

St. Charles Camp
2705 HWY 1
Saint Charles, AR 72140

\$149,000
5± Acres
Arkansas County



St. Charles Camp
Saint Charles, AR / Arkansas County

SUMMARY

Address
2705 HWY 1

City, State Zip
Saint Charles, AR 72140

County
Arkansas County

Type
Recreational Land

Latitude / Longitude
34.3691 / -91.1502

Taxes (Annually)
212

Dwelling Square Feet
1150

Bedrooms / Bathrooms
2 / 1

Acreage
5

Price
\$149,000



PROPERTY DESCRIPTION

Lodge and shop area on 5 acres in St. Charles by the White River Refuge. This property sits back off the paved highway, features a small pond and enough land to expand to rent spaces for RV's if you desired. The interior is painted concrete floors and rustic faux wood walls making the place very easy to keep clean. 2 full bedrooms and one bunk area makes it easy to sleep several folks. There's a mud room and interior work bench area that would make great gear storage space. Washer, Dryer, Fridge and standing freezer convey with the property. Exterior walls and roof are metal making it extremely durable and easy to maintain. Large covered back porch offers plenty of space to enjoy the outdoors and a covered sink area for processing game or cleaning fish. Footings are in place and ready for an additional new building. Out of the flood plain. This place is ready to go.





Locator Map



Locator Map



Satellite Map



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



This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend 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/>

