

# 1 SHARE OF BEULAH ISLAND HUNTING CLUB, LLC

2,863 ± Acres on the Mississippi River

Located in Desha County, Arkansas



**\$185,000**



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**MICHAEL OSWALT**, ASSOC. BROKER

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# Beulah Island Hunting Club, LLC

2,863 ± acres on the Mississippi River in Desha County, Arkansas

- 2,863± acres of MS River Hunting Land (ONE OF THE MOST AFFORDABLE EQUITY CLUBS CURRENTLY LISTED)
- 1,832± acres owned (Timber Reservation on 1,530 Acres through 2034) 1,031 ± Acres Leased
- Cabin Lake Lots Available
- 27 Shares owned by 27 People (Low Pressure Hunting)
- Annual Dues \$4,500 / No Debt on Club
- Commercial Kitchen with Cooks (Open for Deer Season and Some of Turkey Season)
- Very Family Oriented (Wives and Kids Welcomed at all times!!)
- Great Fishing on Long Lake - Just 3 Minutes from Boat Ramp Access to MS River (Rosedale Port) - Great Year-Round Fishing
- Top-Notch Miss River Island Hunting (Deer, Turkey, Duck, Hogs, and all Small Game)
- 30+ Wildlife Plots Planted Annually
- Land Diversity (Mature Timber, Young Timber, Cutover, Select Cutover, Food Plots, Sloughs, Lakes)
- Miles and Miles of Interior Roads
- Duck Hunting (Depending on Rainfall and River Stages)
- Tons of Deer Stands scattered throughout
- Skinning Shed with Walk-in Cooler (Full Time Game Care on Site)
- Wildlife Biologist (John Varnell) - Big Buck Program
- Full-Time Caretaker for Past 15+ Years —Howard Gilbert
- Membership Subject to 30 Day Approval Process

Beulah Island Hunting Club is one of the most affordable equity shares currently listed along the Mississippi River. The club is located just 10 minutes from Rosedale, Mississippi and is accessed by driving from the Mississippi side of the River. The camp area is very clean and nice. All cabins are raised and most are constructed with cypress exteriors. So if you are looking to join a Mississippi River Equity Club Share for less than \$200,000, don't wait too long!! Call Michael Oswalt today for your private showing!!



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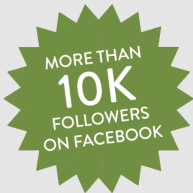
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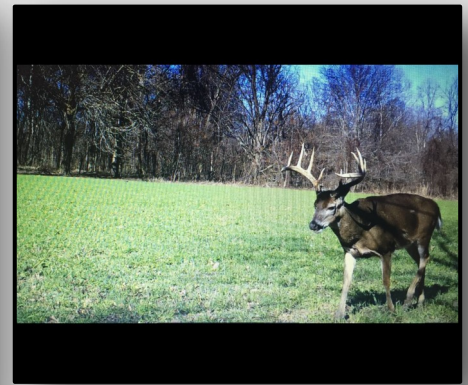
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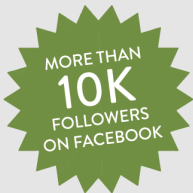


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## AERIAL MAP



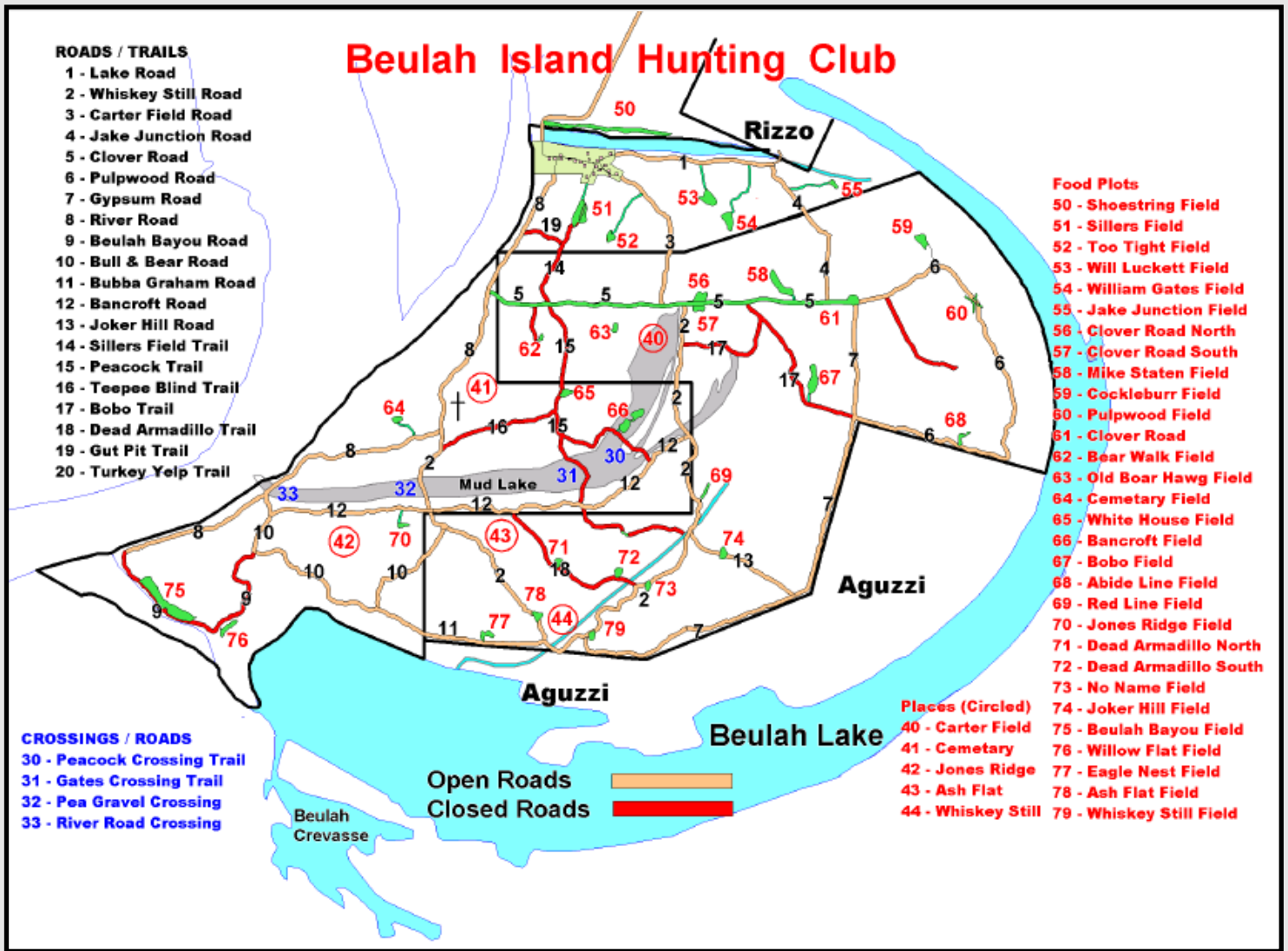
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## CLUB MAP

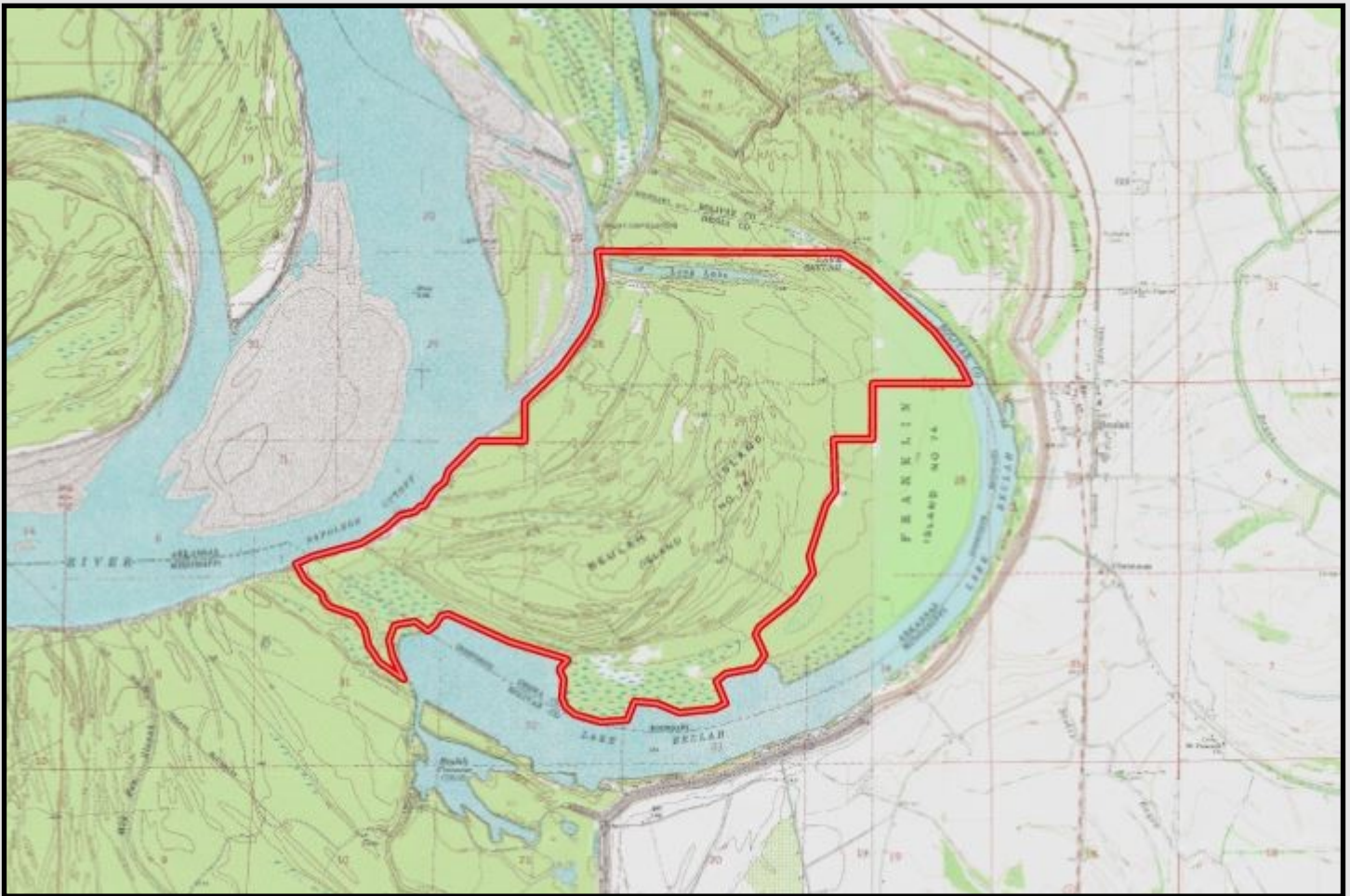


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## TOPO MAP

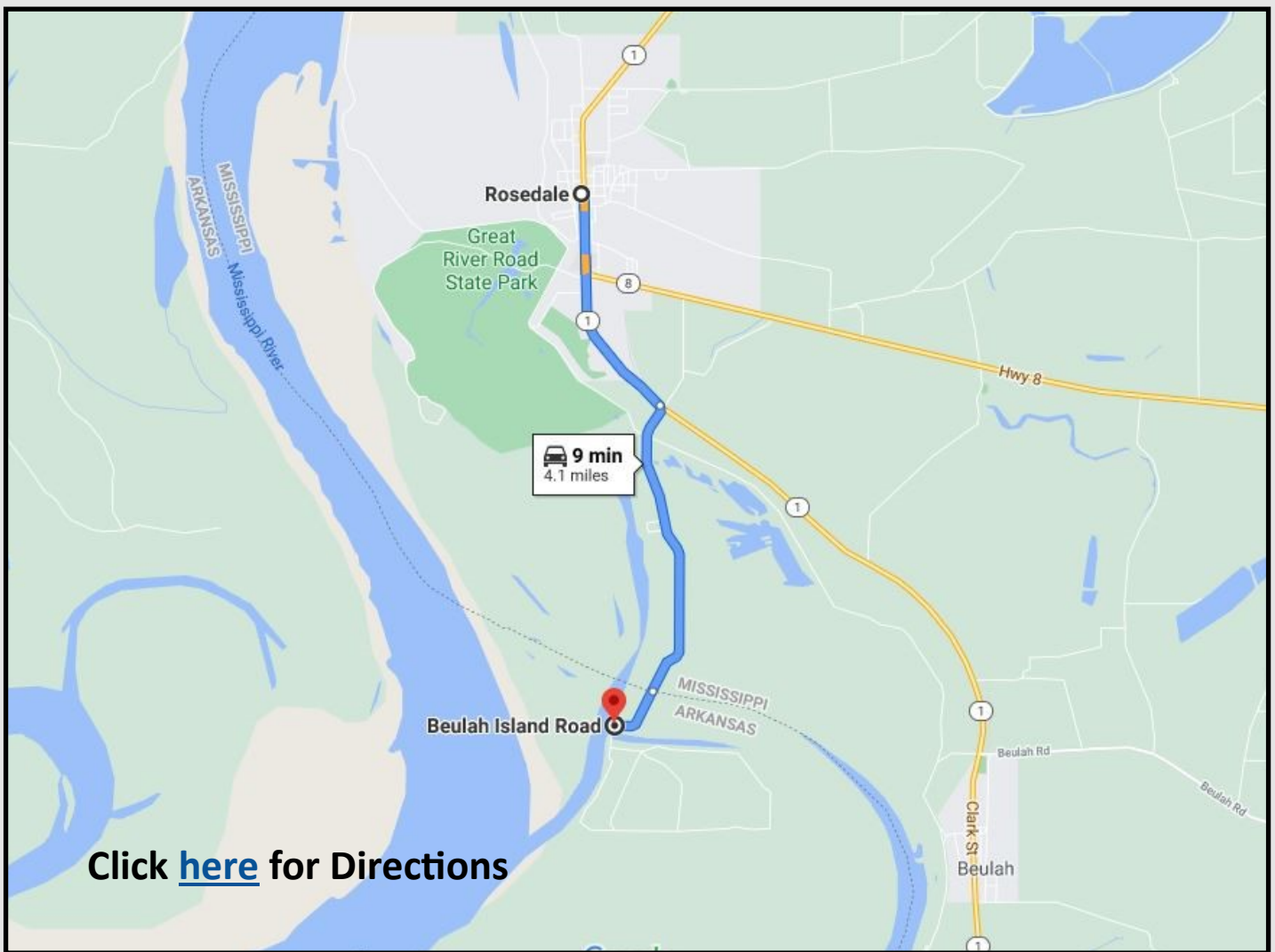


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Click [here](#) for Directions

## DIRECTIONAL MAP

**Directions:** From Rosedale, MS head south on MS-1/Main St toward Bruce St for 1.6 mi. Turn right onto David Work Dr. in 2.1 mi. Continue onto Beulah Island Rd.



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