



# SOUTHERN LAND COMPANY TN, LLC

8590/1 FARMINGTON BLVD.  
GERMANTOWN, TN 38139

## JACKSON POINT HUNTING CLUB MEMBERSHIP PHILLIPS COUNTY, ARKANSAS

Office: 901-755-8877

FAX: 901-757-9010

WATS 800-525-5127

E mail: land@southernlandco.com

Web: www.southernlandco.com

Farmland and Timberland

Lake Gates (901) 493-5925 cell

**8700+/- acres hardwood timber land with private old river bed fishing & duck hunting lake approx. 45 miles South of Helena, Arkansas and 5 miles South of Elaine, Arkansas located on Mellwood Lake and the Mississippi River with maintained road access and a 2500 ft landing strip.**

**Property is made up of 7100+/- acres in Island 65, Coahoma County, MS and 1600+/- acres in Island 64, Phillips County AR. Individually owned member house sites are served by electricity, telephone and a deep water well. Over 65 miles of roads are marked with signs and maintained by a full time caretaker living on Island 65.**

**Family orientated club with outstanding Deer, Turkey, Duck and small game hunting with year round Fishing, boating and 4 wheeling in designated areas and on a large sand bar. Covered game cleaning facilities and large walk in cooler.**

**A managed deer herd with consistent kills of 150+ class deer over 240 lbs resulting from strict harvest rules and 265+/- acres in food plots with miles of road side wheat, soy bean & clover planting.**

**FOR SALE: 1 equity share with 1800 +/- sqft 2bed 2bath all metal house with screened porch & carport.**

**The share includes 3 personal deer stand locations; 2 in Mississippi & 1 in Arkansas.**

**PURCHASE PRICE: \$250,000.00**





