Great Duck Lodge or Nice Home, Shop, Pond, 7+/- Acres, Weiner, Arkansas 2005 Kingshighway Weiner, AR 72479

\$498,000 7± Acres Poinsett County









SUMMARY

Address

2005 Kingshighway

City, State Zip

Weiner, AR 72479

County

Poinsett County

Type

Recreational Land, Residential Property

Latitude / Longitude

35.619676 / -90.914614

Taxes (Annually)

2346

Dwelling Square Feet

5436

Bedrooms / Bathrooms

5/6

Acreage

/

Price

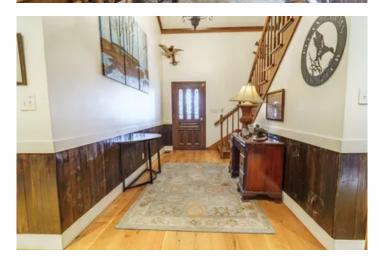
\$498,000

Property Website

https://www.mossyoakproperties.com/property/great-duck-lodge-or-nice-home-shop-pond-7-acres-weiner-arkansas-poinsett-arkansas/54002/









PROPERTY DESCRIPTION

Over 5,436± Sq Ft Under Roof - Duck Lodge or Dream Home!

Whether you're looking for a spacious family home or a fully-equipped duck hunting lodge, this incredible property has room for it all—both inside and out!

From the moment you walk in, you're greeted by a grand entryway leading into a large living room, with a separate den just off to the side. The formal dining room is perfect for entertaining, and the kitchen is spacious with plenty of prep area, a wet bar in the hallway, a breakfast nook, and easy access to the amazing screened-in porch.

This porch is the hangout spot—with grills, a seating area, TV space, and room to relax after a hunt or a long day.

Just down the hall is a huge laundry room with tons of storage, a full bathroom, and a custom "wader room"—perfect for duck gear but easily transformed into a craft room, playroom, or even a private guest suite with its own entrance.

There's also a guest bedroom with a full bath nearby, plus a massive primary suite featuring a walk-in shower, tub/shower combo, and enough space for a sitting area.

Upstairs includes **three more large bedrooms and three full bathrooms**, currently set up to sleep several people—ideal for duck hunting groups!

Property Highlights:

- Sleeps over 33 people
- · 6 full bathrooms
- 2 living rooms, 2 dining areas
- Huge laundry & mudroom
- Custom wader room
- Wet bar, walk-in pantry
- Screened-in porch with grills & lounge space
- Circle drive—great for boats & ATVs
- Detached shop/garage for extra storage
- 7± acres with mature trees, pasture & pond
- Just outside Weiner, AR, in the heart of PRIME duck and deer hunting country

BONUS:

The sellers are building elsewhere—this is the only reason for selling. They also have an **additional 100± acres of prime duck hunting land** nearby that can be purchased to create a **turnkey hunting operation!** (See Listing ID #38184.)

Recent Updates (per seller):

• Roof: ~10 years old



- Screened porch: 5 years ago
- Flooring: 2017
- HVAC: Upstairs 4 yrs, Downstairs 6 yrs
- Main hot water tank: New
- Upstairs water heaters: ~7 years old
- Water softener: New
- Plumbing redone in 2017 (except main drains)
- Electrical updated, Tesla charging outlet added
- All bathrooms updated in 2017
- Washer/Dryer: ~8 years old
- Beer fridge: 4 months old
- Deep freeze: ~20 years old

Most furniture stays (except for about 5 pieces), all mounts and personal photos go with seller.

Listed with Mossy Oak Properties Selling Arkansas <u>870-495-2123.</u> Listing agent and local land specialist, **Pamela Welch <u>870-897-0700</u>**. Equal Housing Opportunity. Call us today to set up a time to view this property. <u>www.WeSellArkansas.com</u>

















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<u>NOTES</u>	



<u>IOTES</u>	



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