Anderson Bay Retreat
565 Anderson Bay Ln
Saint Charles, AR 72038

$290,000
20.57± Acres
Arkansas County







MORE INFO ONLINE:

https://www.forestryrealestate.com/

SUMMARY

Address
565 Anderson Bay Ln

City, State Zip
Saint Charles, AR 72038

County
Arkansas County

Type
Residential Property, Recreational Land, Hunting Land

Latitude / Longitude
34.395382 / -91.13986

Dwelling Square Feet
1,200

Bedrooms / Bathrooms
2 / 1

Acreage
20.57

Price
$290,000

Property Website
www.forestryrealestate.com







PROPERTY DESCRIPTION

Attention White River Refuge duck and deer hunters, this is your chance to secure a private hunting retreat with convenient access to the White River North and South Unit. Located just north of St. Charles, this 20.57 +/- acre property offers the perfect blend of seclusion, recreation, and convenience in the heart of premier Arkansas waterfowl and whitetail country.

The land is well-suited for duck and deer hunting, with the famed Bayou Meto WMA only a short drive away, approximately 20 minutes from DeWitt and 45 minutes from Stuttgart. Everyday essentials are only minutes away at The White Ink convenience store, and you're just 1.5 miles from the St. Charles public boat ramp, plus you'll have your own private boat ramp for unmatched access to the area's waterways.

A major access-road improvement provides smooth entry to the property, where you'll find a beautifully updated cabin ready for your next weekend getaway or hunting camp. The 1,200 +/- sq. ft. cabin features 2 bedrooms, 1 full bath, and an open-concept living room and kitchen, along with a loft ready to be finished for additional sleeping or storage space.

In 2023, the cabin underwent extensive renovations, including:

- New appliances, sinks, and toilet
- New waterproof flooring
- Updated walls finished in wood and tin
- Replaced old PVC plumbing with PEX piping
- Electrical upgrades
- Bathroom completely redone in sealed cedar for a long-lasting look and aroma

A brand-new well system, including the well, bladder, and water softener, ensures high-quality water. The home is equipped with electric and gas heat, three window A/C units (one in each bedroom and one in the living/kitchen area with heating and cooling), and a new gas fireplace set on tile flooring for added comfort.

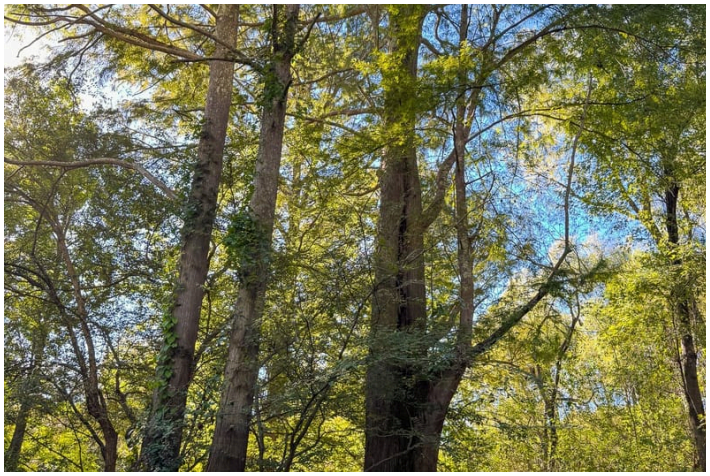
All appliances and furniture convey, making this a turnkey opportunity.

As an added bonus, the cabin sits on a parcel that includes an additional building lot, offering the option to sell, expand, or build a second cabin in the future.

Whether you're looking for a private hunting camp, a getaway near the White River Refuge, or a rare ownership opportunity in an iconic Arkansas wildlife region, this property is one you won't want to miss.

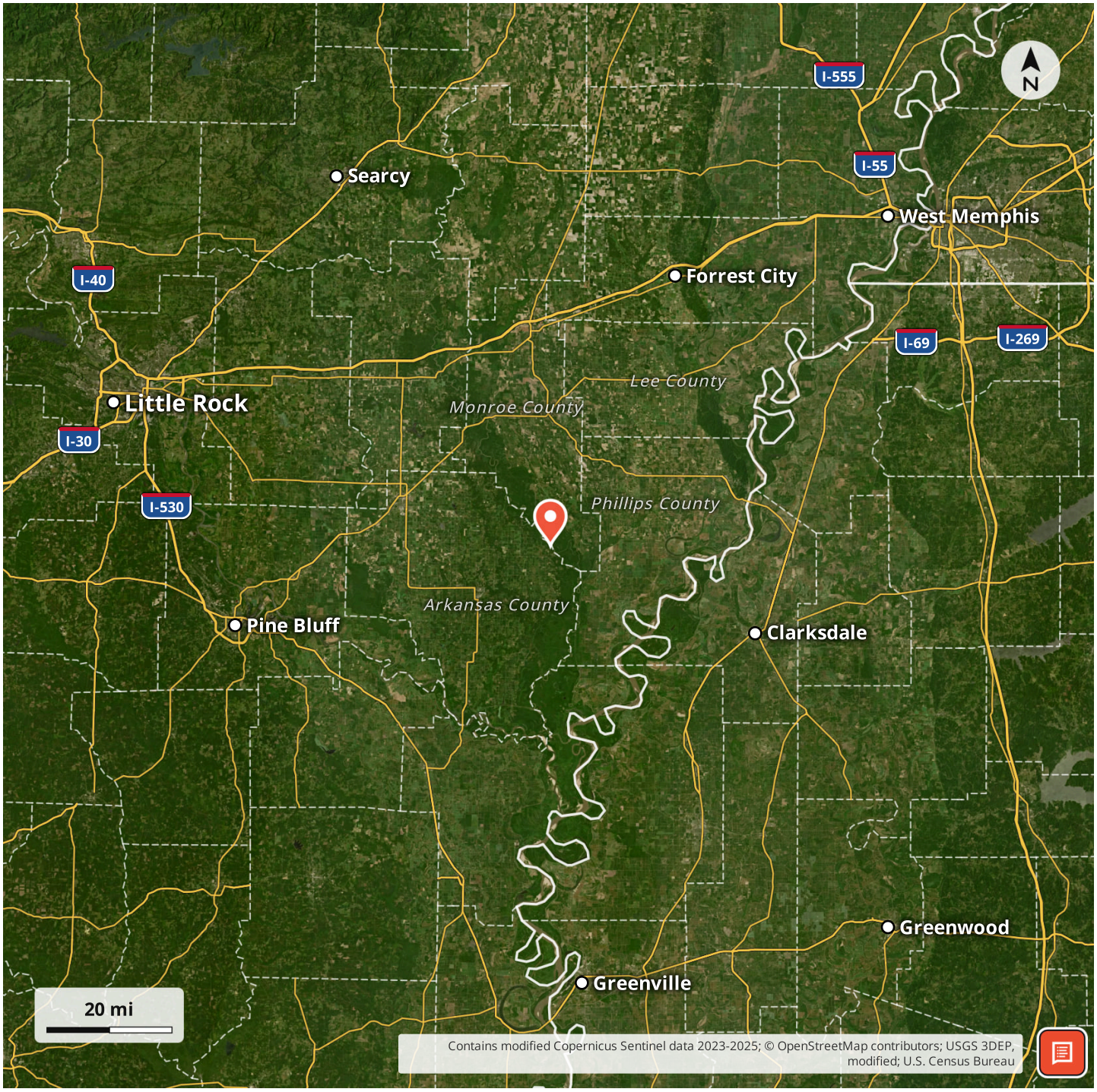
Private property. Contact listing agent to schedule a showing. Showings are by appointment only.





Regional Map



Locator Map


N
Washington St
1000 ft
Arkansas GIS Office, ADOP 2023; USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Andrew Ross

Mobile
(870) 723-2020

Office
(501) 219-8600

Email
aross@forestryrealestate.com

Address
1100 Asbury Road

City / State / Zip
Little Rock, AR 72211

NOTES

NOTES

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

DDK Forestry & Real Estate
1100 Asbury Rd.
Little Rock, AR 72211
(501) 219-8600
https://www.forestryrealestate.com/