

**Des Arc Bayou Ridout Camp**  
Des Arc, AR 72040

**\$75,000**  
0.250± Acres  
Prairie County



**Des Arc Bayou Ridout Camp**  
**Des Arc, AR / Prairie County**

---

**SUMMARY**

**Address**

222 Ridout Rd

**City, State Zip**

Des Arc, AR 72040

**County**

Prairie County

**Type**

Riverfront

**Latitude / Longitude**

35.007678 / -91.508845

**Dwelling Square Feet**

1200

**Bedrooms / Bathrooms**

2 / 1

**Acreage**

0.250

**Price**

\$75,000



**Des Arc Bayou Rideout Camp**  
**Des Arc, AR / Prairie County**

---

**PROPERTY DESCRIPTION**

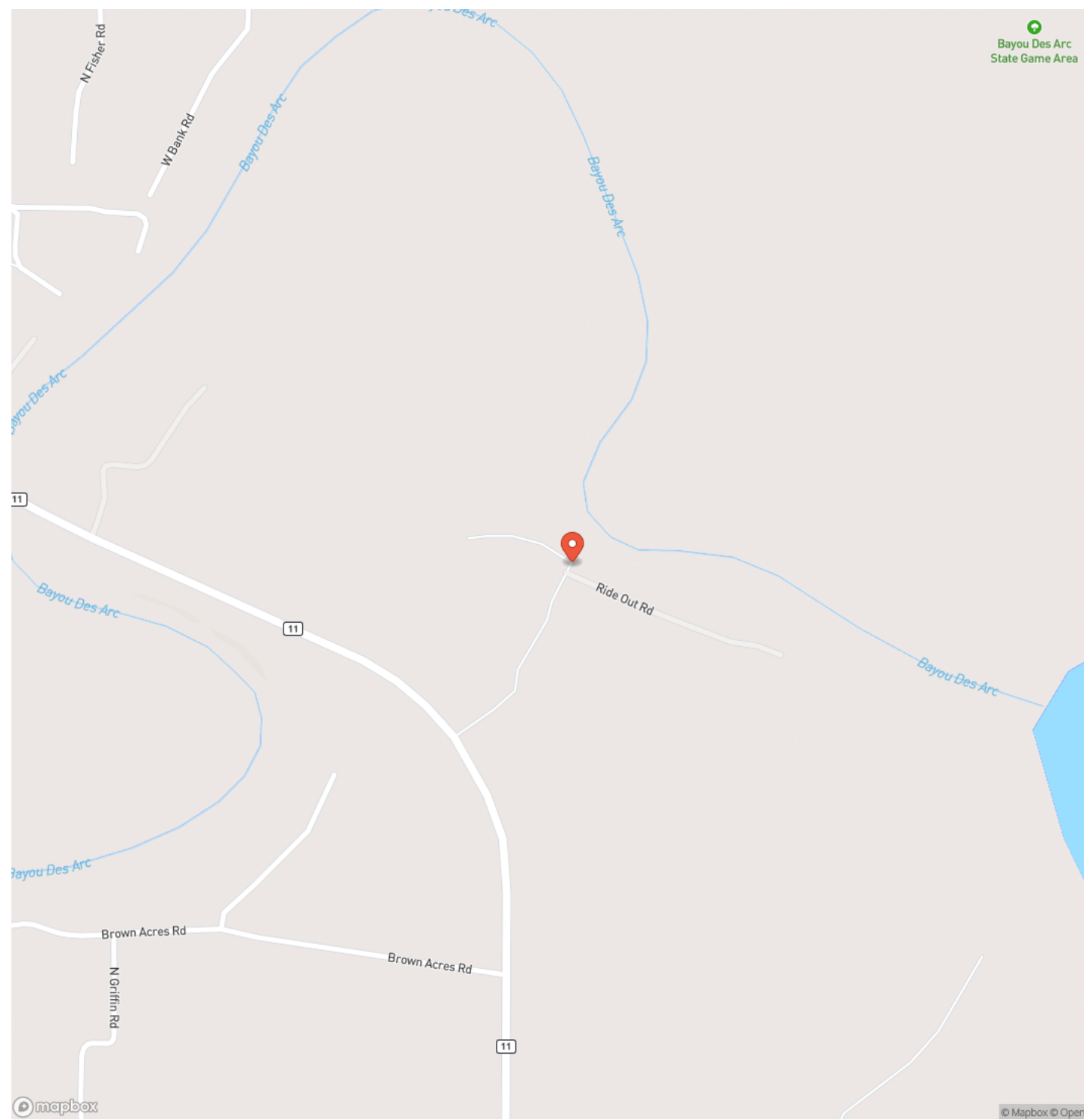
Fish/Hunt Camp located only 1 mile north of Des Arc on highway 11 at Rideout Camp. This cabin does sit on lease land for \$800/year. Also has the option to lease an additional lot for trailers, boats, campers, etc for \$150/year. Cabin consist of approximately 1200sq ft 3 bedroom, 1 bath, and over 1000 sq. ft. of deck space. This property borders a large area of public land which is rarely hunted because of limited access, and is habitat to some of the largest deer in the state, and also has excellent duck hunting during the winter months. The bayou extends for several miles and is full of crappie, bass, and catfish. The bayou connects to the White River about a quarter mile to the east where locals ski, tube, and ride their party barges. Watch the sun rise in the east and set in the west from the enormous deck over the bayou!

This cabin is located at Rideout Camp, an established camp for over 60 years. This area is home to both residences, and vacation homes. The area is very secure, monitored by both cameras and an overseer , with one way in and one way out. After an offer has been accepted, it will be contingent on obtaining a ground lease contract with land owner.

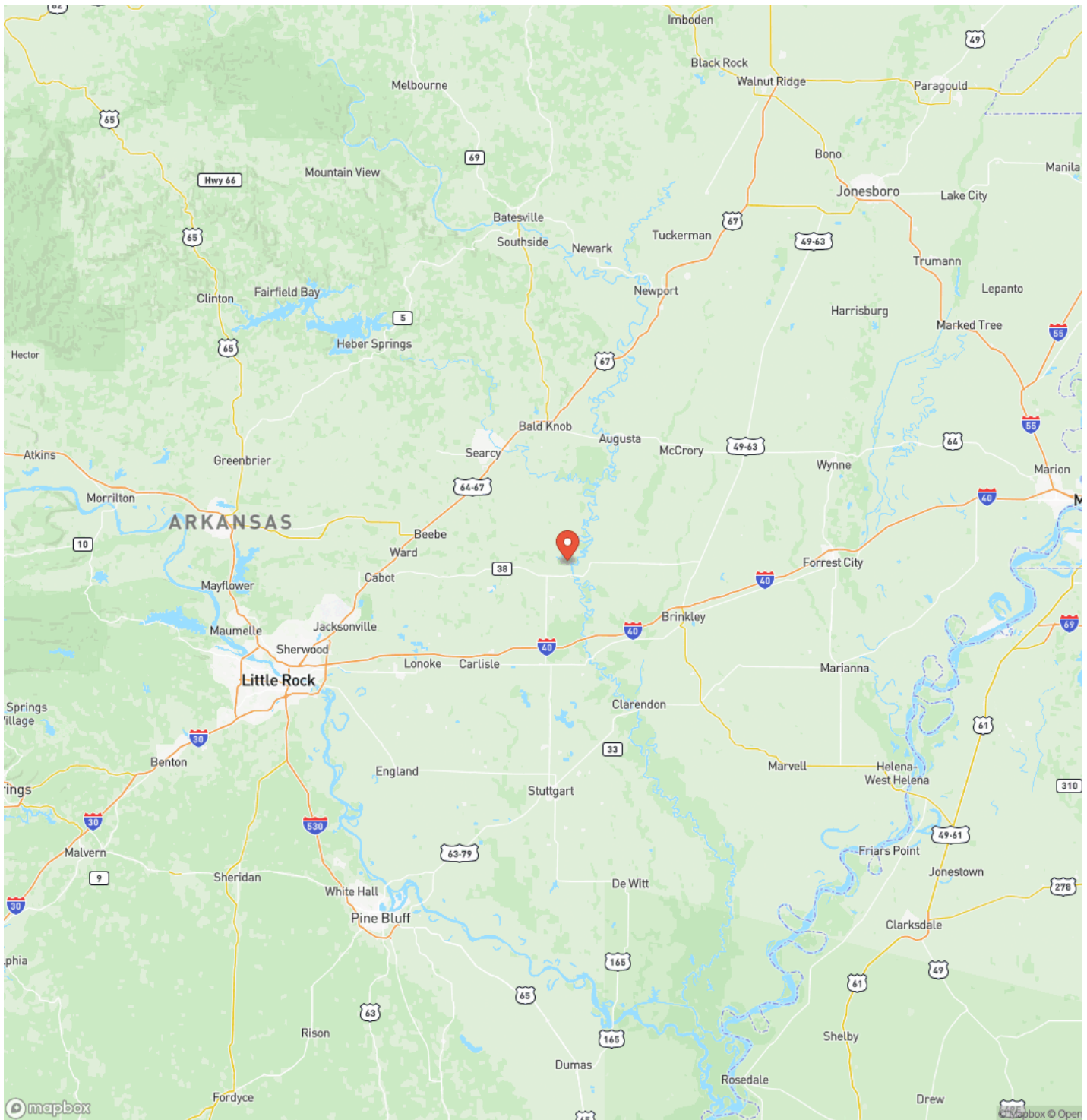




# Locator Map



## Locator Map



## 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**

---

---

---

---

---

---

---



## NOTES

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**

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.



---

**Habitat Land Company**  
418 E. Booth Rd  
Searcy, AR 72143  
(870) 830-5263  
<https://www.habitatlandcompany.com/>

---

