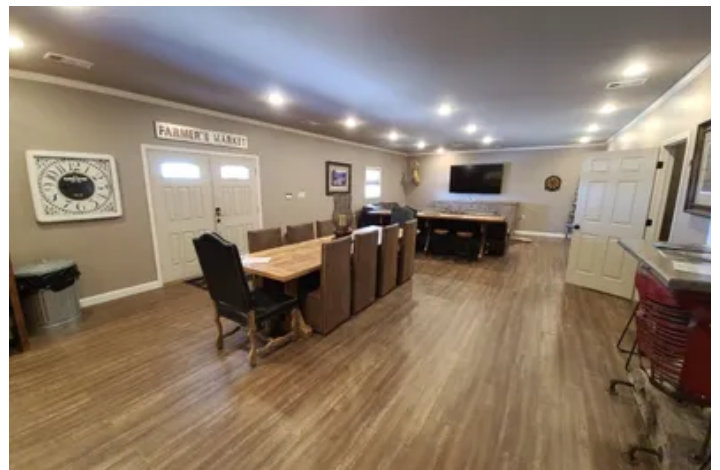


The Welch Lodge
625 HWY 37 N
Grubbs, AR 72431

\$299,000
0.370± Acres
Jackson County



The Welch Lodge
Grubbs, AR / Jackson County

SUMMARY

Address

625 HWY 37 N

City, State Zip

Grubbs, AR 72431

County

Jackson County

Type

Business Opportunity, Residential Property, Recreational Land,
Hunting Land

Latitude / Longitude

35.65298 / -91.0749

Dwelling Square Feet

2268

Bedrooms / Bathrooms

3 / 1.5

Acreage

0.370

Price

\$299,000

Property Website

<https://habitatlandcompany.com/property/the-welch-lodge-jackson-arkansas/84209/>



The Welch Lodge

Grubbs, AR / Jackson County

PROPERTY DESCRIPTION

****The Welch Lodge: Your Ideal Low-Maintenance Retreat!****

Calling all duck hunters, fishermen, and potential homeowners! If you're searching for a hassle-free place to call your base camp, the Welch Lodge is an ideal choice.

Located in the peaceful town of Grubbs, Arkansas, just one mile west of the world-renowned Cache River, this lodge was built in 2019 with durability in mind. Enjoy a comfortable stay without the worries and high heating costs often associated with older farmhouses.

Historically, the lodge has served as a short-term rental and provided overflow accommodations for hunters from the nearby main hunting lodge. Key features include sleeping arrangements for up to 17 guests, a commercial-style kitchen, a spacious living area, three bedrooms, one and a half baths, a full-length front porch, a 12x24 storage building, and a fenced backyard perfect for your hunting dogs.

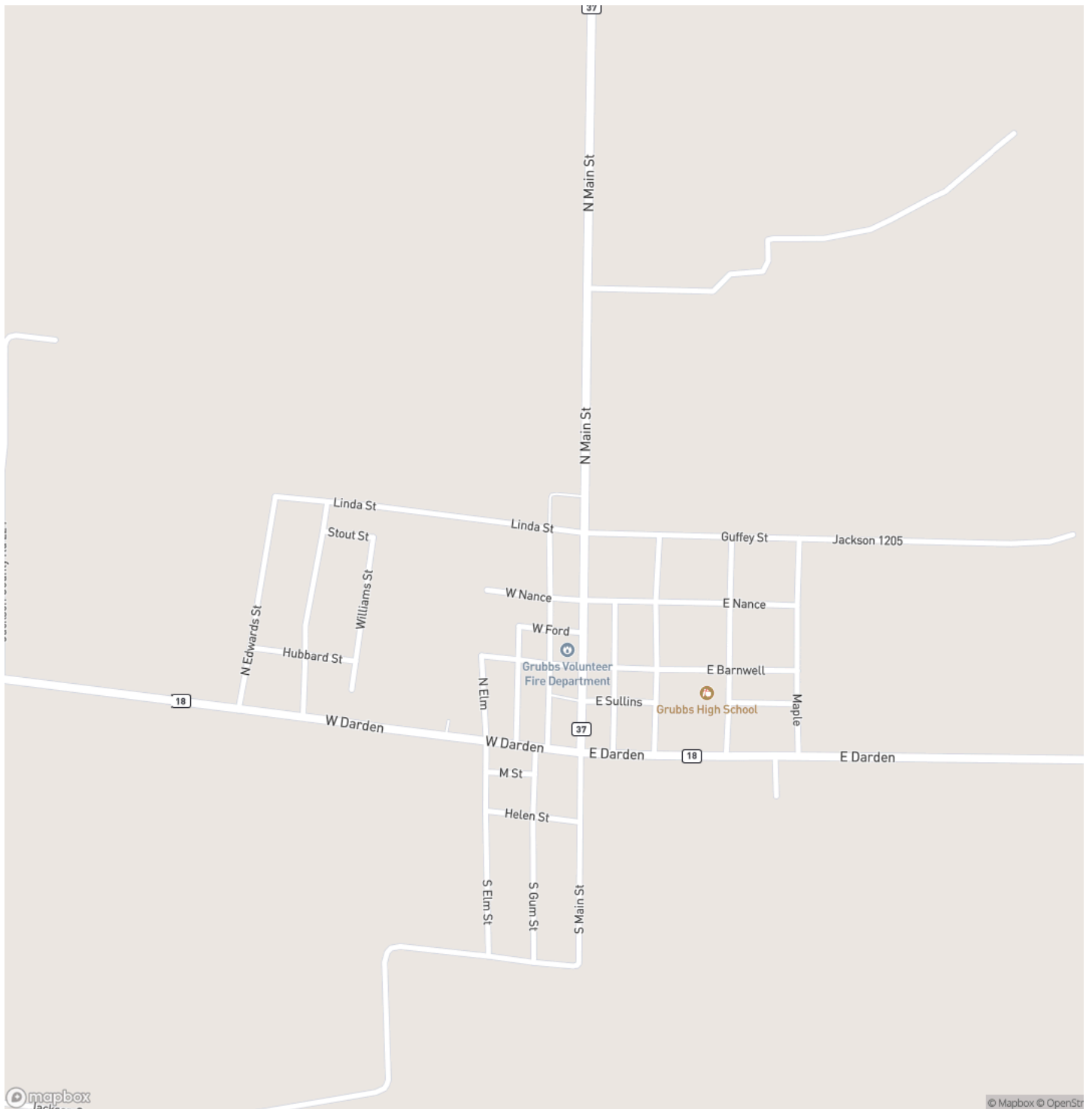
Pack your bags and head on over to your new fully furnished lodge!



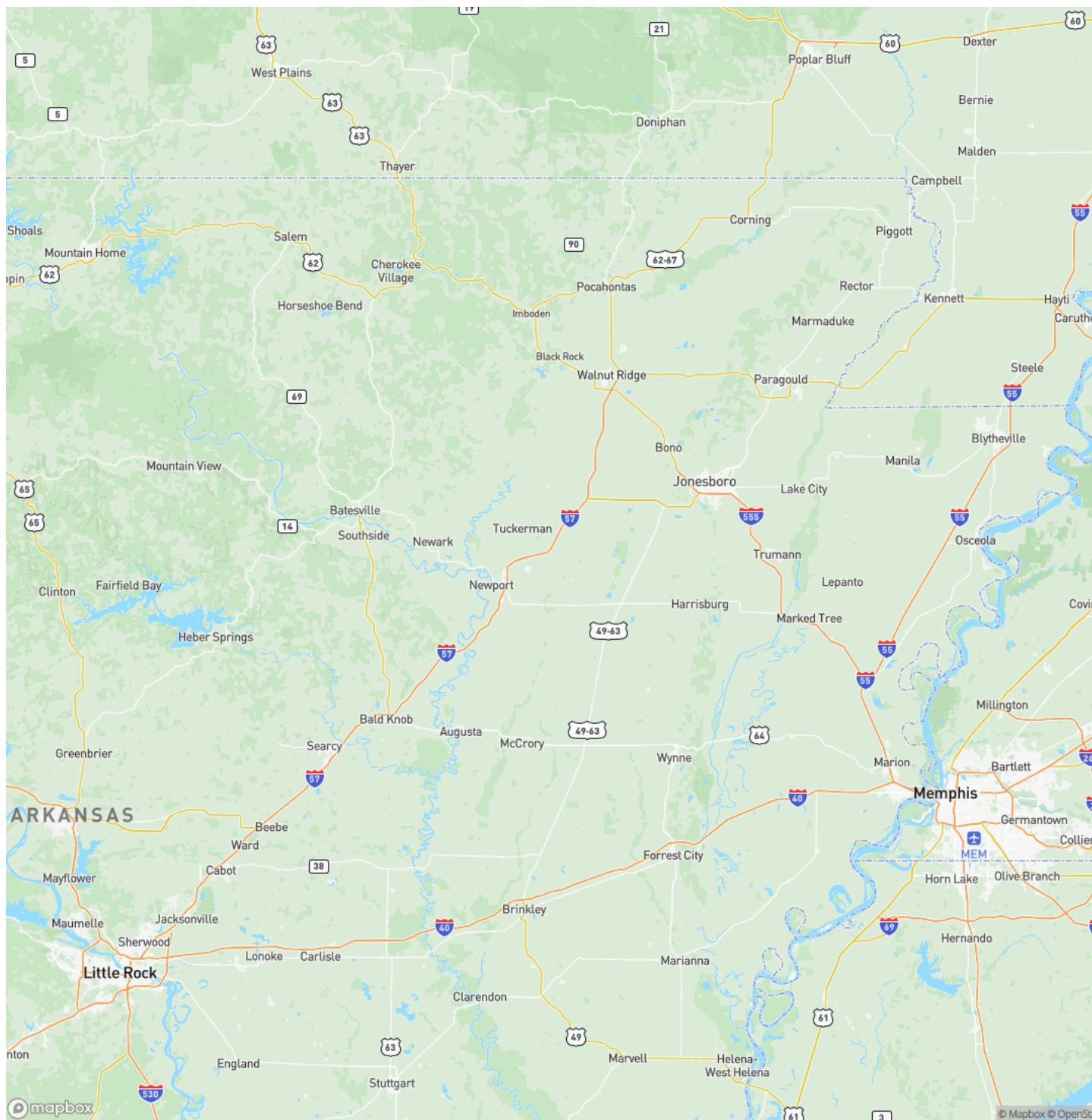
The Welch Lodge
Grubbs, AR / Jackson County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Seth Davis

Mobile

(870) 217-3537

Email

seth@habitatlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

This image shows a single 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.



<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.



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