

**Duck Hook Lodge at Bayou DeView**  
637 Woodruff 460  
Mccrory, AR 72101

**\$220,000**  
4± Acres  
Woodruff County





**Duck Hook Lodge at Bayou DeView  
Mccrory, AR / Woodruff County**

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**SUMMARY**

**Address**

637 Woodruff 460

**City, State Zip**

Mccrory, AR 72101

**County**

Woodruff County

**Type**

Residential Property, Hunting Land, Recreational Land

**Latitude / Longitude**

35.1934 / -91.0966

**Taxes (Annually)**

1350

**Dwelling Square Feet**

2877

**Bedrooms / Bathrooms**

5 / 3

**Acreage**

4

**Price**

\$220,000



**MORE INFO ONLINE:**

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



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**PROPERTY DESCRIPTION**

The Duck Lodge at Bayou DeView offers space, convenience and comfort at a very affordable price. The space comes in the form of a 4 acre m/l piece of ground on the east side of Bayou DeView, very near a solid public land tract. Access is off a paved highway turning on to a nice chip sealed road leading you to your driveway. The acreage is plenty big enough for subdividing or building a big shop with enough room remaining to turn boat trailers and RV's around.

The lodge is 5 bedrooms and 3 full bathrooms offering enough space to sleep 12 or more. All the furnishings will convey as well making it ready for you and your group to jump right in to. There is a huge covered carport with attic space for additional storage. The garage has a side door entrance that makes it the perfect wader room capable of holding all your guns and gear. The kitchen, dining and living room space is all open making time together enjoyable. Step out the back door for grilling or enjoying the privacy or the big yard around the fire pit.



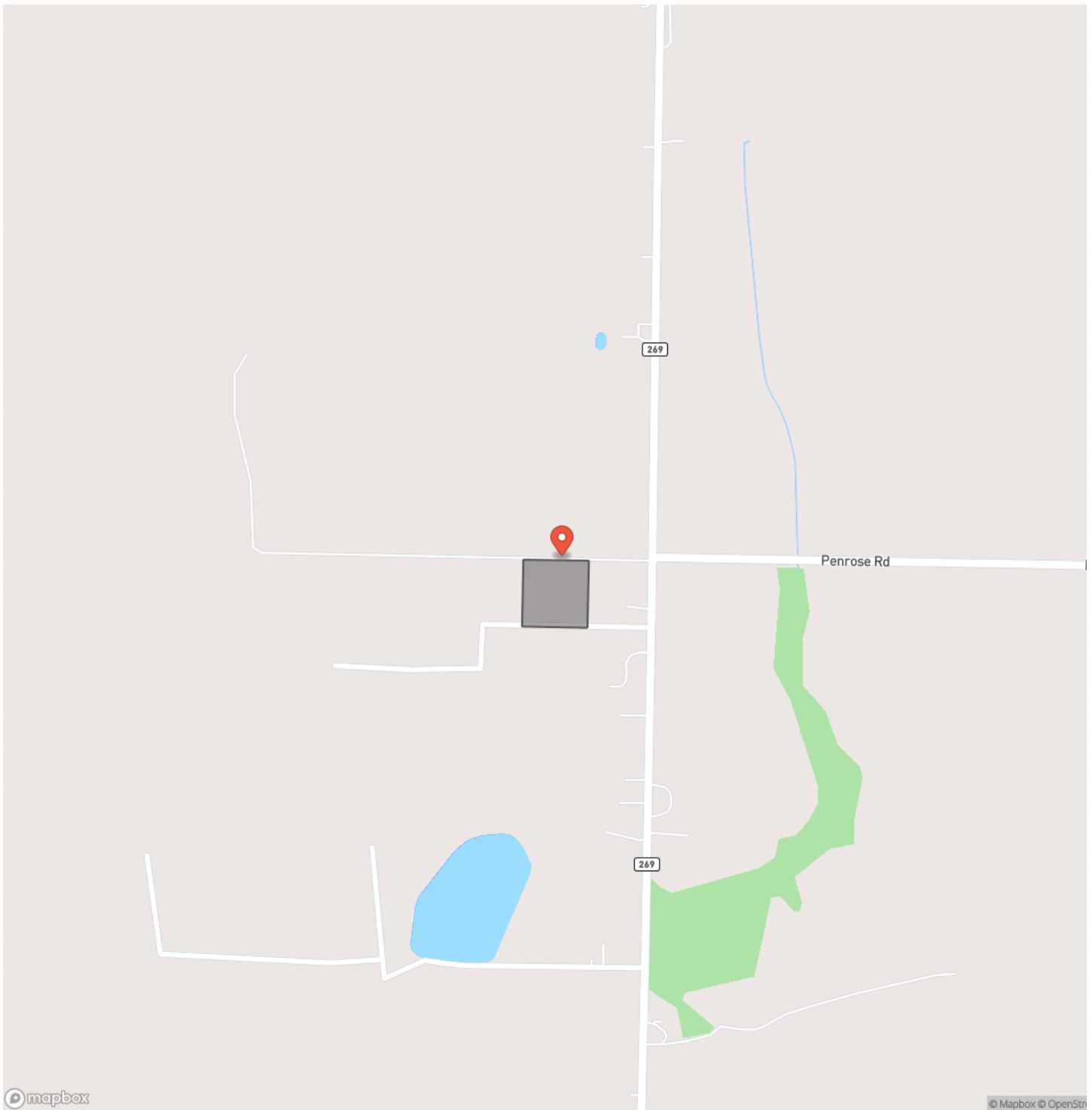


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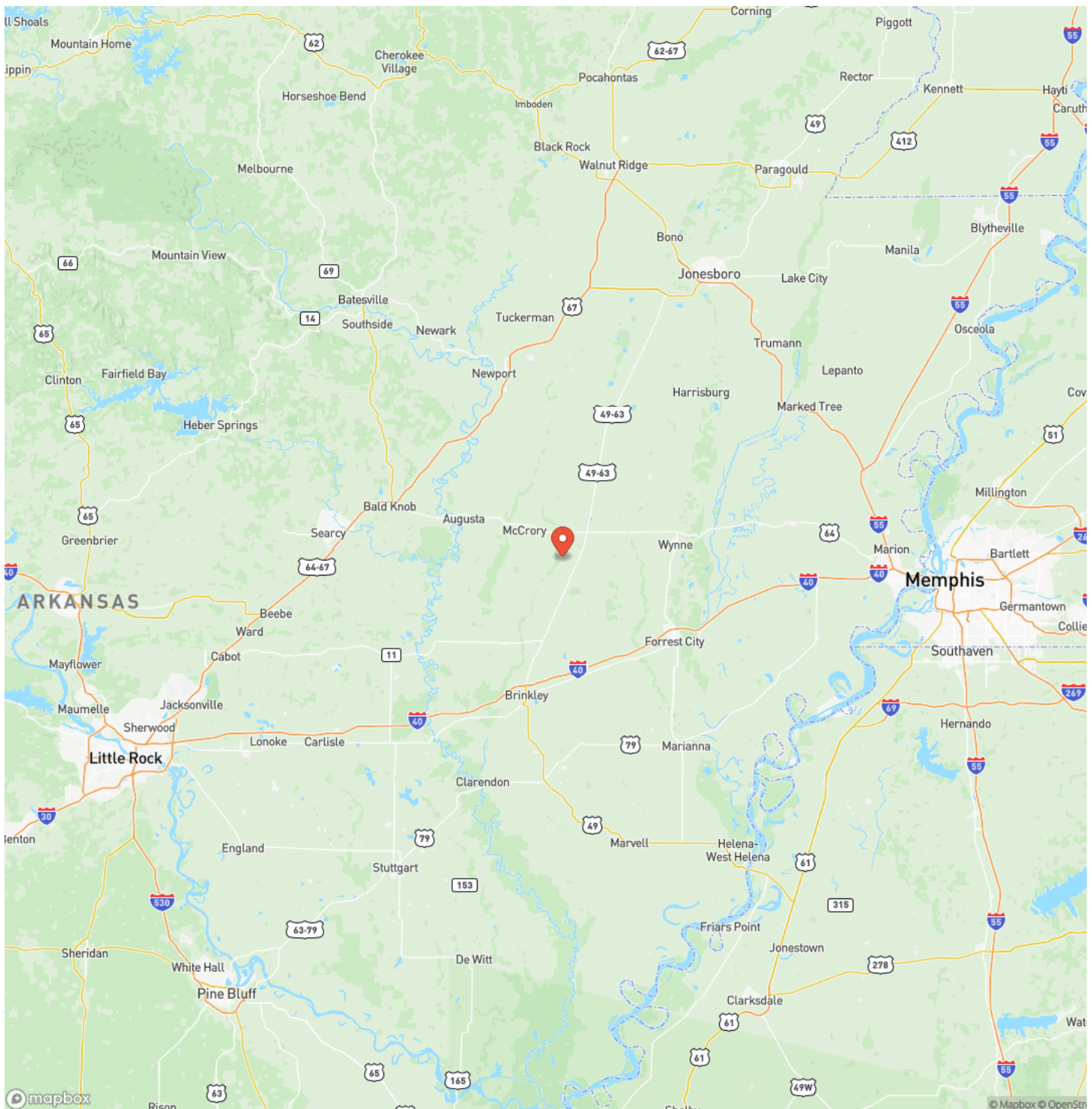


## Locator Map





## Locator Map



## Satellite Map





## Duck Hook Lodge at Bayou DeView Mccrory, AR / Woodruff County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Chad Carger

## Mobile

(501) 843-1111

## Office

(870) 830-5263

## Email

chad@habitatlandcompany.com

**Address**

403 Llama Drive

## City / State / Zip

Searcy, AR 72143

## NOTES

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**MORE INFO ONLINE:**

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## 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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