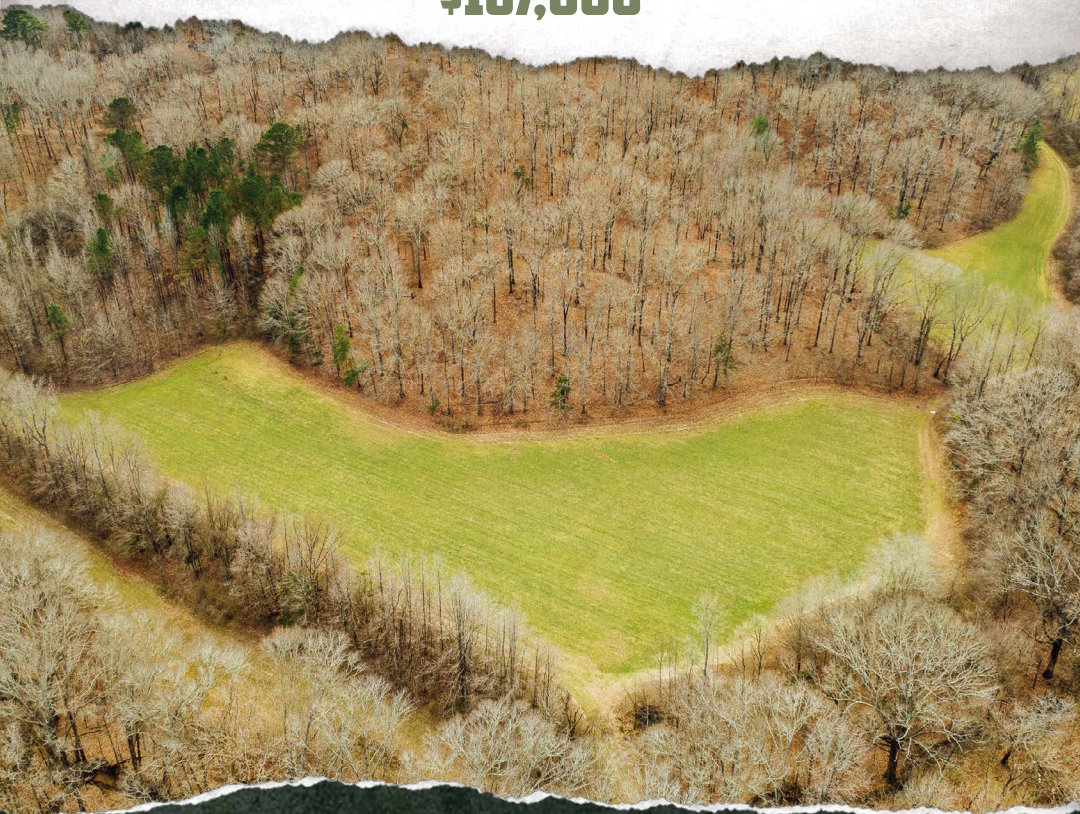




SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

ONE EQUITY SHARE
WILDERNESS WEST
HOLMES & CARROLL COUNTIES, MS
\$167,000



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

WILDERNESS WEST

PROPERTY PROFILE

LOCATION:

- Race Track Road West, MS 39192
- Holmes and Carroll Counties
- 60± Miles N of Madison
- 20± Miles NE of Lexington

COORDINATES:

- 33.23159, -89.84276

PROPERTY USE:

- Hunting & Fishing
- Recreational

PROPERTY INFORMATION:

- 2,404± Acres Owned
- 1,532± Acres Leased
- 97± Acres of Food Plots & Openings
- Fishing Lake
- Multiple Ponds
- Community Lodge
- Private Room and Locker
- Cleaning Shed with Walk-In Cooler
- Professionally Managed by a Wildlife Biologist
- 29 Shares with 8 Additional Held in Treasury
- Membership Subject to Club Approval



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STEVE MARTENS, ALC
DIRECTOR OF BROKER DEVELOPMENT
ASSOCIATE BROKER, MS
SUPERVISING BROKER, KS

C: 601-573-2962

O: 769-888-2522

steve@smalltownproperties.com

4848 Main St. - Flora, MS 39071

WELCOME TO WILDERNESS WEST

NOW OFFERING OWNERSHIP IN WILDERNESS WEST, AN ESTABLISHED EQUITY CLUB LOCATED IN HOLMES AND CARROLL COUNTIES! This expansive Mississippi property offers access to an impressive 3,936± acres (2,404± acres owned and 1,532± acres leased) and provides a fantastic year-round playground for its members.

The land features a mix of pine and hardwood timber, managed with selective cuts, clear cuts, controlled burns, and other wildlife management practices. This has created excellent bedding and forage for deer and turkey. There are approximately 97 acres in food plots and openings dedicated for bedding, and summer and winter food plots, with approximately 25 camp stands in place.



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MORE ABOUT WILDERNESS WEST

During the spring and summer, enjoy fishing on the main lake or one of the smaller ponds. Throughout the year, you'll have access to the lodge and its amenities, including a private room and gear locker for each member. The property also features a cleaning shed with a walk-in cooler.

Ownership at Wilderness West offers incredible benefits: vast acreage, great hunting and fishing, comfortable lodging, and the chance to connect with great company. Membership is subject to club approval.

To explore Wilderness West, call Steve Martens today!



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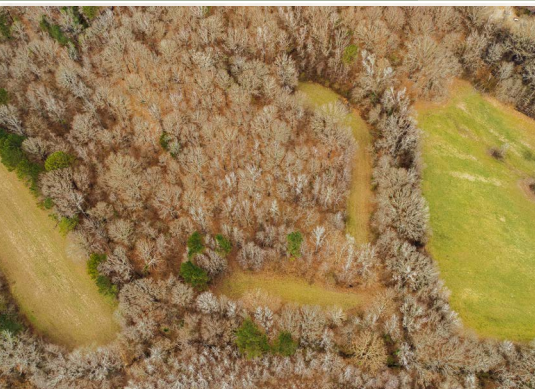
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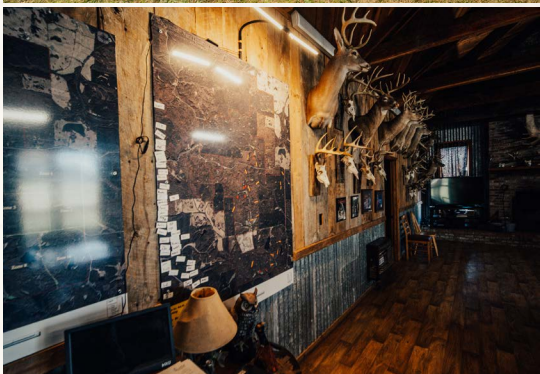
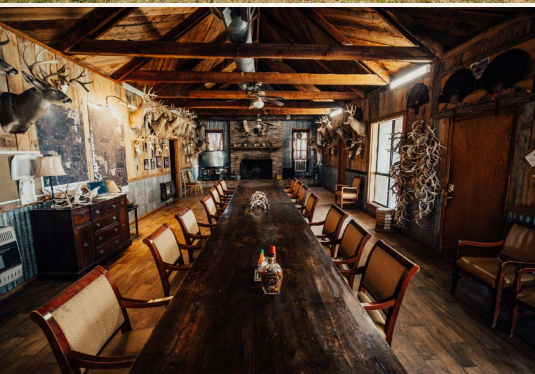


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COMMUNITY LODGE



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COMMUNITY LODGE



CLEANING SHED & COOLER



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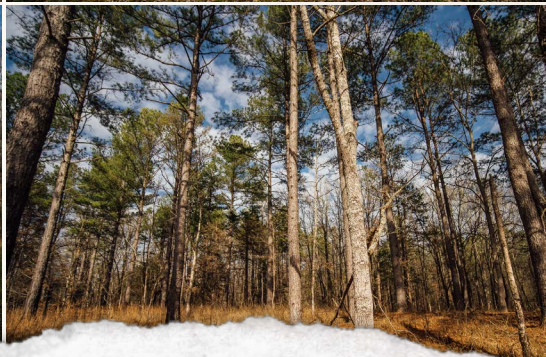
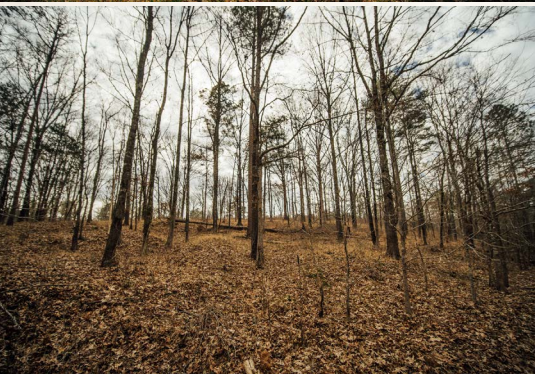
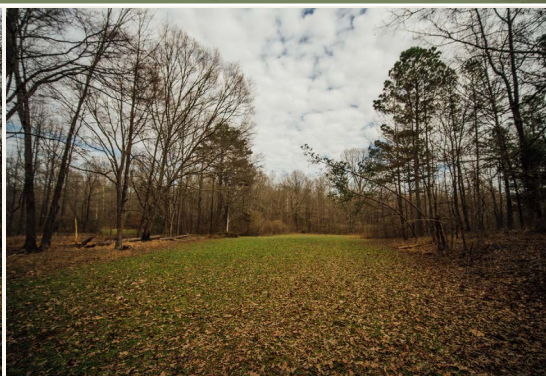
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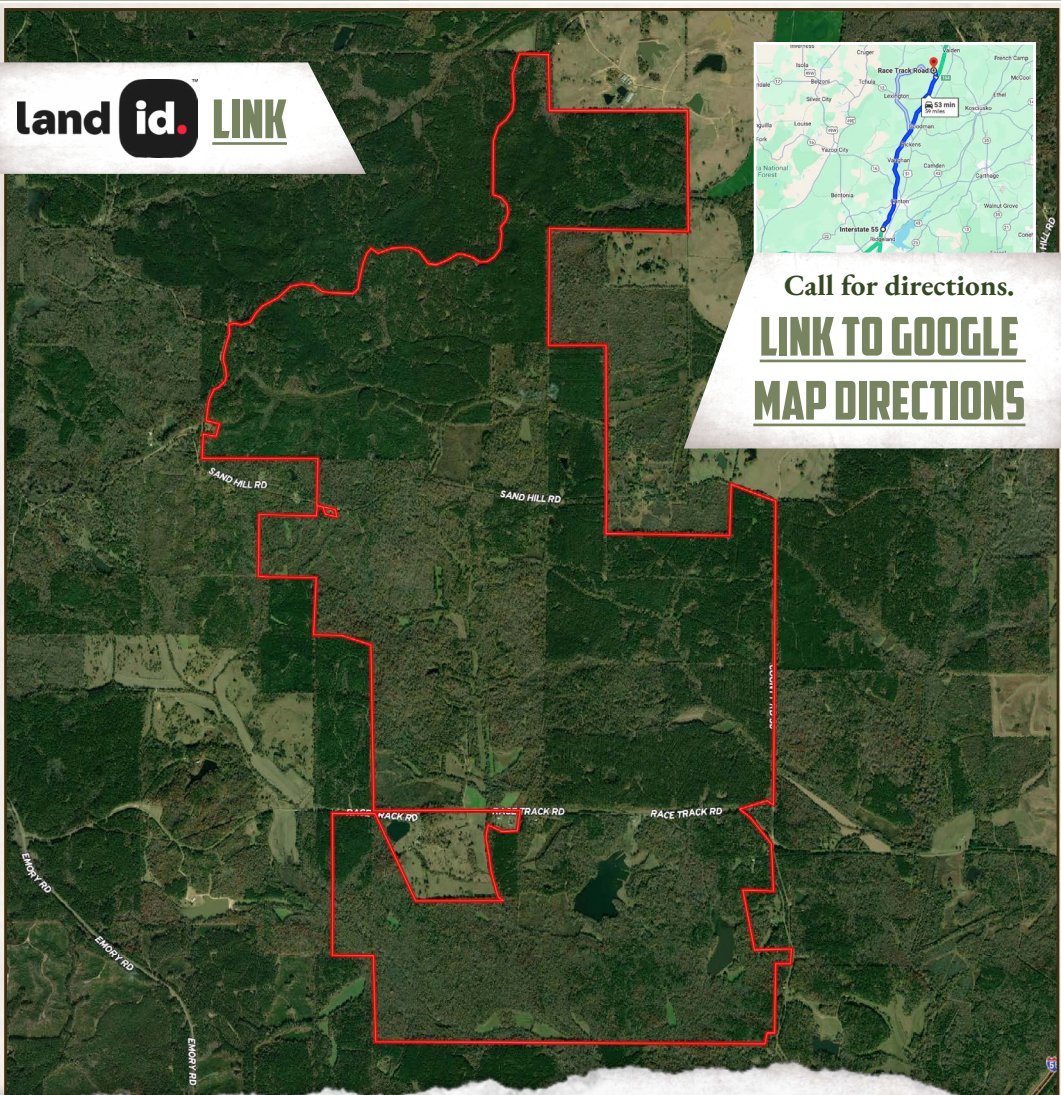
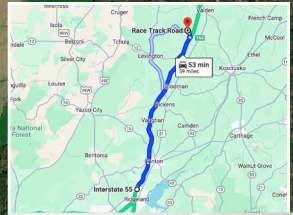


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MAP DIRECTIONS**



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