

Cypress Creek Duck Lodge
9149 HWY 64
Mccrory, AR 72101

\$689,000
38± Acres
Woodruff County



Cypress Creek Duck Lodge
Mccrory, AR / Woodruff County

SUMMARY

Address

9149 HWY 64

City, State Zip

Mccrory, AR 72101

County

Woodruff County

Type

Hunting Land, Recreational Land, Residential Property, Timberland

Latitude / Longitude

35.2795 / -91.2618

Taxes (Annually)

189

Dwelling Square Feet

2755

Bedrooms / Bathrooms

4 / 3

Acreage

38

Price

\$689,000



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PROPERTY DESCRIPTION

Cypress Creek Duck Lodge is the premier duck lodge in Woodruff County, Arkansas. This 2,755 sq. ft. lodge can sleep 16 comfortably, and that doesn't include the heated and cooled 750 sq. ft. shop that has another full bathroom too. This 2023 built home is tucked away off of Hwy. 64 on 38 acres between Augusta and McCrory, and gives you the best of both privacy and access. This property is less than 1 mile from the Cache National Wildlife Refuge and 1.5 miles from the Cache River channel. For you dog trainers and dog lovers, there's a 1 acre pond that has it's own well to keep the water fresh and cool. The land consists of 8 acres of open ground with the house and pond, and the balance in mature hardwood timber with a slough that's known to hold a few woodies!

The amenities include, but aren't limited to the following:

- 4,049 sq. ft. total that include...

- A screened in 24' x 30' outdoor living space complete with outdoor kitchen.

- Covered 2 car carport. -Two wells including one that provides fresh water to the 1 acre pond.

- Dock on the pond, and fire pit on the pond edge.

Furnishings are negotiable.



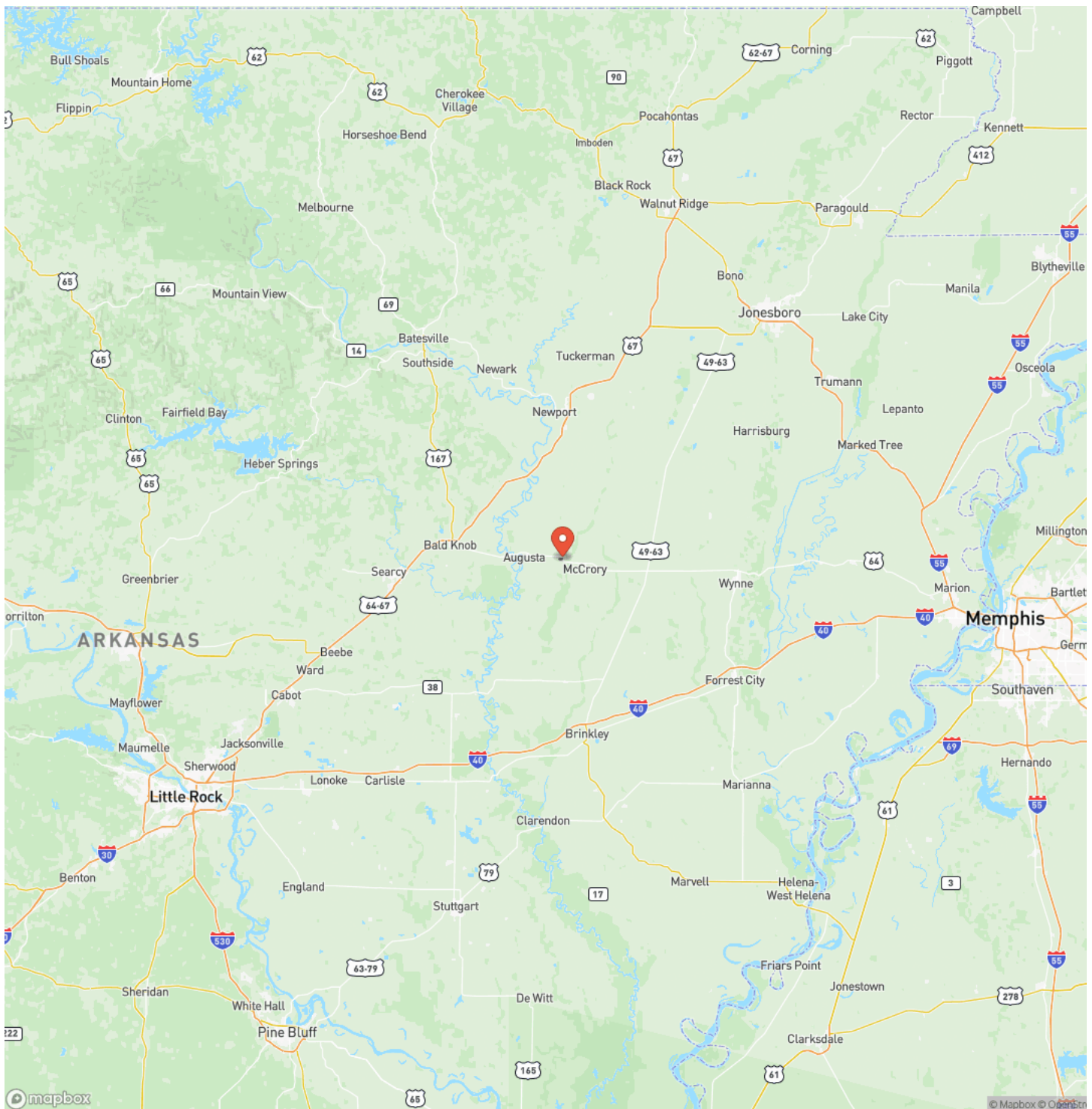
Cypress Creek Duck Lodge
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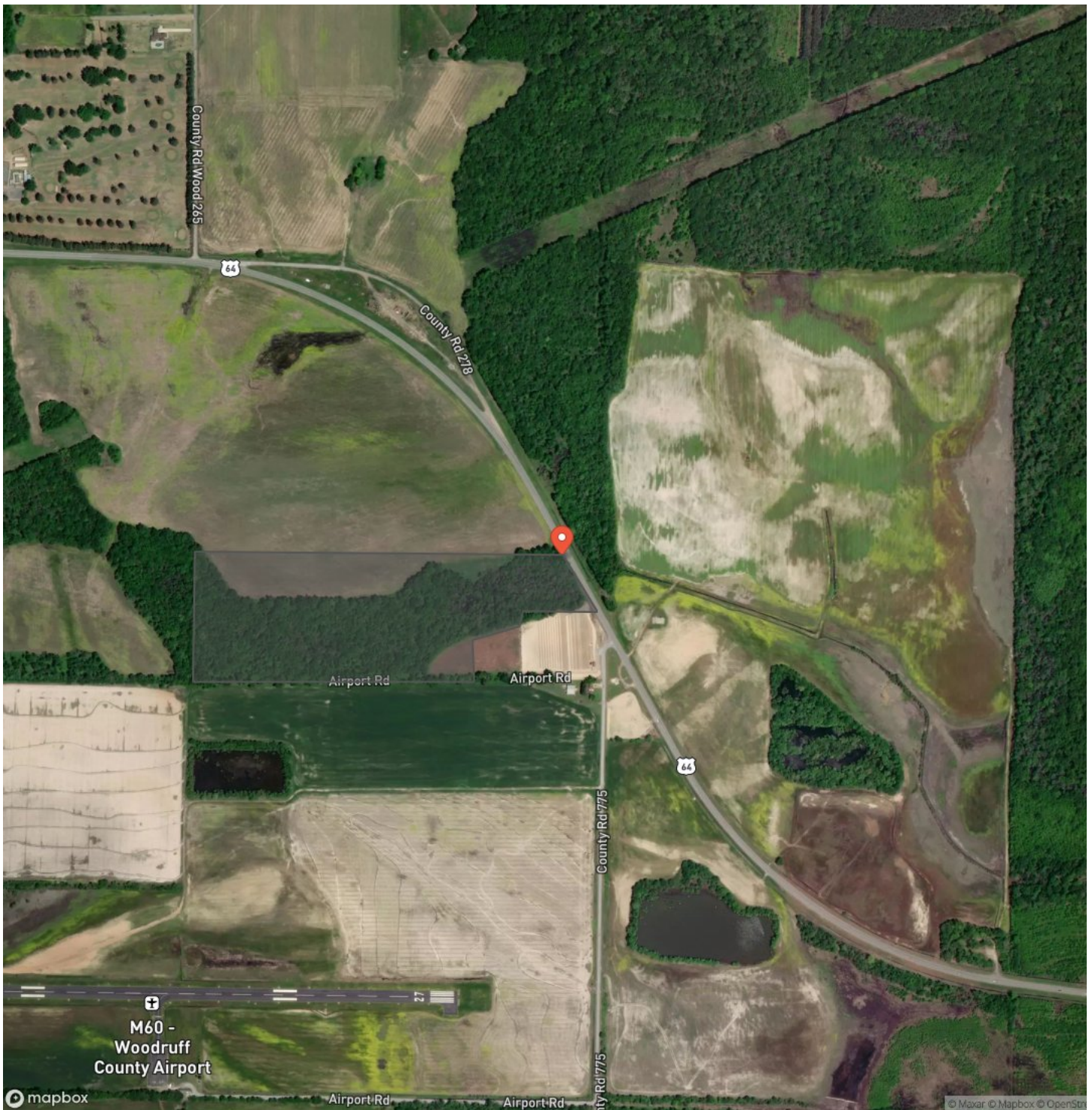
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

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NOTES

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DISCLAIMERS

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