



# FLOAT ROAD HUNTING CLUB

1/9th Equity Interest  
1200 Acres +/-  
Grenada County, MS



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Lying along the east bank of the Yalobusha River is Float Road Hunting Club. The property owned by the club offers excellent waterfowl & whitetail hunting opportunities with 220 +/- acres of out of production fish ponds, 240 +/- acres of WRP planted hardwoods, 220 +/- acres of CRP planted hardwoods and the balance being natural delta hardwoods and oxbow lakes. The property has many new improvements including new duck holes, a new well, culverts, bridges and shooting houses to improve the hunting.

The interest includes a private bedroom and bath suite, use of the Club Lodge, two guest bunk rooms, a chef's kitchen with Viking appliances, dining area, great room, washer and dryer, walk in cooler and an enclosed shop building for ATV and boat storage.

A year round caretaker manages the planting of the 16 plots deer food plots and planting of the waterfowl impoundments. Annual dues paid quarterly cover all maintenance and management costs of the property including food on the weekends during the Waterfowl Season. The property adjoins the south end of Malmaison Wildlife Management Area offering 9,483 acres of additional hunting opportunities.

The property is located on Goodson Road west of Highway 7, sixteen miles north of Greenwood, which offers fine dining opportunities at the famous Crystal Grill and Lusco's Restaurant as well as lodging at The Alluvian Hotel, home of the Viking Cooking School.

Delta Duck Hunting, Delta Deer Hunting, Fishing, what more can you ask for?

**\$299,000**

