



ONE EQUITY SHARE WITH A CABIN
WARD LAKE HUNTING CLUB
COAHOMA COUNTY, MS
\$825,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

WARD LAKE HUNTING CLUB

PROPERTY PROFILE

LOCATION:

- 696 Ward Lake Road
Clarksdale, MS 38614
- Coahoma County
- 9± Miles NW of Clarksdale

COORDINATES:

- 34.223, -90.7134

PROPERTY USE:

- Recreational
- Hunting & Fishing
- Weekend Getaway

CABIN INFORMATION:

- 3 Bedroom/2 Bath Cabin
- Great Room & Kitchen Combo
- Front Porch
- Screened Back Porch
- Deck
- Detached Garage

CLUB INFORMATION:

- MS River Hunting Land Inside
the Mississippi River Levee
- 6,873± Total Acres

- 4,432.4± Acres Owned
- 2,440.60± Acres Leased
- 33 Shares owned by 31 Members
(2 Treasury Shares)
- Annual Dues \$5,000/No Debt on Club/
Member Pays Taxes on their Cabin
- Skinning Shed with Walk-in Cooler
- Equipment Shed with Shop
- Trophy Deer, Turkey, Duck,
Hogs, Doves, & Small Game
- 225± Acres of Wildlife Plots
(60% Spring & 40% Fall)
- 700± Acres of Duck Habitat
with Exceptional Hunting
- Land Diversity (Mostly Mature Timber,
Farmland, Young Timber, Cutover,
Food Plots, Sloughs, Lakes)
- Numerous Deer Stands
(Box Stands, Hang-On, Lean-To)
- Wildlife Biologist (DMAP Program
30+ Years) - Chris McDonald
- Biggest Deer 202"
- Miles of Interior Roads
- Full-Time Caretaker
- Great Fishing in Ward Lake
- Membership Subject to Approval of Club



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER

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4848 Main St. - Flora, MS 39071

smalltownproperties.com

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Information is believed to be accurate but not guaranteed.

WELCOME TO WARD LAKE HUNTING CLUB

WELCOME TO WARD LAKE HUNTING CLUB, LOCATED JUST NINE MILES NORTHWEST OF CLARKSDALE IN COAHOMA COUNTY, MISSISSIPPI. Ward Lake was formed in 1983 and is considered to have some of the best all-around hunting in the area.

As you arrive at the camp, you will notice the log cabin sitting atop an old levee just off the main road. Built in 1995, the 1,256± square foot cabin was renovated in 2020. The camp features three bedrooms, two bathrooms, and an open great room/kitchen combo. Outside you will find a welcoming front porch, screened-in back porch, and a deck with a firepit. Aside from the cabin is a detached carport with an enclosed garage. Get ready to sit out back and watch the deer and turkey from your porch.

The extensive management at Ward Lake has paid off greatly (look through a few of the harvest pictures). The close-knit family atmosphere has created a sought-after hunting club behind the Mississippi River levee. The minute you get voted in, you become family. So, whether you like fishing, hunting, or just relaxing beside the fire at the cabin, you need to come take a ride at Ward Lake.

Call Michael Oswalt today for your private tour!



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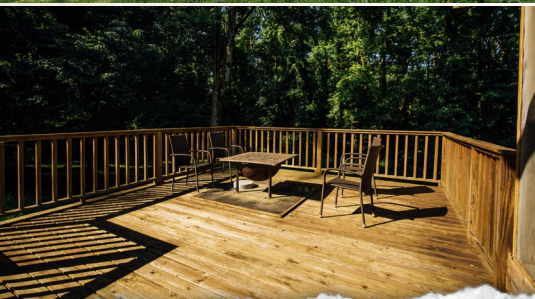
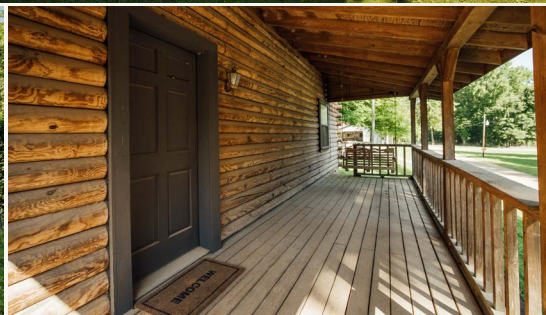
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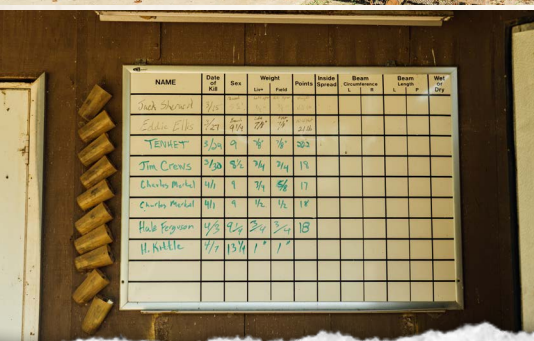
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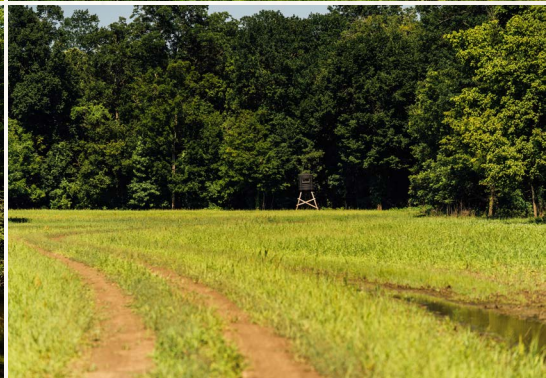
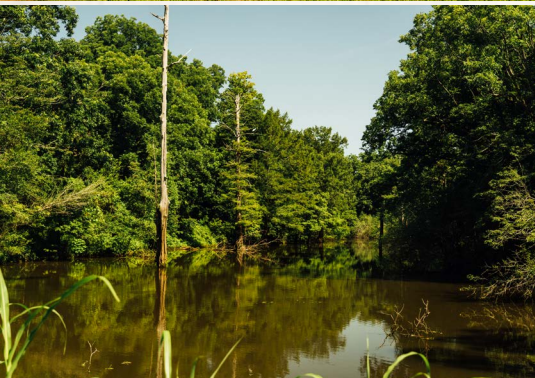
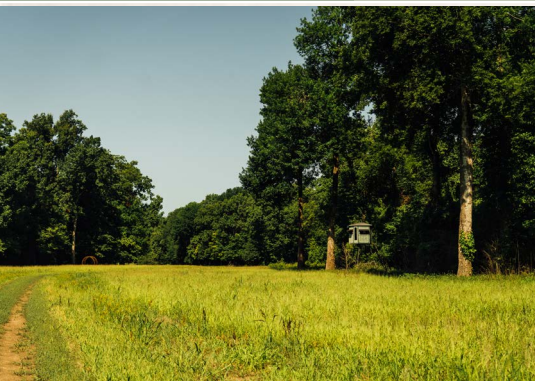
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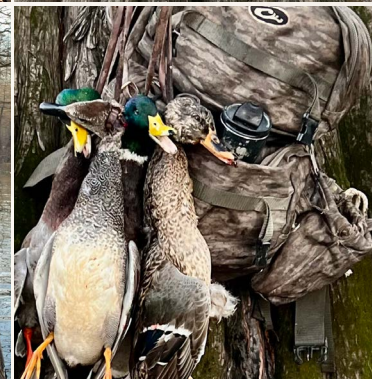
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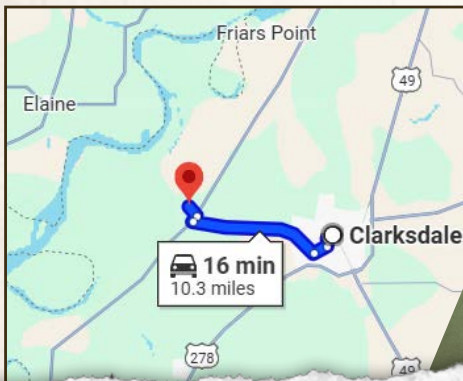
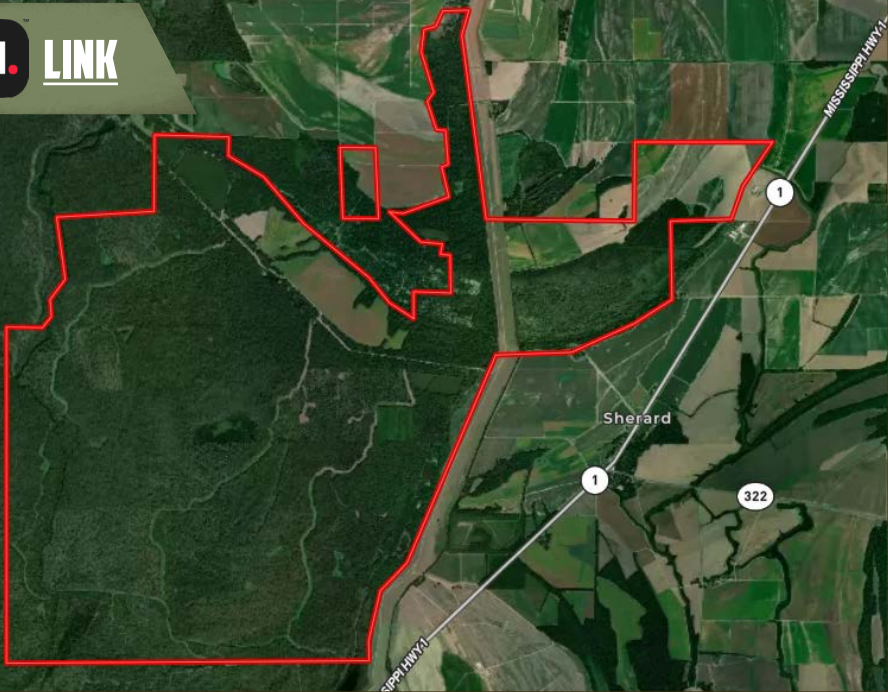
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land **id.** **LINK**



Directions From Clarksdale, MS:
Travel 7.4 miles west on Highway 322. Turn right on Highway 1 and continue 0.4 miles. Turn left on Sigmon Road and travel 1.3 miles to the gated entrance on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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