

Fair Oaks Duck Lodge
20 CR 505
Fair Oaks, AR 72101

\$235,000
1± Acres
Cross County



Fair Oaks Duck Lodge
Fair Oaks, AR / Cross County

SUMMARY

Address

20 CR 505

City, State Zip

Fair Oaks, AR 72101

County

Cross County

Type

Recreational Land, Residential Property

Latitude / Longitude

35.23994 / -91.034007

Taxes (Annually)

336

Dwelling Square Feet

3783

Bedrooms / Bathrooms

6 / 4

Acreage

1

Price

\$235,000

Property Website

<https://arkansaslandforsale.com/property/fair-oaks-duck-lodge-cross-arkansas/87777/>

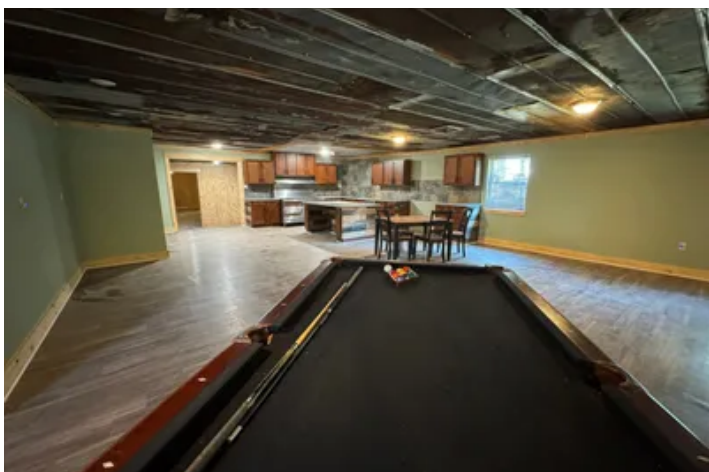
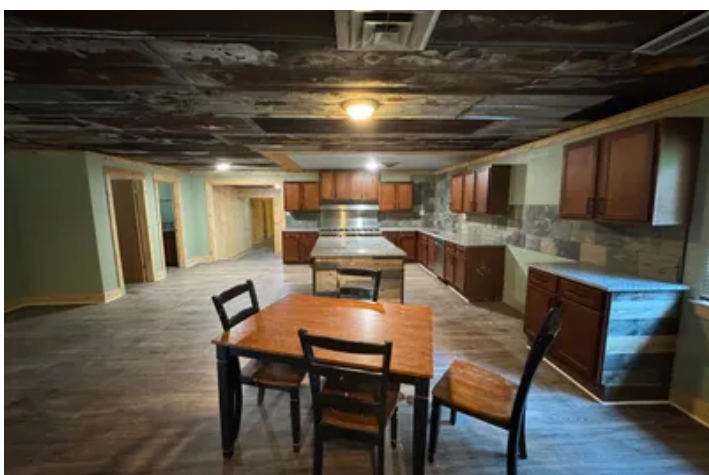


PROPERTY DESCRIPTION

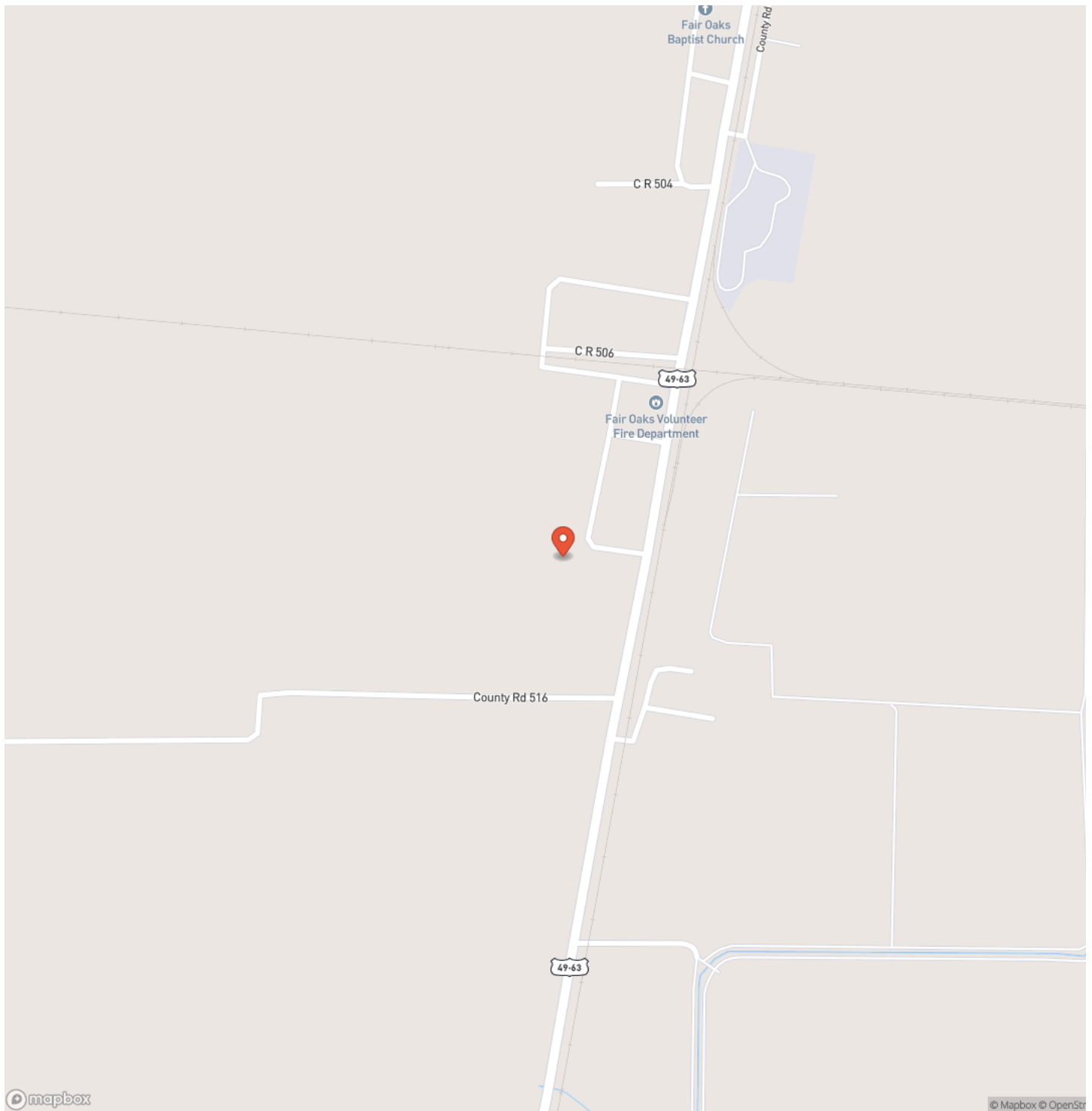
2nd PRICE IMPROVEMENT! If you are a waterfowl hunter and own or lease property near the Fair Oaks, Arkansas area and want to add a lodge to your portfolio, give this one a look. Listed at just under \$65/ft² you will struggle find an existing camp this nice or build one in this price range. Inside, it has been fully renovated with little to no use since the project was completed. The large, commercial Motak gas range and ovens convey and will easily prepare the largest meal you could imagine. It has 6 bedrooms (9 bunks for a total of 18 beds included) and 4 full baths so that you can give each member their own room and bathroom if you have a small group or easily sleep well over 20 people if you have a big crew. The living area is spacious with all furniture and pool table pictured conveying with plenty of extra room to make any type of entertainment space you desire. The exterior measures 110'x34' and is all metal, including the roof, making it a very low maintenance property to help keep your annual expenses and effort low. There is small pond behind the structure that provides an opportunity to create an outdoor entertainment space (fire pit, outdoor kitchen, etc) plus a place to train your dog in the afternoons to keep them tuned up during season so that you do not have as many bad habits to fix in the off season. There is plenty of room on the 1 +/- acre to build a shop if you want a place to store your equipment and decoys. Seller will entertain owner finance with 10% down required. For more information on this propert contact Kevin Keen at [\(870\)215-1185](tel:8702151185).



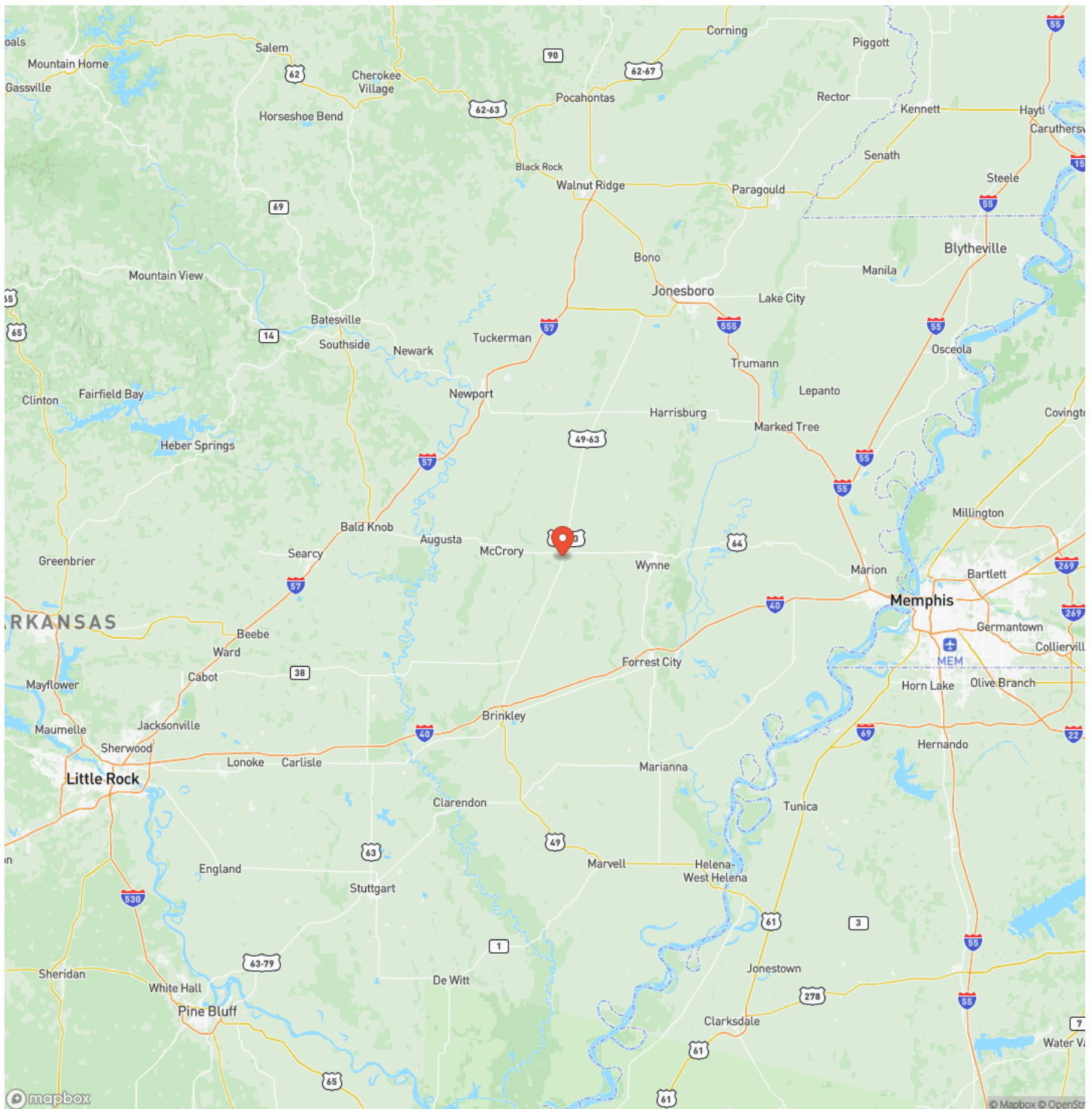
Fair Oaks Duck Lodge
Fair Oaks, AR / Cross County



Locator Map



Locator Map



Satellite Map



Fair Oaks Duck Lodge
Fair Oaks, AR / Cross County

LISTING REPRESENTATIVE

For more information contact:



Representative

Kevin Keen

Mobile

(870) 215-1185

Email

kevin@arkansas.land

Address

2024 North Main Street

City / State / Zip

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.

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.

ArkansasLandForSale.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.



Arkansas Land Company
2024 North Main Street
North Little Rock, AR 72114
(501) 604-4565
ArkansasLandForSale.com

