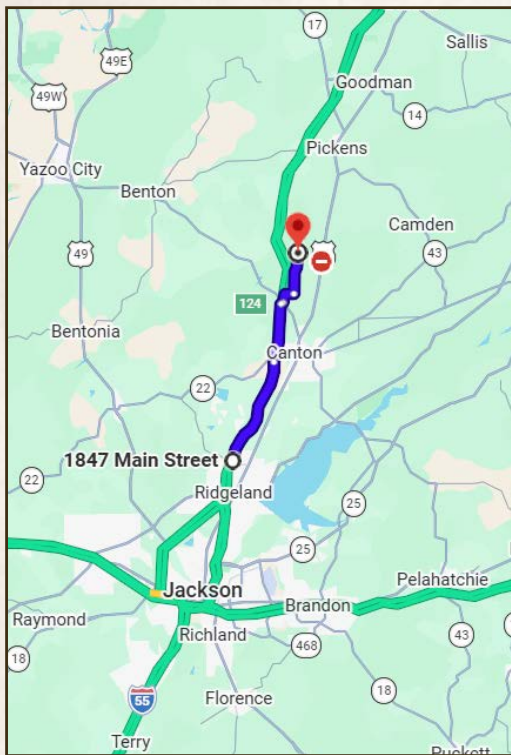


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land **id.** **LINK**

Directions From Madison, MS: Travel north on I-55 for 15.5 miles. Take exit 124 to merge onto MS-16 E. Turn left onto Davis Crossing Road and proceed 1.7 miles. At the 4-way stop, turn left onto Way Road and continue 3.9 miles to the property entrance on the left.

LINK TO GOOGLE MAP DIRECTIONS



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