

**Woodruff County Cabin**  
1806 County Road 150  
Augusta, AR 72006

**\$179,000**  
2.380± Acres  
Woodruff County



## Woodruff County Cabin Augusta, AR / Woodruff County

### SUMMARY

#### Address

1806 County Road 150

#### City, State Zip

Augusta, AR 72006

#### County

Woodruff County

#### Type

Recreational Land, Residential Property, Business Opportunity

#### Latitude / Longitude

35.35196 / -91.372329

#### Dwelling Square Feet

840

#### Bedrooms / Bathrooms

1 / 1

#### Acreage

2.380

#### Price

\$179,000

#### Property Website

<https://habitatlandcompany.com/property/woodruff-county-cabin-woodruff-arkansas/89126/>



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### **PROPERTY DESCRIPTION**

The Woodruff County Cabin, this property is an absolute must-see for anyone passionate about whitetail deer and waterfowl hunting.

The cabin is perfectly situated a short distance from some of Arkansas's most sought-after public access areas. When the water levels are ideal, it's just a quick boat ride through Taylors Bay in Augusta, AR, to the White River. This makes it an excellent fishing camp or a perfect spot to relax after a day on the sandbar.

Nestled within a beautiful 2.38-acre pecan grove, the property also features majestic oak trees, its own private boat launch, and a dock.

The cabin itself offers a comfortable 1 bedroom and 1 bathroom, spanning approximately 840 square feet of heated and cooled living space. It's built on 8-foot stilts with concrete floors and has access to rural water and electricity. The front porch is versatile, serving as a perfect mudroom or an additional bedroom if needed.

Key features include:

- \* Less than a mile from White Oak Duck Woods
- \* 10 minutes to Augusta, AR
- \* 15 minutes from Henry Gray/Hurricane Lake WMA
- \* 25 minutes from Bald Knob National Wildlife Refuge
- \* 20 minutes from Cache River National Wildlife Refuge
- \* 35 minutes from Searcy Municipal Airport
- \* An hour and a half from Little Rock, AR, or Memphis, TN
- \* Private boat launch with direct water access to the White River (when conditions are right)
- \* Rural water and electricity
- \* County Road access

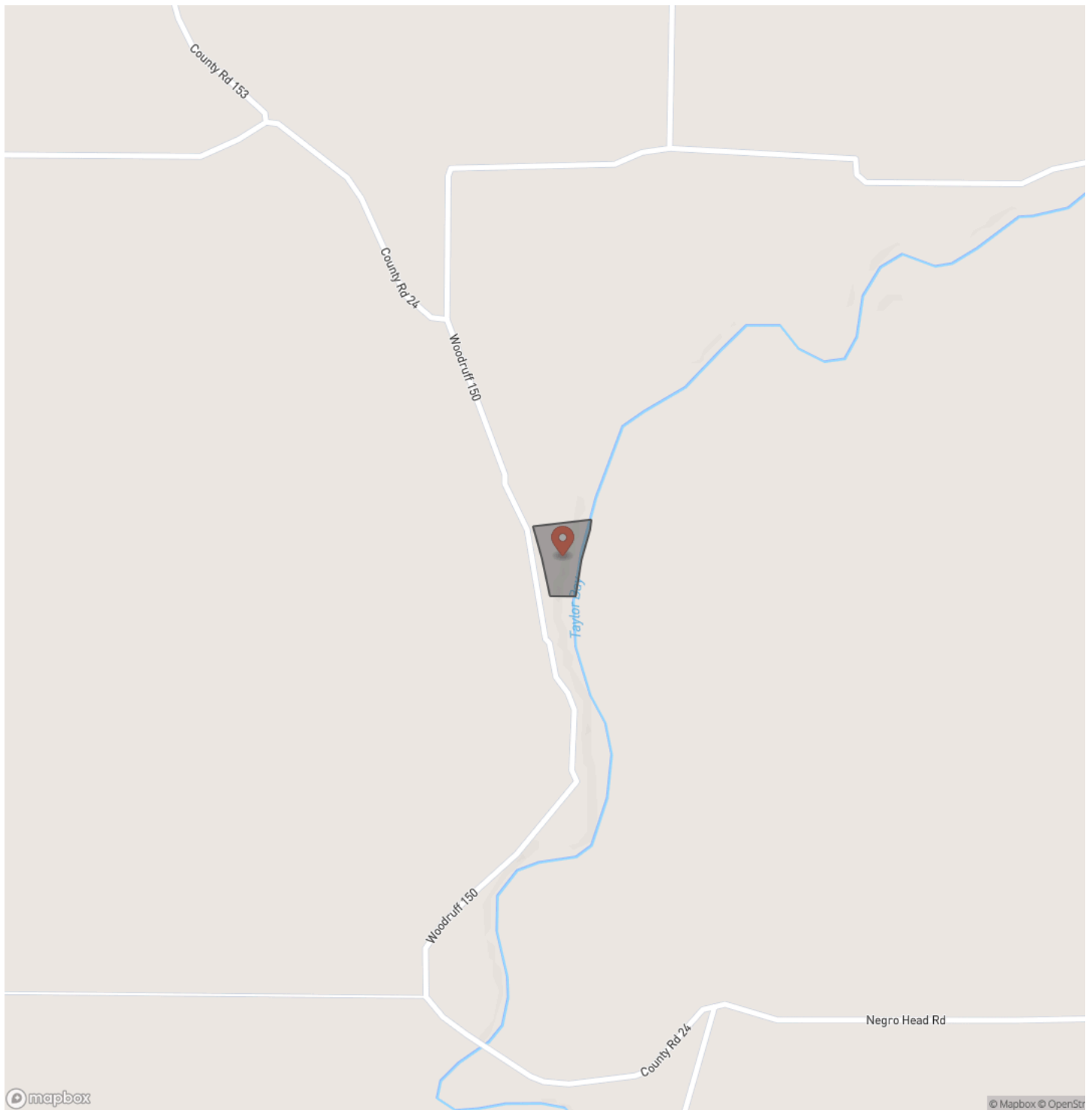
This unique property won't last long! Please call me today to schedule a private showing.



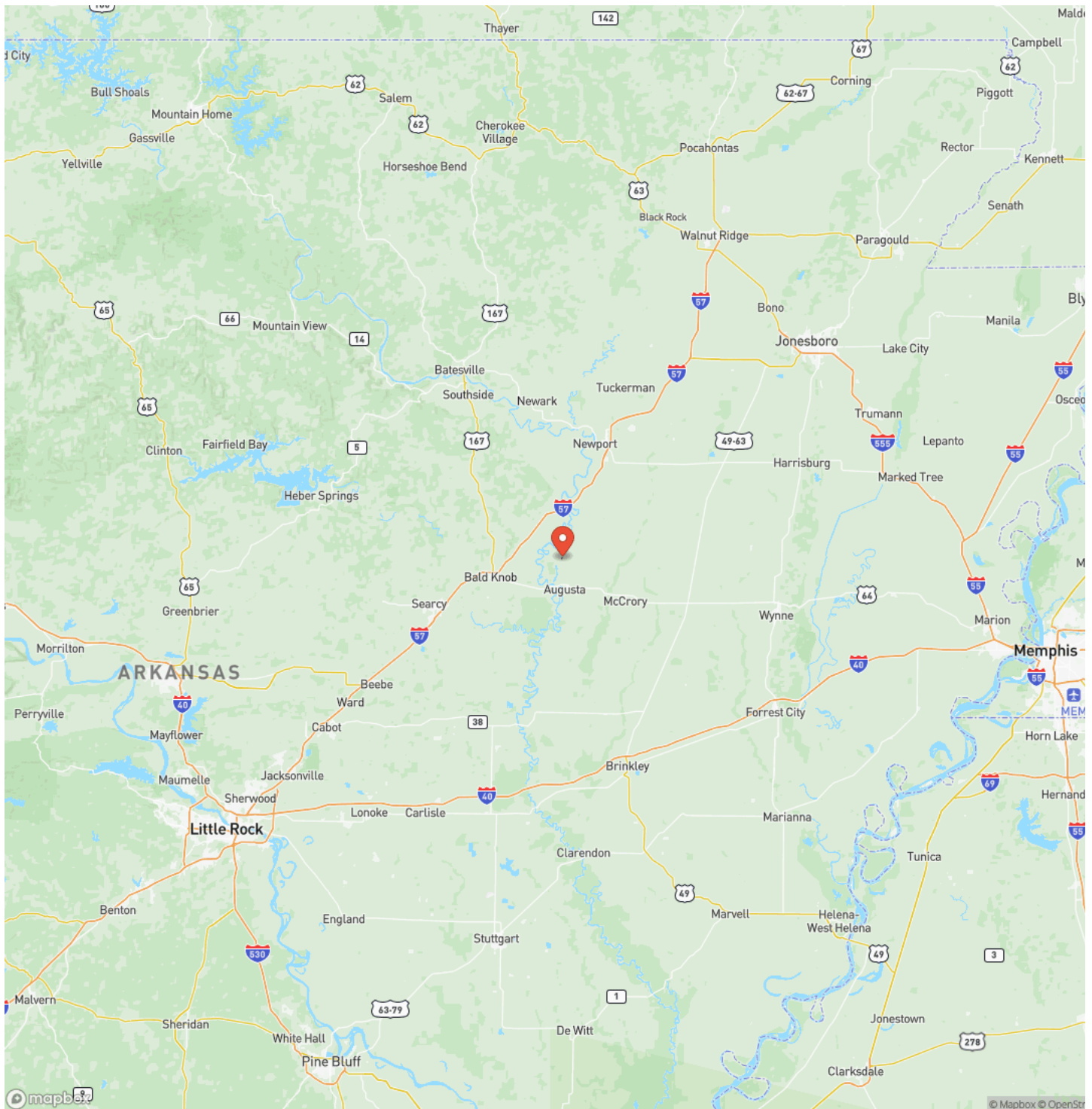
Woodruff County Cabin  
Augusta, AR / Woodruff County



## Locator Map



## Locator Map



## Satellite Map



**Woodruff County Cabin**  
**Augusta, AR / Woodruff County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Cody Louks

## Mobile

(501) 207-2609

## Email

cody@habitatlandcompany.com

**Address**

418 E Booth

## City / State / Zip

## NOTES

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## This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



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

## **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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