



# Ward Lake Hunting & Fishing Club

## *EQUITY INTEREST*

### Coahoma County, MS



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Absolutely the best of the best inside the MS River levee west of Clarksdale near Sherard. World Class Deer, Duck, Turkey and Dove Hunting. Great Fishing. Outstanding fellowship. Awesome cabin/lodge site. Easy access from Jackson, Memphis, Little Rock and all points in between. Only 1 hour from Oxford!

Ward Lake sits behind locked gate with keypad access. 4434+/- acres owned and another 2000+/- acres leased provides maximum recreational opportunity for the club's 33 shareholders. Deer herd is one of the best managed in the Southeast. Duck hunting is excellent. Turkeys are plentiful and the club's sunflower field is known for outstanding dove hunting.

Timber stand (100% owned by the club) is managed specifically for wildlife with a high percentage of oak and other mast producing species. Full time caretaker lives on the property overseeing intensive food plot program on 200+/- acres among other duties. Road system is well designed and well maintained.

**Great price of only \$300,000 for this share. Share sale is subject to membership approval and small debt assumption.**





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