

**Wheatley Club**  
Wheatley, AR 72392

**\$60,000**  
1.510± Acres  
St. Francis County



**MORE INFO ONLINE:**

**<https://www.habitatlandcompany.com>**



**Wheatley Club**  
**Wheatley, AR / St. Francis County**

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**SUMMARY**

**City, State Zip**

Wheatley, AR 72392

**County**

St. Francis County

**Type**

Residential Property

**Latitude / Longitude**

34.911089 / -91.110916

**Dwelling Square Feet**

1090

**Bedrooms / Bathrooms**

2 / 1

**Acreage**

1.510

**Price**

\$60,000



**PROPERTY DESCRIPTION**

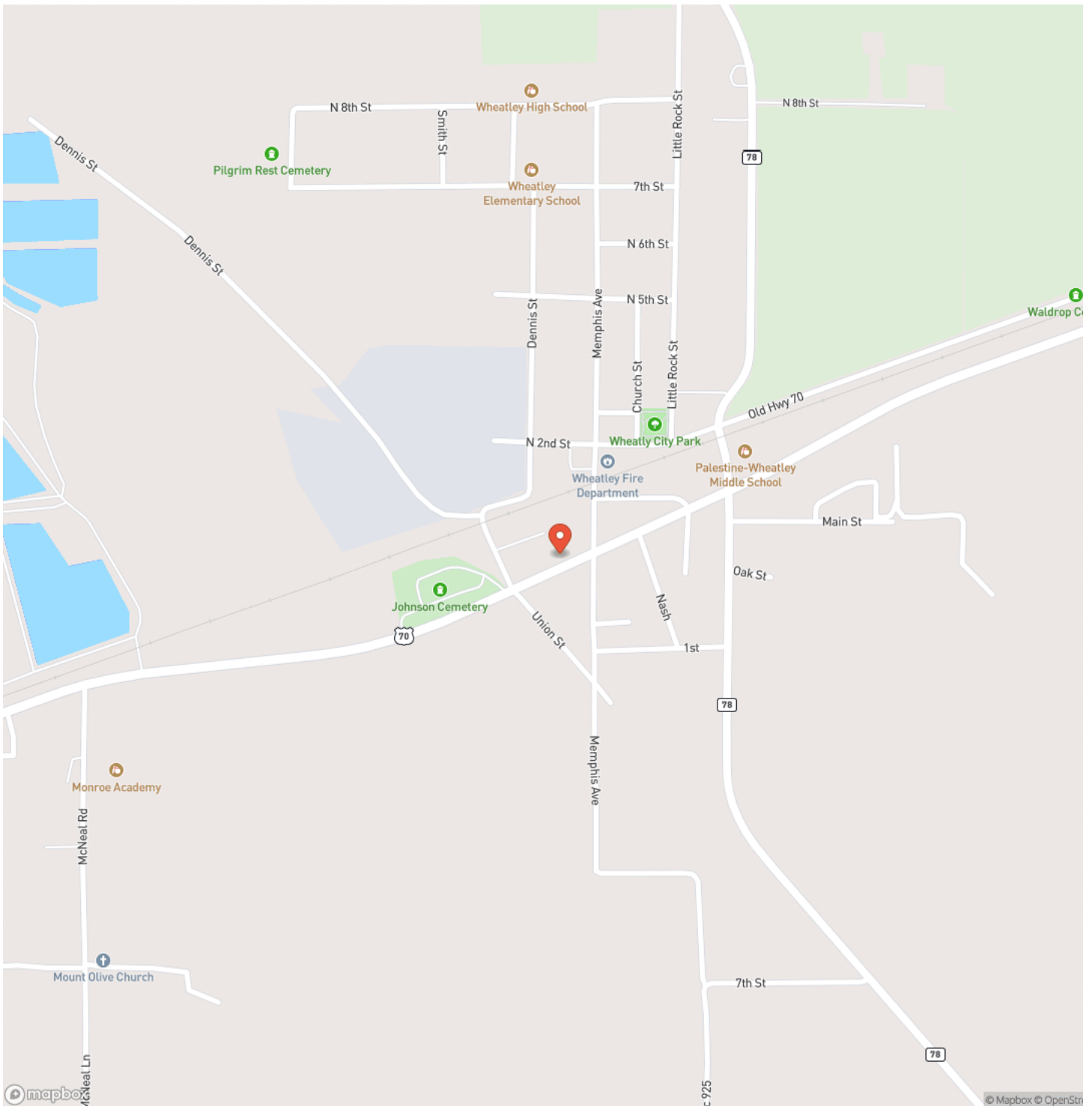
This house and shop would make for the perfect duck club, investment property, or small town residence. Store your boats, hunting gear, or other toys in the nearly 5,000 square foot shop with a concrete slab, recoated roof last year, and electric (commercial meter). The house is 1090 square foot consisting of 2 bedrooms and 1 bath. Stove, Fridge, Washer, Dryer, and Window AC units will convey with the property. The house is on city water and sewer. Tenant has recently moved out so property is currently vacant and ready for a new owner. Seller never occupied property ,so no seller property disclosure is available. Between farming, hunting, solar farm(currently under construction, just south of property) there are several opportunities for an investor to rent.



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## Locator Map





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**<https://www.habitatlandcompany.com>**

## Satellite Map





## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Mike Kingsbury

## Mobile

(501) 339-6822

## Office

(501) 339-6822

## Email

mike@habitatlandcompany.com

**Address**

418 E Booth

## City / State / Zip

Searcy, AR 72143

## NOTES

[illegible]



## This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## **DISCLAIMERS**

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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.





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