

# HENDERSON ISLAND

## 1/34 th Equity Interest



**Henderson Island**, a historic outdoorsman's paradise in the Mississippi Delta. Henderson's abundant wildlife, idyllic location, and natural splendor have earned the island a reputation as a must-see location. Henderson Island is located on the Mississippi River 25 miles northwest of Vicksburg. Henderson Island has been a source of trophy Pope and Young class whitetails reaching as high as 180-class for archers throughout two decades, offering a thrilling experience for all hunters, including waterfowl, turkey, small game, fish and alligators.

Henderson Island's 6,632 acres with over 3.5 miles of Mississippi River frontage and over 7.5 miles of frontage on Chotard Lake makes this shared equity investment like no other in the region... Being protected by water on all sides this remote wilderness has for over 20 years been managed as a premium recreation property with a targeted emphasis on archery hunting at the highest level...

**Wildlife:** Henderson Island has gained legendary status for whitetail deer, but eastern wild turkey, waterfowl, freshwater fish and more also call the property home. Professional biologists' manage the property to make harvest recommendations, promote herd quality, and make habitat management recommendations. The property has had countless whitetails arrowed well over 160 inches...With Mallard hunting in the willow flats and timbered sloughs that is unmatched in the region.

**Hunting:** Hunting the property a shareholder can expect to find an open source of encouragement and useful information from the property's full time staff, who prior to season prepare over 100 lock-on and ladder stands for the shareholders use. The staff will also help each shareholder with camera survey information as well as game tracking and blind locations. The Company has also set aside a 500+/- acre youth gun zone to make sure there is an area families can enjoy the success of harvest at a young age.

**Stock Shares:** The Company is formally comprised of 34 Stock Shares owned by 24 individuals. The company's goal is to maintain the highest level of value for its investors while promoting a premium level of outdoor recreation and social enjoyment.

**Facilities:** Henderson Island is designed to support its shareholders and their families with elbowroom to spare. Facilities include the Main Lodge, Equipment Shed, Skinning Shed, Caretaker's House, and Guide's Quarters, as wells as a 2,500 foot grass landing strip. Each shareholder will be entitled one lot on the 75-acre campground to build a personal cabin (subject to covenants)

**Main Lodge:** The 5,480 sq. ft. lodge has the accommodating features of wood ceilings and walls, concrete and carpeted floors, and central heating and cooling. Living spaces include a kitchen, pantry, utility room and media room, living space with fireplace, two dens, eight private bed and bathrooms.

**Timber:** The property's timber is professionally managed to maximize the timber resource for long term wildlife benefit. In addition the Company owns the timber in its entirety.

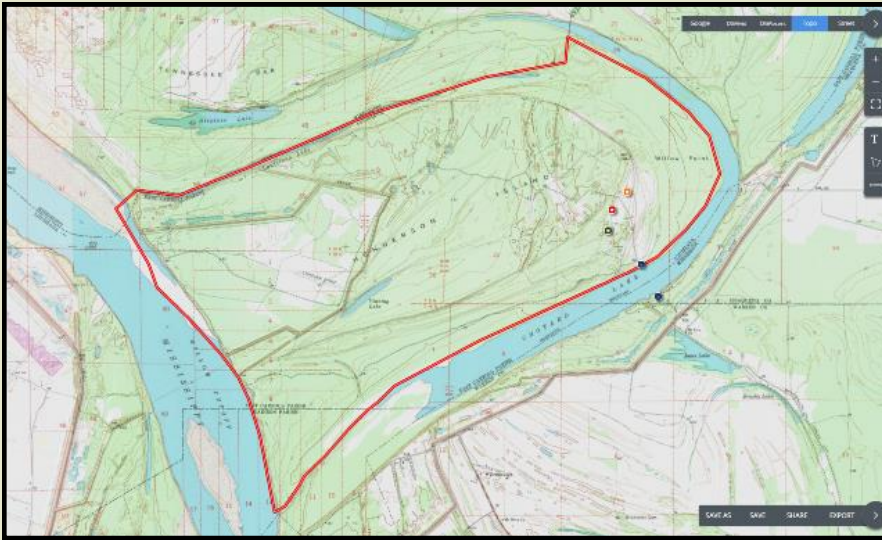
**Price: \$600,000.00 equal to 1/34th Interest**



**Sartain's Heritage**  
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