



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE SM

COW ISLAND HUNT CLUB, INC
DESOTO COUNTY, MS & SHELBY COUNTY, TN
ONE EQUITY SHARE | \$599,000

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

COW ISLAND HUNT CLUB, INC.

PROPERTY PROFILE

LOCATION:

- Norfolk Landing Road
Lake Cormorant, MS 38641
- DeSoto County, MS
- Shelby County, TN
- Mississippi River Bottom
- Convenient to North Mississippi
and the Memphis, TN Metro Area
- Bass Landing 1± Mile South
(Mississippi River Access)

COORDINATES:

- 34.9771, -90.2588

PROPERTY USE:

- Recreational
- Hunting
- Weekend Getaway

CLUB INFORMATION:

- 3,000± Acres
- 2,752.1± Acres Owned
- Remaining Acreage Leased
from the Levee Board Mississippi
River Bottom
- 2,600± Acres in MS
- 400± Acres in TN

- 15 Total Shares Currently
Owned by 13 Members
- Annual Dues \$9,000 (Paid Quarterly)
- No Club Debt
- 1,550± SqFt Common Camp House (Sleeps 16)
- Skinning Shed Area w/Walk-In Cooler
- Shed for Equipment
- Shooting Range
- Great Fishing in the 2 Private Lakes
- Trophy Whitetail, Turkey,
Hogs, Doves, & Small Game
- Duck Hunting Opportunities
Depending on River Levels
- Numerous Wildlife Plots Planted
Each Summer & Fall
- 15+ Shooting Houses & 50± Ladder
Stands in Place
- Land Diversity – Mature Timber, Select Cut
Areas, Sloughs, Fields, Sandbar, & Lakes
- 150± Acres Crop Land Planted Annually
- 3.8± Miles of Mississippi River Frontage
- Miles of Interior Roads
- Full-Time Caretaker
- Club Biologist
- Family Friendly Camp
- Membership Subject to Approval of Club



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
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ANNAH BARNES | LAND & RESIDENTIAL SPECIALIST
C: 662-316-3971 | annah@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

WELCOME TO COW ISLAND HUNT CLUB, INC.

COW ISLAND HUNT CLUB, INC., WAS FORMED IN THE EARLY 1980S AND IS A PREMIER MISSISSIPPI RIVER BOTTOM CLUB FEATURING APPROXIMATELY 3,000 ACRES ALONG THE TENNESSEE-MISSISSIPPI BORDER. In fact, 400± acres sit in Shelby County, Tennessee, and the remaining 2,600± acres are in DeSoto County, Mississippi. The property offers outstanding year-round recreational opportunities for hunting and fishing in both states. Cow Island is widely recognized for its trophy whitetail deer hunting, abundant turkey populations, and excellent small game hunting. Two lakes provide great fishing and seasonal waterfowl opportunities.

As you enter the gated property off the Mississippi River levee, you'll wind along a 1.25± mile gravel drive to a secluded camp area near the middle of the property. A 1,550± square foot common camp features an open kitchen/living room with a fireplace, three bedrooms, two bathrooms, big porches, and a locker room underneath for all your hunting supplies. The elevated camp was renovated in 2011 and sleeps sixteen. Outside, you will find a covered shed for your side-by-side and an equipment yard for all the tractors and implements.



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MORE ABOUT COW ISLAND HUNT CLUB, INC.

The property features miles of interior roads, well-managed food plots, and numerous strategically placed club stands. Multiple boat launch sites provide convenient access to the lakes for fishing. A full-time caretaker lives off-site and manages the daily maintenance and operations of the property.

The location is convenient to North Mississippi and the Memphis, TN, metro area. Cow Island Hunt Club, INC., offers a combination of exceptional hunting, well-maintained amenities, and strong land and wildlife management, making it a desirable club in the Mississippi River Bottom.

**Contact Michael Oswalt or Annah Barnes
today to schedule your private tour of Cow Island.**



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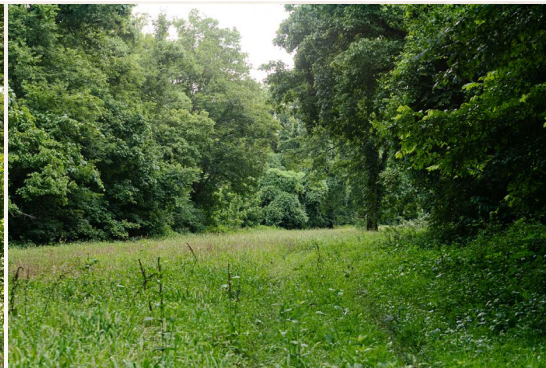
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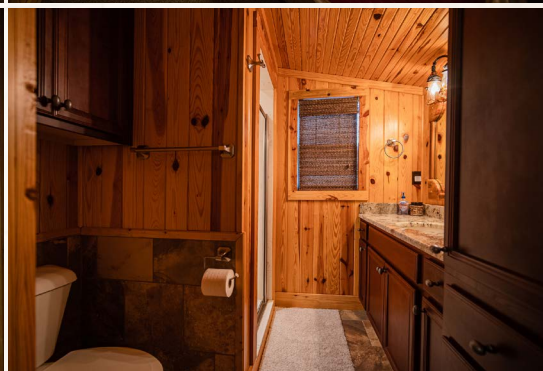
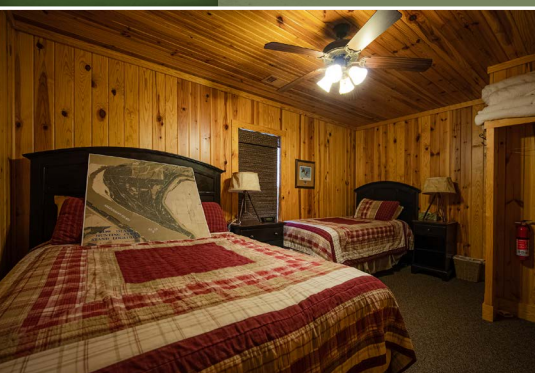


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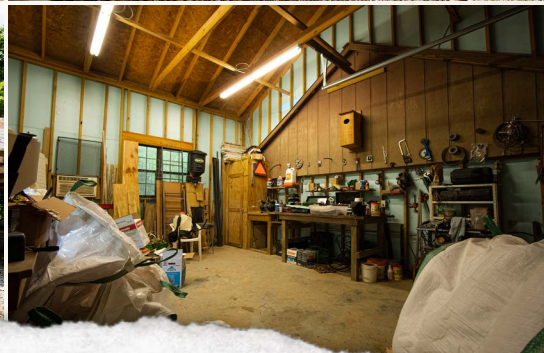


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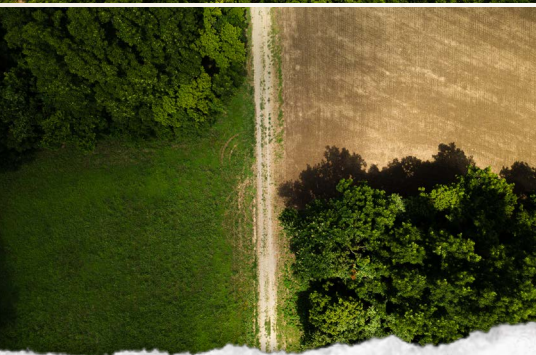
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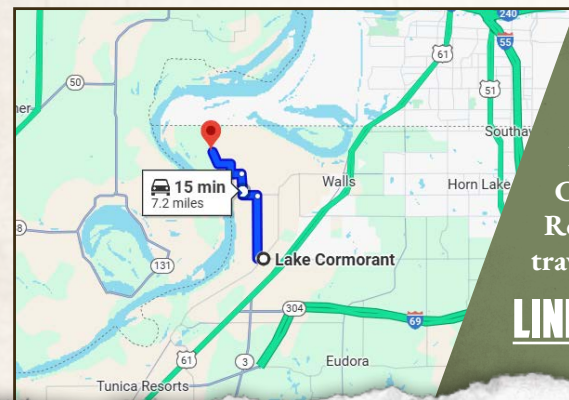
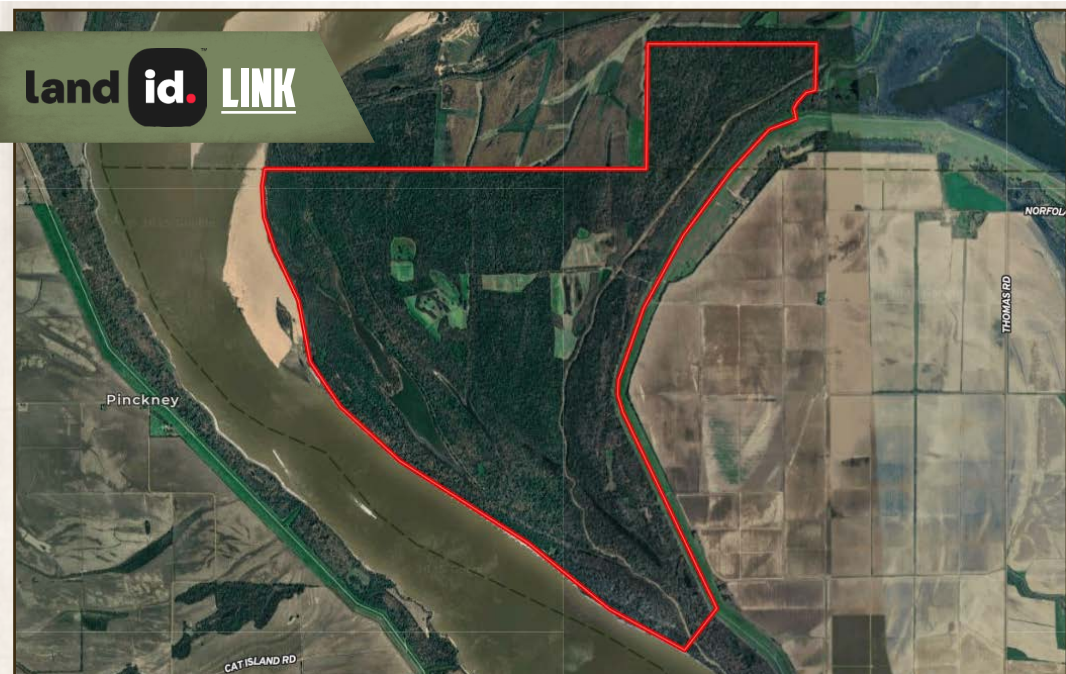
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land id. LINK



Directions from Old Hwy 61 in Lake Cormorant, MS: Travel 3 miles north on Old Hwy 61. Turn left onto Bass Landing Road and continue 0.9 miles. Continue straight to stay on Bass Landing Road and proceed 0.8 miles. Turn left and travel 2.2 miles to the property.

LINK TO GOOGLE MAP DIRECTIONS



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