



WELCOME
TO
WHISTLE
PLACE



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

769.888.2522 Office

**One Equity Share at Whistle Place
Phillips County, AR
\$1,000,000**

Property Profile

1 Equity Share at Whistle Place

Location:

- Phillips County, AR
- Mississippi River Bottom
- Approximately 13 Miles Southwest of Helena

Coordinates:

- 34.387, -90.741

Property Information:

- 10 Total Shares (7 Available for Purchase)
- Cabin Lot Available with Each Share (Built UP out of 2011 Flood Zone)
- Annual Dues (To be Voted On)
- 3,200± Acres on the Mississippi River
- Over 5 Miles of Mississippi River Frontage (Private Concrete Boat Landing in Place)
- All But 14± Acres of Cabin Sites Enrolled in WRP (Wetland Reserve Program)
- Land Makeup- Timber, Planted Hardwood, Sloughs, Wildlife Plots, Private Sandbar
- Trophy Deer, Duck, Turkey, Dove, and Small Game Hunting
- Largest Deer to Date- 163"- 8 Point (Bow Kill)
- Established Duck Holes with Blinds in Place
- 60+ Acres of Wildlife Plots in Place (Most Equipped with Box Stands or Lean To's)
- Great Fishing and Additional Duck Hunting Opportunities on the River
- Caretaker and Biologist (To be Voted On)
- Family Friendly Club (Wives and Kids Welcomed at all Times)
- Drivable Access until Helena Gauge Reaches 40 Feet
- Additional Shares Available
- Membership Subject to Club Approval

Property Use:

- Recreational
- Trophy Hunting
- Investment



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MICHAEL OSWALT

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

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Information is believed to be accurate but not guaranteed.

Welcome to Whistle Place Hunting Club, the newest equity share club along the Mississippi River. This is your opportunity to be on the "ground level" of a club. Whistle Place is in one of the most sought-after whitetail hunting areas in the United States, just 8 miles southwest of the Helena bridge in Phillips County, Arkansas. The club is accessed by County Road 418; after crossing the levee, you will quickly notice the secluded feel of the Mississippi River bottom. Drive down the nearly one-mile gravel drive and you will arrive at the river. The current owner has constructed 8 cabin lots, up and out of the flood zone (the owner's cabin was not flooded in 2011). New shareholders can come in and construct their cabin on a slab and hopefully not have to worry about flooding or climbing two flights of stairs. Each cabin lot overlooks the beautiful Mississippi River in the back and wildlife in the front. Water and electricity are available nearby.



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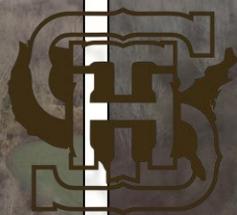
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To leave the camp area, just pick a road. There are miles and miles of roads, along with the MS River levee road, that will lead anywhere you want to go without blowing-out the entire club. The entire 3,200± acre property (excluding the 14± acre lodge site) was enrolled in the Wetland Reserve Program (WRP) meaning this place will be an unspoiled recreational paradise until the end of time. You will notice the development of years past and it will only get better and better as the hardwood trees get thicker and thicker. When talking about deer hunting in the southeast, the Mississippi River will quickly become a topic and Whistle Place Hunting Club is no different. The deer hunting is already on a trophy level and should only get better. Over 60 acres of wildlife plots with stands are in place with tons of room to add more. To date, the biggest deer is a 163" bow kill. The Mississippi River flyway has been known for great duck hunting for as long as most folks can remember, and Whistle Place sits right in the heart of it. When you put rice and corn a few hundred yards from the river channel, it's a disastrous recipe for the ducks. Depending on water levels, the ducks will have plenty of holes to choose from (10 to 12 at 28-foot water levels in Helena). Two diesel engine-driven wells are in place to guarantee water. The turkey population has also blown up recently with little pressure in the past. The winter months should bring wing shooting in the morning and whitetail chasing in the afternoons. During the summer months, you are sure to find a good eddy on the MS River to catch a catfish.



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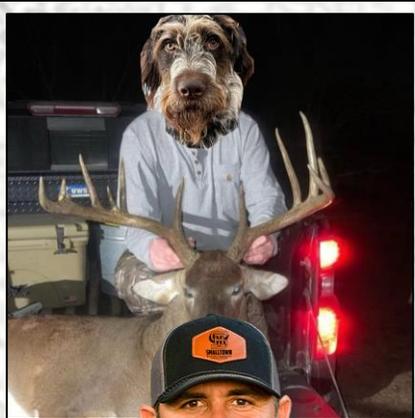
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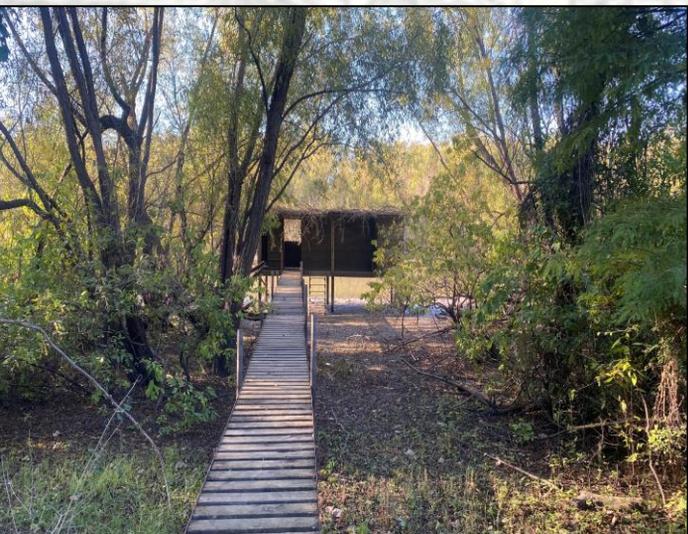
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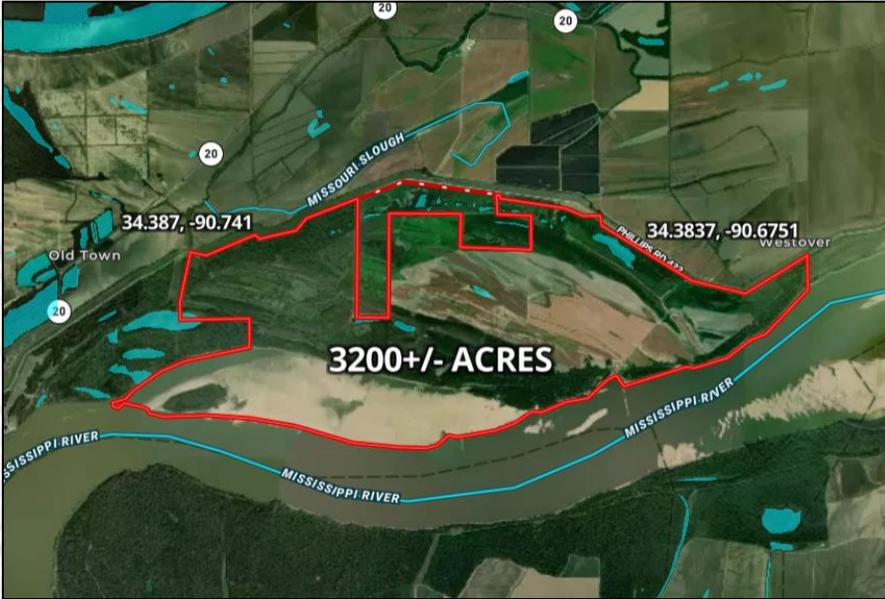
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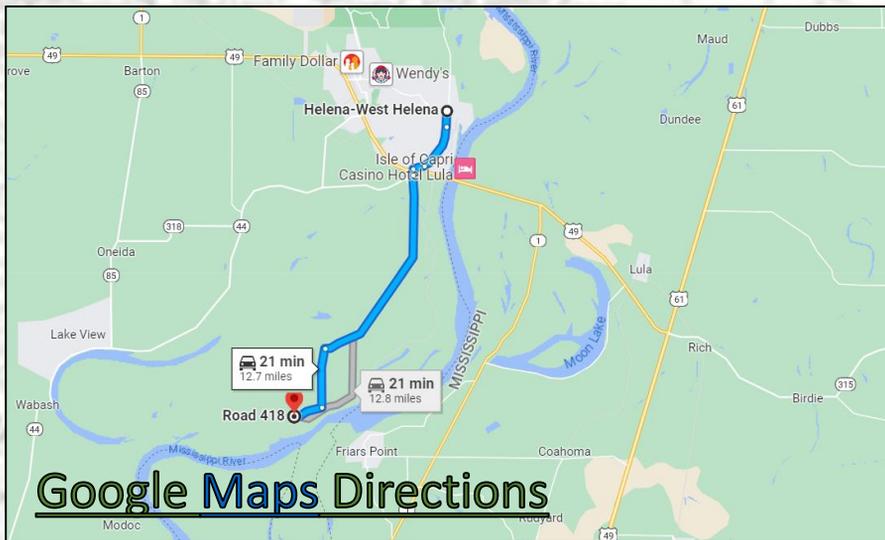
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For years and years to come, you can easily imagine the whole family enjoying Whistle Place Hunting Club for its hunting, fishing, boating, riding, getaway, you name it! If you have been wanting to get in on the ground floor of a Mississippi River Equity Share, have a place to bring the family to enjoy the outdoors and/or hunt some of the best land in the southeast, give Michael Oswalt a call for your private showing today!



Aerial Map



Google Maps Directions



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