

**CONCORDIA ROD &
GUN CLUB - ONE
SHARE**

**6200 +/- Acres
Bolivar County, MS**

\$775,000

NEW LISTING

**NATIONAL
LAND
REALTY®**



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OVERVIEW:

The Concordia Rod and Gun Club rightfully holds the reputation as the finest hunting club along the Mississippi River. The pristine grounds offer 6,200 acres of year-round outdoor activities, including but not limited to trophy deer, duck, turkey, dove, hog and small game hunting, fishing on a 315 acre oxbow lake, horse riding, playing on the sandbar and enjoying over five miles of Mississippi River frontage. Over the Levee and through the wrought iron Concordia gate and enter the magnificent Mississippi Hardwood Bottom known as Concordia Island. The gravel drive meanders past giant ancient oak trees, skeet and trap field, one thousand yard airstrip, thirty acres of dove fields, and to the center of the island where the shade from the old forest opens up to manicured fields and a village of private custom cypress cabins and elegant homes. An approximately 30 acre planted duck hole attracts migrators down the Mississippi Flyway. The topography, landscapes, and ecosystems vary greatly across the 6,200 acres. Ancient pecan orchard, 100 year old homesteads, cottonwood forests, and rolling prairie reminiscent of Africa to name a few. Concordia was established on July 30, 1982 and is currently made up of 16 total shares owned by just 9 families. 1,600 acres has been enrolled in the Wetland Reserve Program (WRP), and the remaining 4,600 acres is unencumbered. A full time caretaker of sixteen years resides on site at the manager's residence and shop with all farm and maintenance equipment to keep the island in pristine condition 365 days a year. Cabins are generously spaced along the drive and picturesquely situated amid the giant hardwoods. Each cabin is of cypress construction and individually owned. Each share is provided with a building lot. The club is also equipped with a game care center including a cleaning station, walk-in cooler, camp map, and recreational vehicle wash area. A game processor is onsite during the hunting seasons to dress your harvest the minute it is brought in from the woods. Continuing past the cabins,



leave your horses delighted in the state of the art stable and large fenced pasture. The extensive interior road system allows for year-round enjoyment and easy transportation to almost anywhere on the island. Concordia is not only a five-star getaway for members and guests, it is a five-star habitat for Big River bucks. Concordia has been extensively managed over the years and currently names Steve Demarais as its wildlife biologist. The annual wildlife plots cover 220 acres of the island and are rotated between soybeans, alfalfa, clover, and winter wheat. Most of the plots are strategically equipped with box or ladder stands. The club has proudly harvested deer in excess of 170 gross inches for eight consecutive years, with the largest whitetail buck grossing 207 inches, and the second largest grossing 196 inches. The proven high-end whitetail deer on Concordia Island can be attributed to habitat management as well as minimal hunting pressure: only nine families own the sixteen shares of Concordia, and about six members are serious deer hunters. Consequently, the herd can grow to their full potential and still allow every member ample opportunities at a trophy whitetail on a yearly basis. Members actively participate in the deer management program; harvesting does, culls, management bucks and a trophy buck each season. The turkey, hog, duck, and small game hunting is also exceptional on the island. Concordia shares ownership of Old River Lake, which is 315 acres and home to best year-round fishing you will find. The club also boasts over five miles of Mississippi River Frontage with a large sandbar for all your fishing and summertime recreational needs. The Mississippi River frontage offers great areas for monster catfishing or taking the kids on an overnight camping trip. The extensive interior road system allows for year-round enjoyment and easy transportation to almost anywhere on the island. The nearest town is Gunnison, Mississippi. Concordia is located 108 miles southwest of Memphis, Tennessee, 140 miles northwest of Jackson, Mississippi, 169 miles southeast of Little Rock, Arkansas, 280 miles northwest of Birmingham, Alabama, 320 miles north of Baton Rouge, Louisiana, and 426 miles west of Atlanta, Georgia.

ADDRESS:

Concordia Drive
Gunnison, MS 38746

LOCATION:

From Highway 1 take 32 West to continue on Bobo Road and over the levee.

TAXES: (Call Agent for Details)

PROPERTY HIGHLIGHTS:

LEGAL DESCRIPTION:

Partly in Mississippi and partly in Arkansas

VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=1943908











WORKING WITH A REAL ESTATE BROKER

Approved 01/2003 By
MS Real Estate Commission
P. O. Box 12685
Jackson, MS 39232

****THIS IS NOT A LEGALLY BINDING CONTRACT****

GENERAL

Before you begin working with any real estate agent, you should know whom the agent represents in the transaction. Mississippi real estate licensees are required to disclose which party they represent in a transaction and to allow a party the right to choose or refuse among the various agency relationships.

There are several types of relationships that are possible and you should understand these at the time a broker or salesperson provides specific assistance to you in a real estate transaction,

The purpose of the Agency Disclosure is to document an acknowledgement that the consumer has been informed of various agency relationships, which are available in a real estate transaction.

For the purpose of this disclosure, the term seller and/or buyer will also include those other acts specified in Section 73-35-3 (1), of the Miss. Code, "...list, sell, purchase, exchange, rent, lease, manage, or auction any real estate, or the improvements thereon including options."

SELLER'S AGENT

A seller can enter into a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the seller in finding a buyer for his property. A licensee who is engaged by and acts as the agent of the Seller only is known as a Seller's Agent. A Seller's agent has the following duties and obligations:

To the Seller:

*The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting and the duty to use skill, care and diligence.

To the Buyer and Seller:

*A duty of honesty and fair dealing.

*A duty to disclose all facts known to the Seller's agent materially affecting the value of the property, which are not known to, or readily observable by, the parties in a transaction.

BUYER'S AGENT

A buyer may contract with an agent or firm to represent him/her. A licensee who is engaged by and acts as the agent of the Buyer only is known as the Buyer's Agent.

If a Buyer wants an agent to represent him in purchasing a property, the buyer can enter into a Buyer's Agency Agreement with the agent. A Buyer's Agent has the following duties and obligations:

To the Buyer:

* The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting and the duty to use skill, care and diligence.

To the Seller and Buyer:

* A duty of honesty and fair dealing.

DISCLOSED DUAL AGENT

A real estate agent or firm may represent more than one party in the same transaction. A Disclosed Dual Agent is a licensee who, with the informed written consent of the Seller and Buyer, is engaged as an agent for both Seller and Buyer.

As a disclosed dual agent, the licensee shall not represent the interests of one party to the exclusion or detriment of the interests of the other party. A disclosed dual agent has all the fiduciary duties to the Seller and Buyer that a Seller's or Buyer's agent has except the duties of full disclosure and undivided loyalty.

A Disclosed Dual Agent may not disclose:

- (a) To the Buyer that the Seller will accept less than the asking or listed price, unless otherwise instructed in writing by the Seller.
- (b) To the Seller that the Buyer will pay a price greater than the price submitted in a written offer to the Seller, unless otherwise instructed in writing by the Buyer.
- (c) The motivation of any party for selling, buying, or leasing a property, unless otherwise instructed in writing by the respective party, or
- (d) That a Seller or Buyer will agree to financing terms other than those offered, unless otherwise instructed in writing by the respective party.

IMPORTANT NOTICE!

"Customer" shall mean that person not represented in a real estate transaction. It may be the buyer, seller, landlord or tenant.

A Buyer may decide to work with a firm that is acting as agent for the Seller (a Seller's Agent or subagent). If a Buyer does not enter into a Buyer Agency Agreement with the firm that shows him properties, that firm and its agents may show the buyer properties as an agent or subagent working on the seller's behalf. Such a firm represents the Seller (not the Buyer) and must disclose that fact to the Buyer.

When it comes to the price and terms of an offer, the Seller's Agent will ask you to decide how much to offer for any property and upon what terms and conditions. They can explain your options to you, but the final decision is yours, as they cannot give you legal or financial advice. They will attempt to show you property in the price range and category you desire so that you will have information on which to base your decision.

The Seller's Agent will present to the Seller any written offer that you ask them to present. You should keep to yourself any information that you do not want the Seller to know (i.e. the price you are willing to pay, other terms you are willing to accept, and your motivation for buying). The Seller's agent is required to tell all such information to the Seller. You should not furnish the Seller's agent anything you do not want the Seller to know. If you desire, you may obtain the representation of an attorney or another real estate agent, or both.

THIS IS NOT A CONTRACT. THIS IS AN ACKNOWLEDGEMENT OF DISCLOSURE

The below named Licensee has informed me that brokerage services are being provided me as a:

- Client (Seller's or Landlords Agent)

 Customer (Not as my Agent)
- Client (Buyer's or Tenants Agent)
- Client (Disclosed Dual Agent)

By signing below, I acknowledge that I received this informative document and explanation prior to the exchange of confidential information which might affect the bargaining position in a real estate transaction involving me.

_____	_____	_____
(Client)	(Licensee)	(Date)
_____	_____	_____
(Client)	(Company)	(Customer)

LICENSEE -Provide a copy of disclosure acknowledgement to all parties and retain signed original for your files.