

Cabin on Black River, 2 Boat Docks, 3 Lots and a Shared
Boat Ramp, Knobell, AR
111 County Road 228
Knobel, AR 72435

\$74,500
1± Acres
Clay County



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Knobel, AR / Clay County

SUMMARY

Address

111 County Road 228

City, State Zip

Knobel, AR 72435

County

Clay County

Type

Hunting Land, Recreational Land, Residential Property, Riverfront, Timberland

Latitude / Longitude

36.356814 / -90.581159

Dwelling Square Feet

480

Bedrooms / Bathrooms

1 / 1

Acreage

1

Price

\$74,500

Property Website

<https://www.mossyoakproperties.com/property/cabin-on-black-river-2-boat-docks-3-lots-and-a-shared-boat-ramp-knobel-ar-clay-arkansas/65159/>



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PROPERTY DESCRIPTION

Cozy Duck Hunting Cabin on the Black River – A Hunter's Paradise

Here is your incredible opportunity to own a cozy cabin with exclusive features, located on the serene Black River. This property is ideal for those who love the outdoors, offering everything you need to enjoy fishing, duck hunting, and peaceful riverfront living.

The **cabin** sits right on the bank of the Black River, providing breathtaking views of a calm cove perfect for fishing. The setting offers a peaceful environment surrounded by **gorgeous cypress trees** and **stunning sunrises** that light up the sky each morning. Along with the cabin, you'll also acquire two additional adjacent lots, offering extra space and privacy, all on the same side of the river.

The **cabin** features a welcoming layout with one bedroom, a spacious living room, a kitchen area, and a bathroom. The **screened-in front porch** allows you to relax and enjoy the tranquil river views at any time of day. And to make things even easier, **everything inside the cabin stays**, making it a **turnkey** opportunity for the new owner. Utilities include electricity provided by Clay County, fiber optics available, and a well supplying water to the cabin.

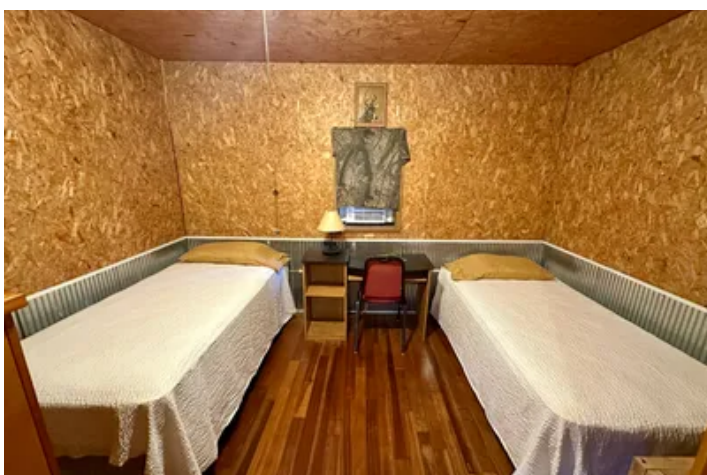
For boating enthusiasts, this property is perfectly equipped with a **private boat dock** just in front of the cabin. Additionally, just 350 feet across the river, you'll find another **private boat launch area**, complete with a **covered boat dock**. This gives you convenient access to your boat and an easy way to navigate between the launch and the cabin. The boat launch area spans about one acre, and the seller holds **half ownership** in this land, offering additional space to enjoy.

For those who love **duck hunting**, this cabin is a dream come true. With **the entire river at your disposal for hunting**, you'll enjoy prime access to some of the best duck hunting opportunities in the area. The property is also located near several **Wildlife Management Areas (WMAs)**, including the renowned **Dave Donaldson WMA**, known for its excellent hunting opportunities. This cabin could serve as the perfect **hunter's retreat**, but it's also ideal for anyone looking for a **simple way to live** amidst nature's beauty. Located in Clay County, Arkansas.

If you've been dreaming of owning a peaceful retreat on the Black River, complete with water access, boat docks, and unbeatable hunting opportunities, this is your chance. Priced to sell, this package includes everything mentioned above, offering the ultimate outdoor experience for both hunting and relaxation.

This unique property is proudly listed with Mossy Oak Properties Selling Arkansas. I'm **Pamela Welch**, your listing agent and local land specialist. To schedule a private viewing, please contact our office at [870-495-2123](tel:870-495-2123) or reach me directly on my cell at [870-897-0700](tel:870-897-0700). This property is accessible only by boat, so appointments are required for showings. Please note that surveillance cameras are in place, and the seller kindly requests that all interested parties schedule an appointment.

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LISTING REPRESENTATIVE

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NOTES

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Selling Arkansas

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