



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

Office: 769.888.2522



**Miller Point Hunting Club Equity Share  
with a Cabin**

**Coahoma County, MS & Phillips County, AR**

**\$1,200,000**



# Property Profile

## 1 Equity Share with a Cabin at Miller Point Hunting Club

### Location:

- Coahoma County, MS and Phillips County, AR
- Mississippi River Bottoms
- 10± Miles NW of Clarksdale

### Coordinates:

- 34.3217, -90.6574

### Property Information:

- 2,746± SqFt Cabin- 4Bed/4.5Bath Completely Renovated
- Open Concept Kitchen/Dining/Great Room
- 2020 Annual Dues - \$7,500/\$250,000 Debt on Club as of 9/22/2023
- 7,000± Acres of the MS River Bottom's Finest Hunting Land - All Owned with Timber Rights
- Land Features: Mature Timber, Cutover, Wildlife Plots, Sloughs
- 40+ Wildlife Plots with Stands- Open to All Members
- Skinning Shed with Walk-In Cooler
- Archery, Rifle, and Skeet Shooting Ranges
- Mississippi River Frontage with Boat Ramp for Duck Hunting and Summer Fun
- Mississippi & Arkansas Hunting Season (Hunting Licenses Reciprocate)
- Horseshoe Lake Hunting & Fishing
- Family Oriented - Kids & Wives Encouraged
- Top-Notch Hunting (Deer, Turkey, Ducks, Hog, and All Small Game)
- Strict Deer Management for Nearly 3 Decades
- 3 to 4 Duck Holes Depending on Water Levels from the MS River
- Fulltime Caretaker Stephan Potgeiter
- Wildlife Biologist - Jim Lipe (Annual Deer Survey Conducted)
- Convenient Location - 68± Miles SW of Memphis, TN, 94± Miles SE of Little Rock, AR, 142± Miles NW of Jackson, MS, and 306± Miles NW of New Orleans
- Membership Subject to Approval of Club

### Property Use:

- Recreational (Everything Outdoors)
- Weekend Getaway



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**MICHAEL OSWALT, ALC**

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Information is believed to be accurate but not guaranteed.



Welcome to 13 Miller Point Road at Miller Point Hunting Club! As you pull up, you will quickly notice the pride of ownership of this 2,746± square foot Mississippi River Bottom cabin. This one was completely renovated and raised 18 inches above the 2011 flood line in 2012. The manicured yard, circle drive, and big front porch says, "come on in". The front porch has plenty of rocking chairs for everyone to enjoy that morning coffee while watching the deer feed in the yard. As you enter the cabin, you will be wowed with the great room, kitchen, dining combo. It is a wide-open floor plan for all the entertaining you can handle. The whole family can fill this area up! The wood burning, stone fireplace will be a great gathering area, while others will be posted up at the kitchen bar. The sleeping accommodations are plentiful with four bedrooms, one being a loft upstairs, easily sleeping twelve, with room for more if needed. Each bedroom is equipped with its own private bathroom with one additional half-bath. Out back is my favorite part. There is a huge open/screened-in porch combo with plenty room for everyone. The porches overlook the lake for an excellent private setting to unwind. Before going downstairs be sure to pop into the heated and cooled hunting room also equipped with pullouts for overflow bedding. The under-cabin storage is set up for the hunter but will also appease the sporting family. The concrete parking area is endless. There is a heated boat/ranger garage with additional room for all your stands, waders, and other hunting gear. A patio style firepit area is set up on the lake bank to watch those evening sunsets while enjoying a good fire. Now for the sports family, you will find concrete basketball court area for shooting hoops with the kids and a pickleball court for the rest of the family out front. When you stand back and look at 13 Miller Point Road you will ask, what else could you really need in the Mississippi River Bottom? All furnishings will remain with the cabin during the sale except for a few personal items, mounds, and sentimental furniture.



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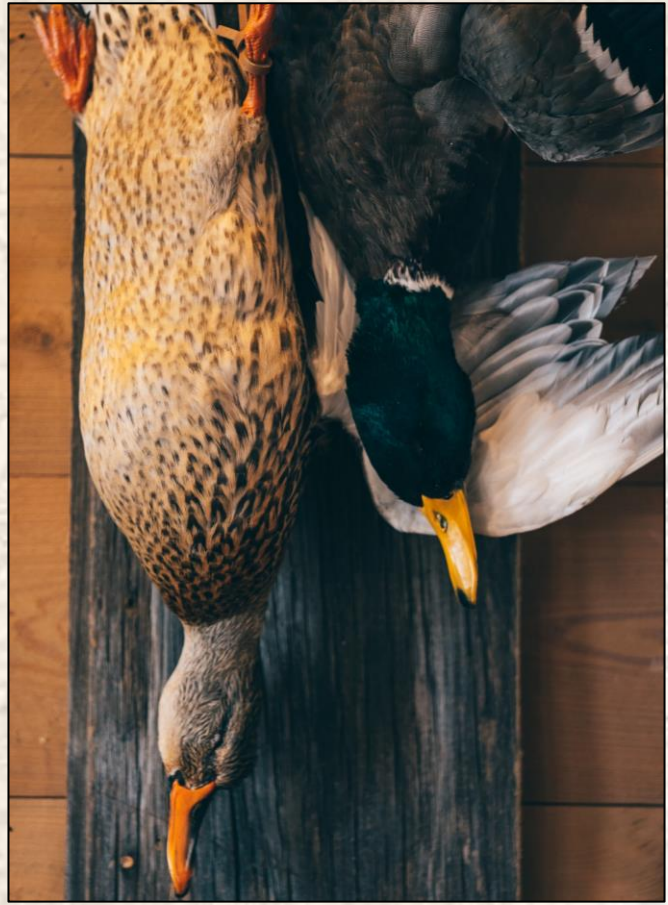
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Miller Point was formed in 1986, and except for the all-weather road system, man's footprint has scarcely altered the landscape of towering oaks, cottonwoods, and pecans. Miller Point is a prestigious club on the Mississippi Riverbanks encompassing approximately 7,000± acres of the finest hunting ground you could ask for. Wildlife is abundant along the river bottom corridor, and Miller Point is right in the midst. The club enjoys gated access along the MS side of the MS River Levee; however, the club owns land in Mississippi and Arkansas. Once you enter the gate, you will experience the pride of ownership and the meaning of "stewards of the land". The facilities are second to none with year-round fun for your entire family. You will have 22 new friends the minute you join. If you have been looking for a turnkey cabin coupled with a jam up equity share on the Mississippi River, give Michael Oswalt a call for your private showing today!



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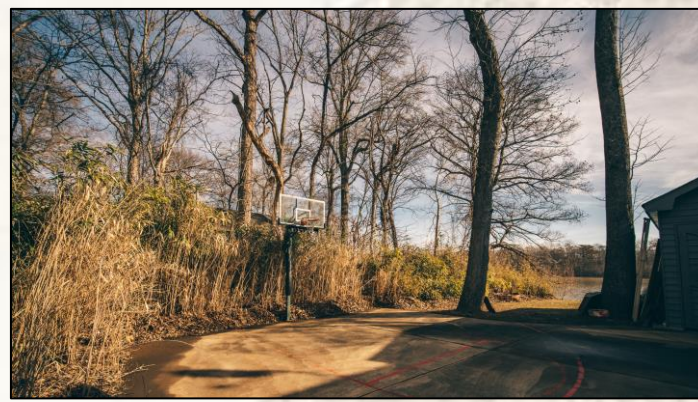
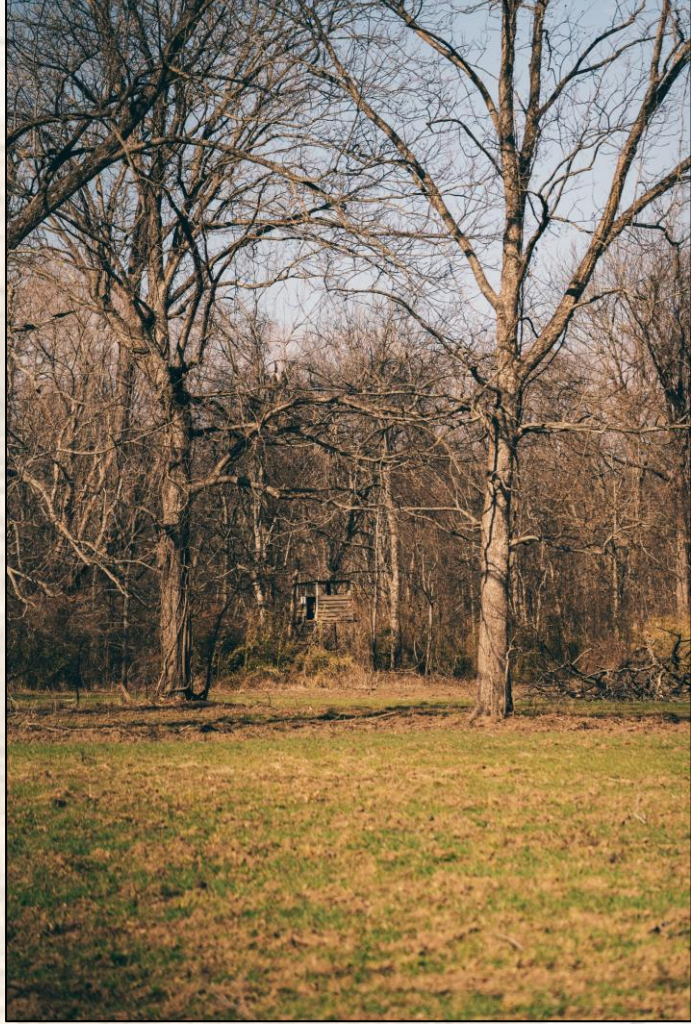
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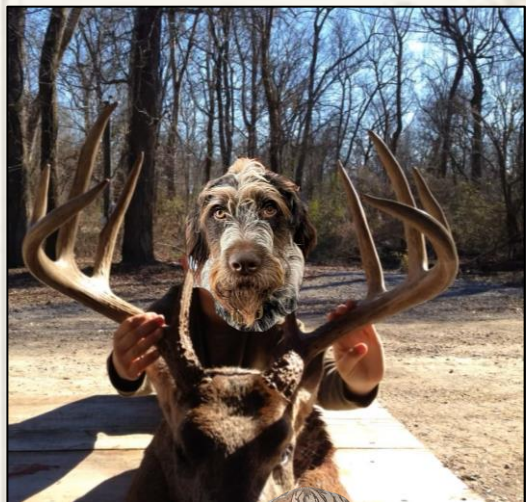
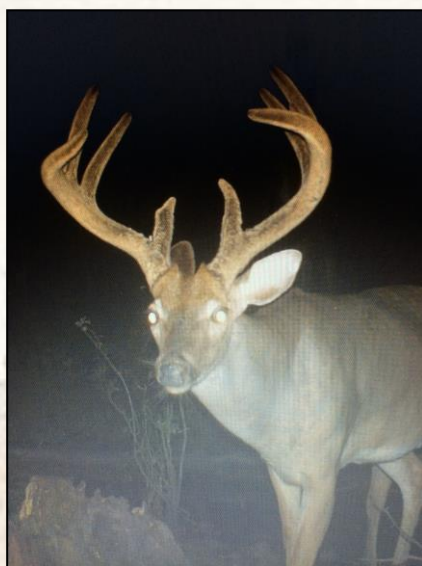
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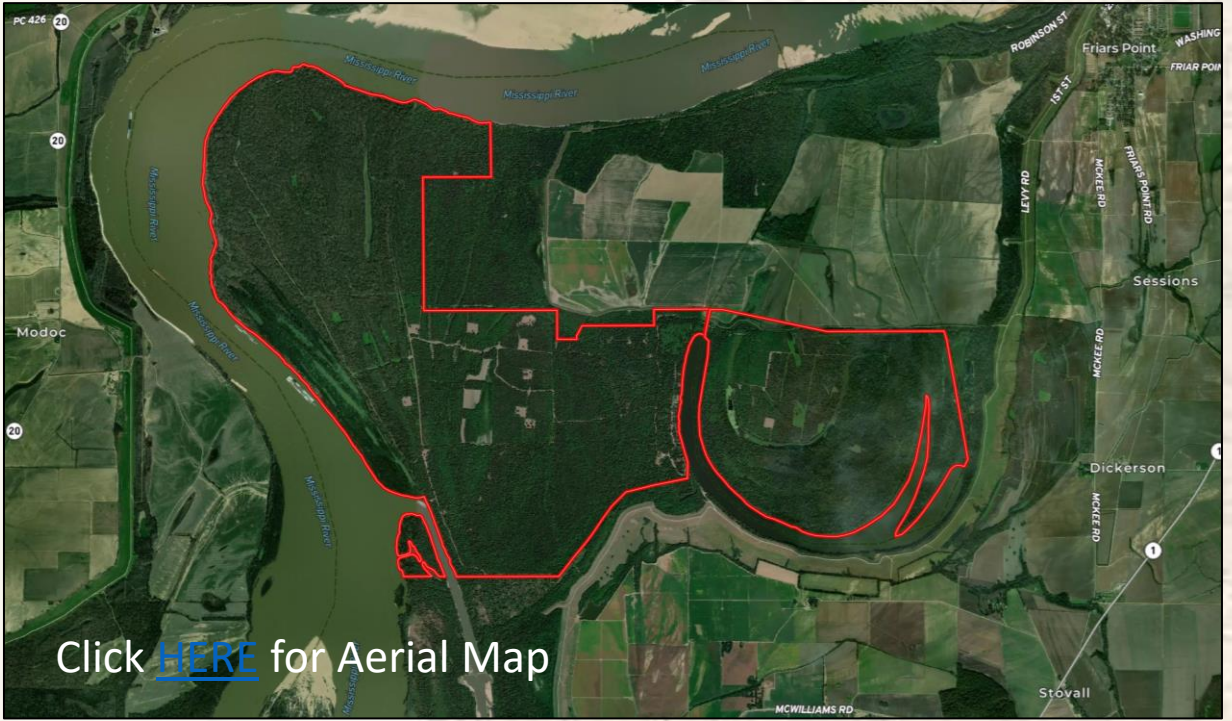
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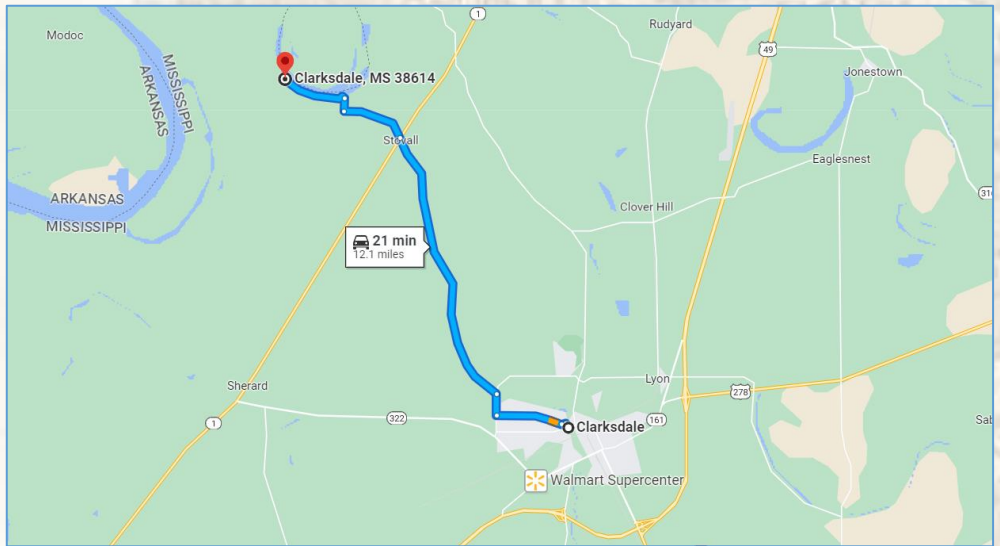
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