



**FOR SALE**

# Nails Bayou Hunting Club

A Gentleman's Retreat

Trophy Deer, Wild Turkey, Ducks, Small Game and Fishing

**2964 +/- Acres**

Tunica County, Mississippi

G A Robinson Land Co. LLC is the Exclusive Agent for the property described herein. This brochure and all information contained herein is believed to be correct; however, we make no guarantee as to its accuracy. Prospective buyers are urged to inspect the property and perform their own independent due diligence. G A Robinson Land Co LLC. and its agents assume no liability as to errors, omissions or investment results.

FOR APPOINTMENT PLEASE CONTACT: BERT ROBINSON IV

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91 South Front Street • Suite 02 • Memphis, Tennessee 38103





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**Tunica County, Mississippi**

## Description

Nails Bayou is a 2964+/- acre tract of Mississippi River bottomland hardwoods. Formally a portion the "Duck Lake Club" this property has an outstanding reputation of trophy deer hunting and excellent turkey hunting. Waterfowl opportunities abound on the numerous lakes: Duck Lake, Mud Lake, Flower lake, and Tunica Cutoff.

## Location

The property is located just 10 miles southwest of the town of Tunica, Mississippi. The property is part of a much larger ecosystem of Mississippi River bottomland. Nearby properties include Stubbs Island, OK Hunting Club, The Norfleet property, and Hardin Point.

## Acreage

There are 2964+/- total acres with most of the property consisting of old growth hardwood timber. There are approximately 471 acres of water in the various lakes on the property. Food plots and

agricultural ground account for approximately 200 acres.

## Improvements

Numerous deer stands are strategically placed on the property. An extensive and well maintained road system provides easy access to all areas of the property. A cleaning shed and Freezer are adjacent to the new managers home.

## Lodge

A 12-bedroom lodge was recently constructed on banks of Duck Lake. Spacious enough for all the owners and their guests to relax after the hunt, amenities includes large kitchen, great room, screen porch with fireplace, deck etc.

## Sales Price

\$1,200,000 for a 20% Equity Interest

## Showing

By appointment only. For appointment please contact.

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