

Flippin Villa
333 County Road Marion CR 7004
Flippin, AR 72634

\$1,175,000
8.5± Acres
Marion County



Flippin Villa
Flippin, AR / Marion County

SUMMARY

Address

333 County Road Marion CR 7004

City, State Zip

Flippin, AR 72634

County

Marion County

Type

Residential Property, Business Opportunity, Riverfront,
Recreational Land

Latitude / Longitude

36.3344 / -92.5431

Dwelling Square Feet

7,500

Bedrooms / Bathrooms

10 / 7.5

Acreage

8.5

Price

\$1,175,000

Property Website

<https://habitatlandcompany.com/property/flippin-villa/marion/arkansas/102160/>



PROPERTY DESCRIPTION

Welcome to Flippin Villa on the White River, an exceptional luxury trout fishing retreat and income-producing destination property in one of Arkansas' most sought-after angling corridors.

Ideally positioned approximately 7.5 river miles below Bull Shoals Dam and just 4 miles downstream from the renowned Gaston's Resort, this premier White River offering places you in the heart of world-class trophy brown and rainbow trout waters. For buyers seeking the ultimate combination of recreation, privacy, and proven rental performance, opportunities of this caliber are increasingly rare.

Set on approximately 8 scenic acres, the estate delivers a remarkable sense of seclusion while remaining highly accessible. Designed for both private enjoyment and hospitality-driven revenue, the property features a combined 7,500 square feet across the main lodge and two guest cabins, offering a total of 10 bedrooms and 7.5 bathrooms.

The main lodge spans more than 4,700 square feet, thoughtfully designed to create a warm and inviting luxury lodge atmosphere. Four spacious bedroom suites each include private baths and direct outdoor deck access, blending comfort with the surrounding river setting. Inside, the home showcases a chef-inspired gourmet kitchen, two stone fireplaces, rich terracotta tile, and hardwood flooring, creating an upscale yet timeless mountain-lodge feel.

Two additional fully furnished guest cabins provide exceptional flexibility for hosting extended family, corporate retreats, or short-term rental guests. Their presence significantly enhances the property's revenue diversification and occupancy potential, making the estate equally attractive as a personal retreat or turnkey investment asset.

With a proven high-ROI rental history, strong repeat guest appeal, and a location synonymous with premier trout fishing, Flippin Villa represents a rare opportunity to acquire a legacy-quality White River property with immediate income and long-term appreciation potential.

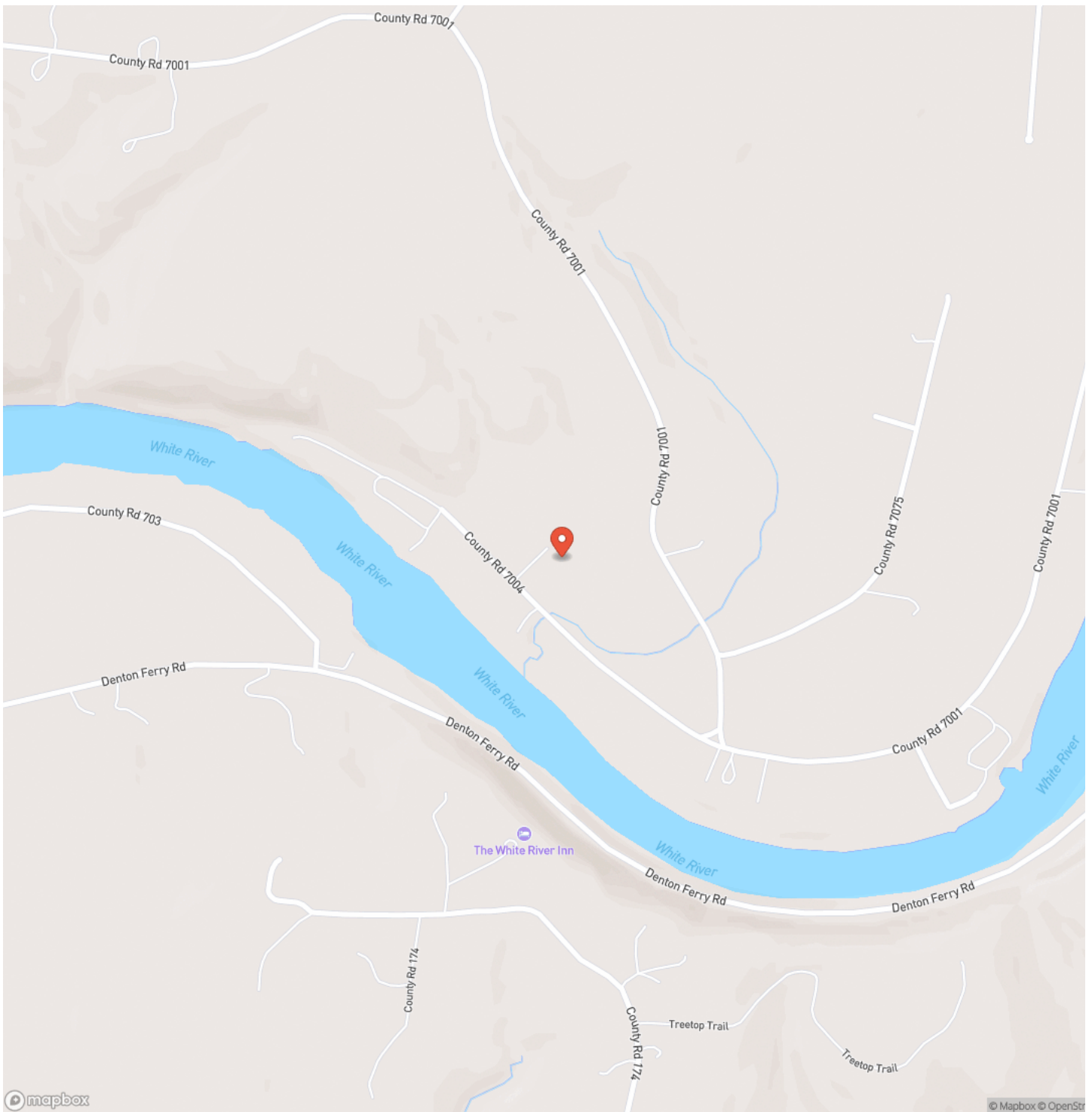
Whether your vision is a private fishing lodge, executive retreat, luxury family compound, or high-performing vacation rental portfolio asset, this extraordinary White River estate is positioned to deliver on every level.



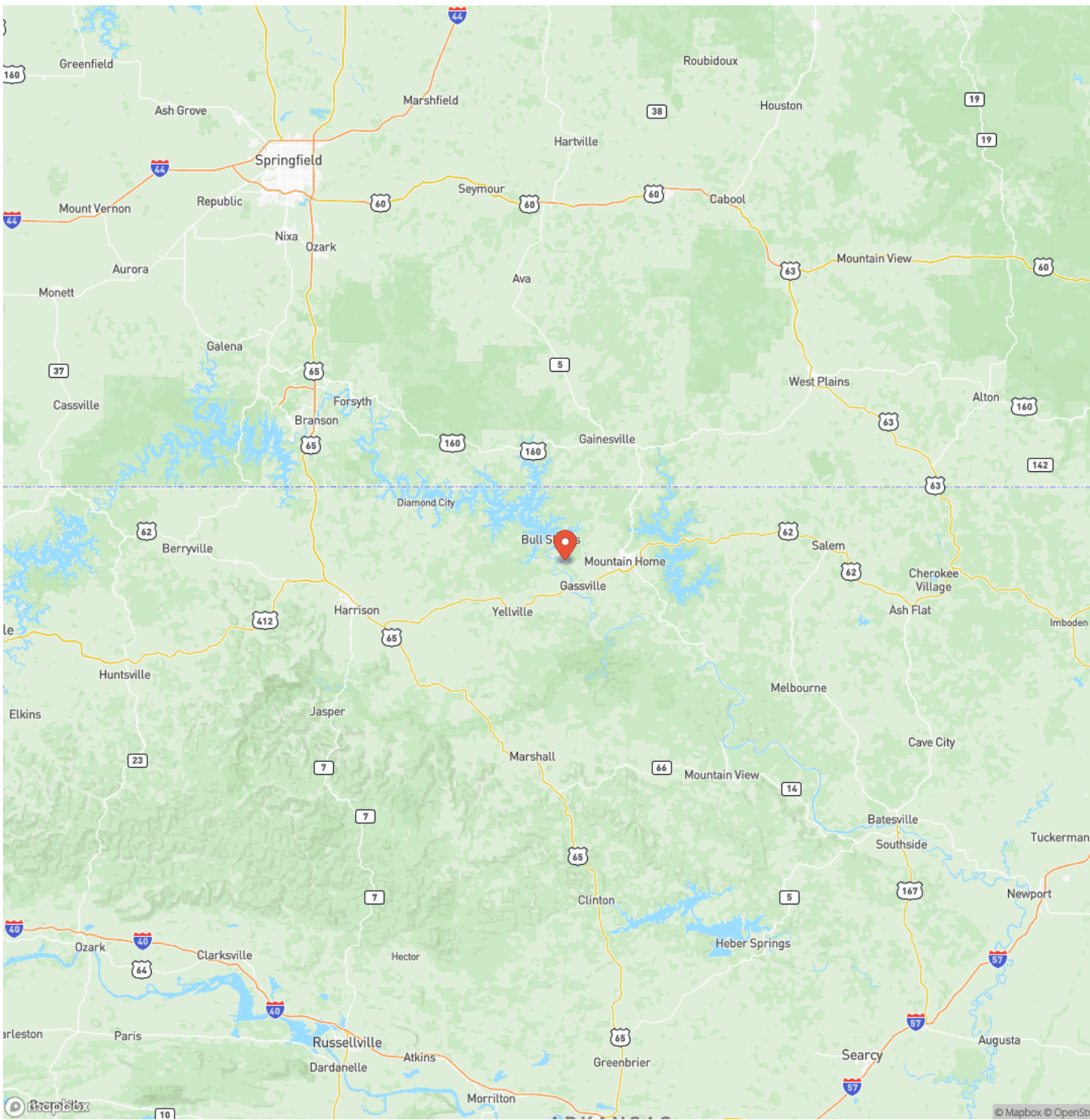
Flippin Villa
Flippin, AR / Marion County



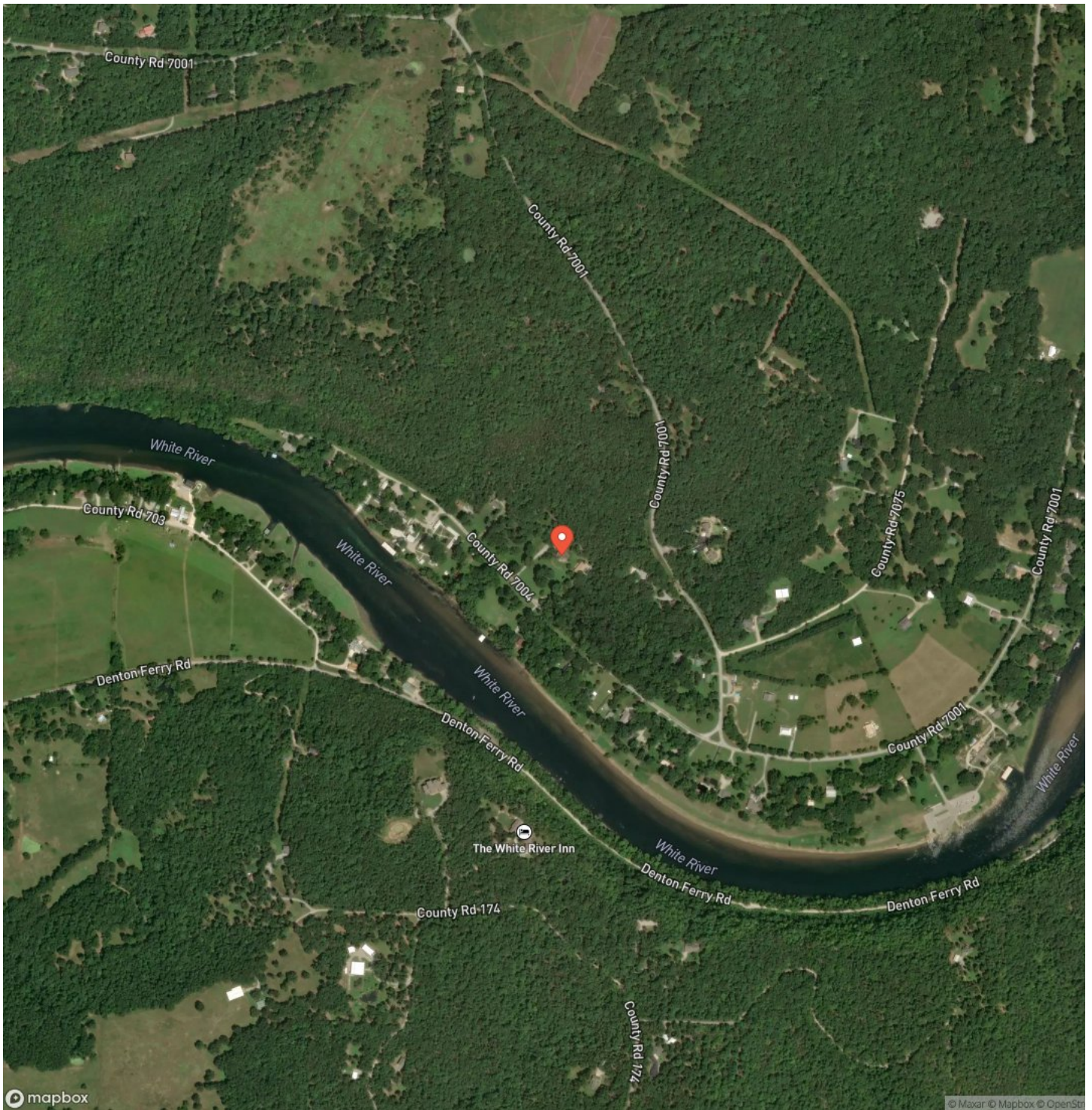
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Luke Cullins

Mobile

(501) 593-8009

Email

luke@habitatlandcompany.com

Address

270 Riverview Road

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 run across the width of the page. There are no margins, text, or other markings on the paper.

[illegible]

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

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/>

