

# 27 BREAK HUNTING CLUB



ONE EQUITY SHARE AVAILABLE

\$415,000



**BRUCE  
WEST**

ALC®, ASSOCIATE BROKER  
ACCREDITED LAND CONSULTANT

Office: 662.441.2500

Cell: 662.873.3007

Bruce@TomSmithLand.com



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# EQUITY SHARE AVAILABLE AT 27 BREAK HUNTING CLUB

Greenville, Mississippi | 15 Miles from Town  
Mississippi River Access

Welcome to 27 Break Hunting Club, one of the most sought-after equity share clubs in the Mississippi Delta. Located in Bolivar County, just west of Scott, MS, this exclusive club offers 7± miles of Mississippi River frontage and provides unmatched recreational opportunities for hunting, fishing, and family enjoyment.

## PROPERTY FEATURES:

- 6,200± Acres Owned with an Additional 1,500± Leased Acres
- Land Inside (2,000± Acres) and Outside the Mississippi River Levee
- Property Enrolled in WRP
- Hardwood Timber, Plantation Pine, with Food Plots and Some Open Fields
- Professionally Managed by an On-Staff Wildlife Biologist
- Timber Currently Being Thinned to Allow for Additional Bedding Areas
- Dove Field Planted Annually in Sunflowers
- Extensive, Well-Maintained Interior Road System
- Trophy-Class Deer in DMAP Program

## WILDLIFE, HUNTING, AND RECREATION:

- Excellent Hunting for Turkey, Duck, Hog, Dove, Rabbit, and Squirrel
- 4 Waterfowl Areas can be Flooded via Electric Wells
- Large Food Plots with Shooting Houses in Place



- Dedicated Shooting Range Behind the Processing Building
- Stocked 20± Acre Pond with F1 Hybrid Bass, Northern Bass, Copper Nose & Standard Bluegill
- Mississippi River Boat Ramp for Sandbar Access & Catfishing
- Picnic and Camping Area Overlooking the Riverbanks

## AMENITIES:

- Main Lodge for Meetings, Meals, and Camaraderie
- Game Processing Building with Indoor Skinning Rack & Walk-In Cooler
- Full-Time Property Manager Onsite

## MEMBERSHIP:

- 45 shares total / 38 members
- Family-Oriented, Professionally Run Club with Established Rules
- Membership is Subject to Club Approval
- Bylaws and Additional Documents Available Upon Request

This is more than just a hunting club, it's a long-term investment in outdoor living and conservation. If you're looking for a turnkey opportunity to enjoy hunting, fishing, and fellowship in the Mississippi Delta, this equity share at 27 Break Hunting Club is worth a closer look. Call Bruce West to schedule your tour today!

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If you're looking for a place where the outdoors truly feels like home, **27 Break Hunting Club** is what you've been waiting for. Tucked away along seven miles of Mississippi River frontage in Bolivar County, this club is a slice of Delta paradise built for those who live for the thrill of the hunt and the peace of nature. With over 6,200± acres owned and another 1,500± acres leased, the land is a mix of hardwoods, open fields, food plots, and flooded timber—carefully managed by a full-time caretaker and wildlife biologist. Whether sitting in a duck blind, perched in a deer stand, or reeling in a bass from the 20± acre stocked pond, this place is designed for year-round adventure. The club is part of the DMAP program and offers hunting for deer, ducks, turkey, hogs, and small game. You'll find a comfortable main lodge for gatherings, a fully equipped game-cleaning station, and the Mississippi River boat ramp for summer sandbar days. With 45 shares and 38 current members, the atmosphere is welcoming and family-oriented—more like a community than a club. Membership is subject to approval, but once you're in, you're part of something special—where every season brings new reasons to come back and stay a little longer.



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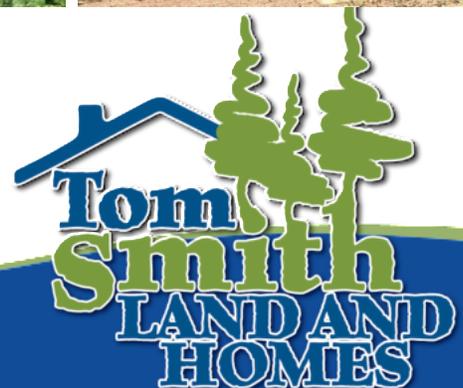
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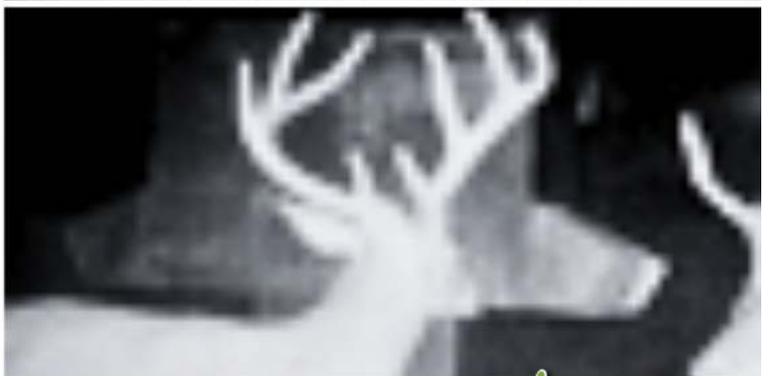
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OVERVIEW MAP | [CLICK HERE FOR THE LANDID INTERACTIVE MAP](#)

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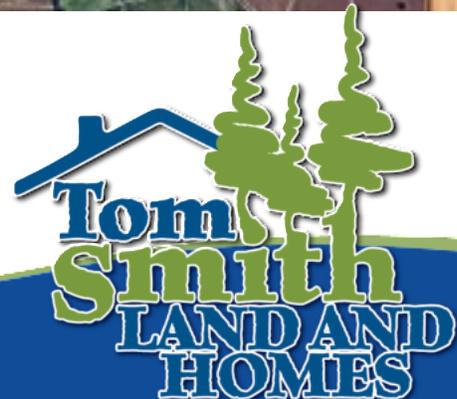
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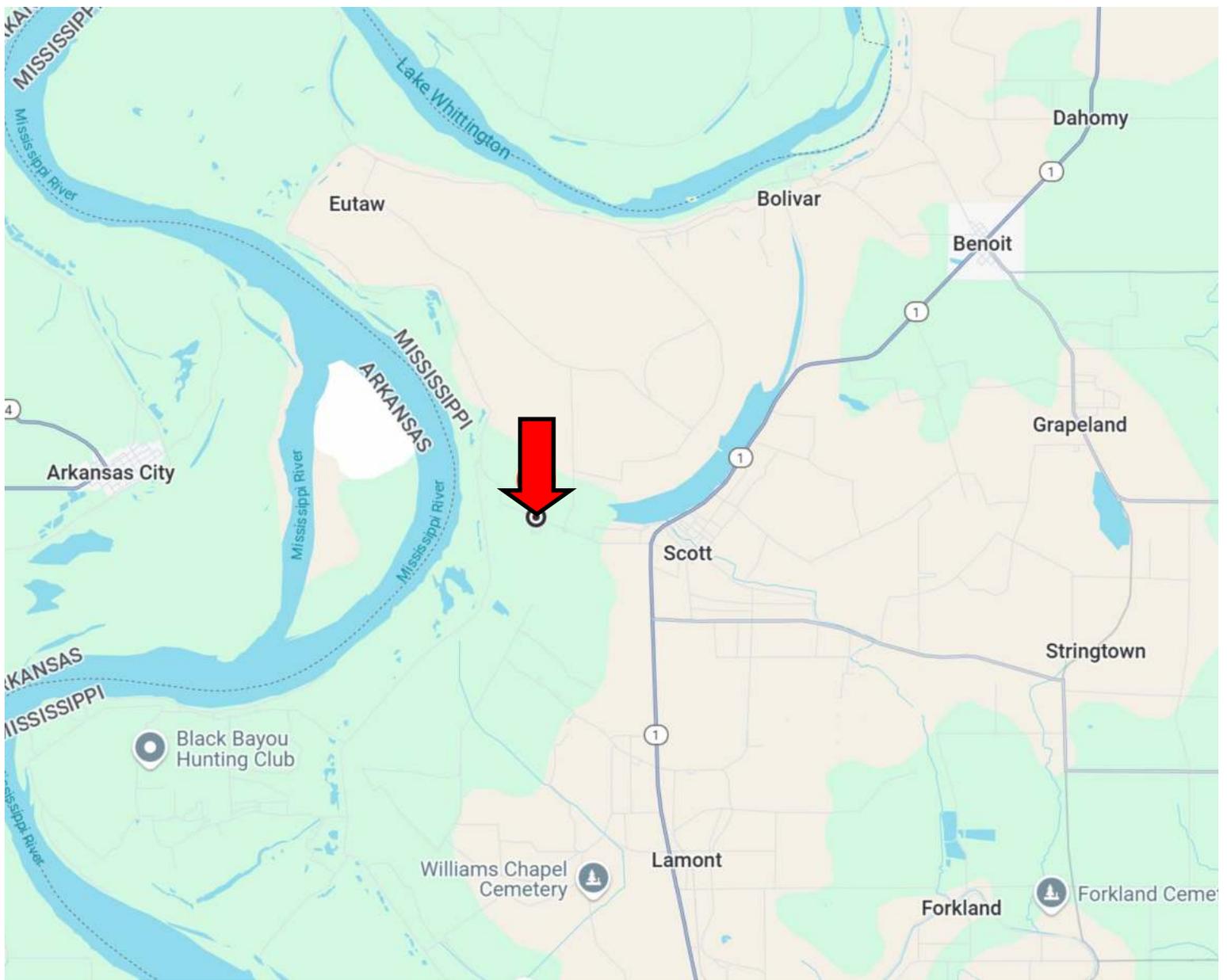
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Directions from the Intersection of Highway 1 and Ranch Road in Scott, MS: Travel Ranch Road west for approximately 1.30 miles. The club will be on the north and south sides of Ranch Road. [GOOGLE MAP LINK](#)



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