

Patterson Lodge
119 Beverly Street
Patterson, AR 72123

\$74,900
0.310± Acres
Woodruff County



Patterson Lodge
Patterson, AR / Woodruff County

SUMMARY

Address

119 Beverly Street

City, State Zip

Patterson, AR 72123

County

Woodruff County

Type

Residential Property, Recreational Land, Hunting Land

Latitude / Longitude

35.2598 / -91.236036

Dwelling Square Feet

900

Bedrooms / Bathrooms

2 / 1

Acreage

0.310

Price

\$74,900

Property Website

<https://habitatlandcompany.com/property/patterson-lodge-woodruff-arkansas/79596/>



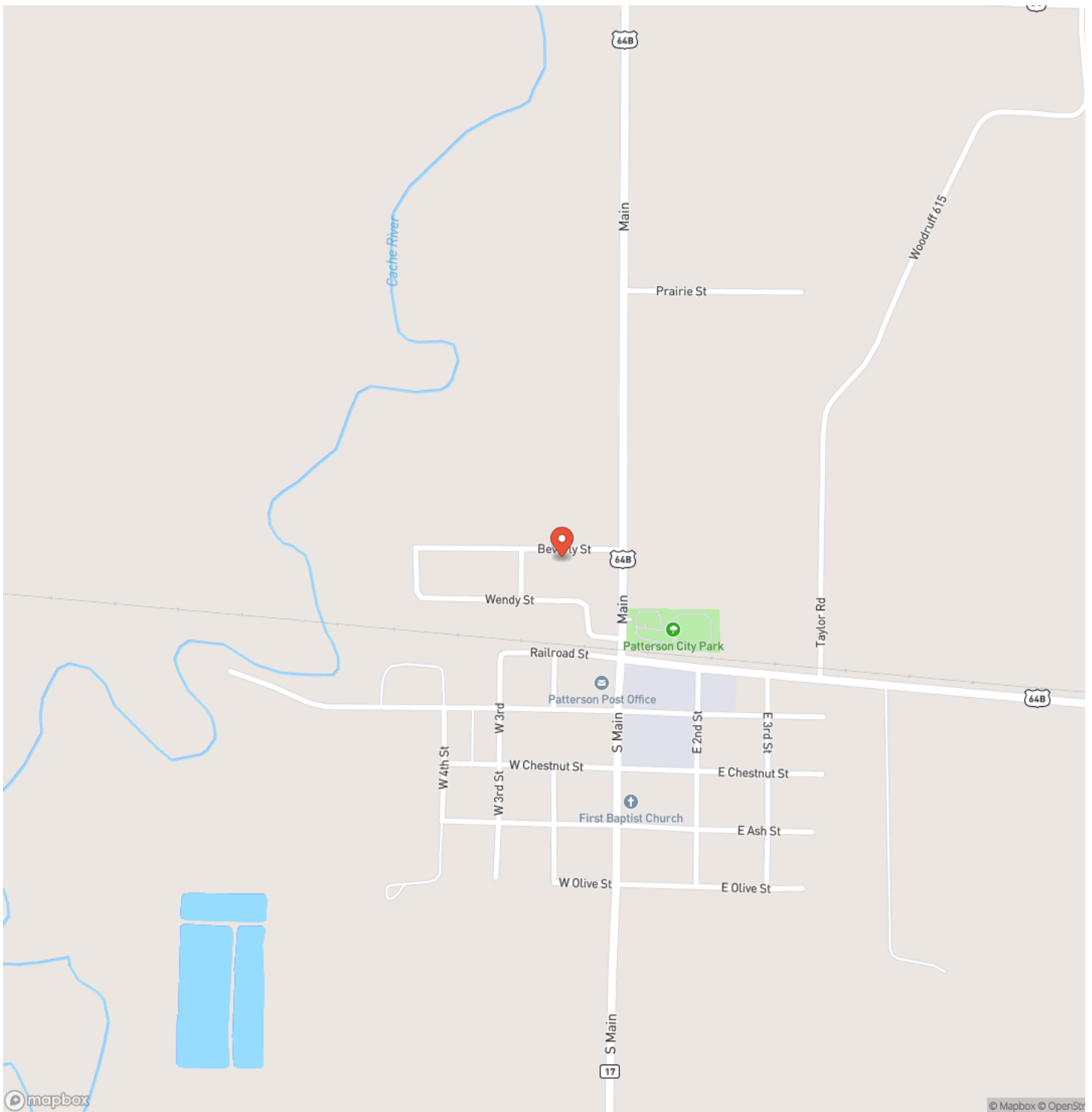
Patterson Lodge
Patterson, AR / Woodruff County

PROPERTY DESCRIPTION

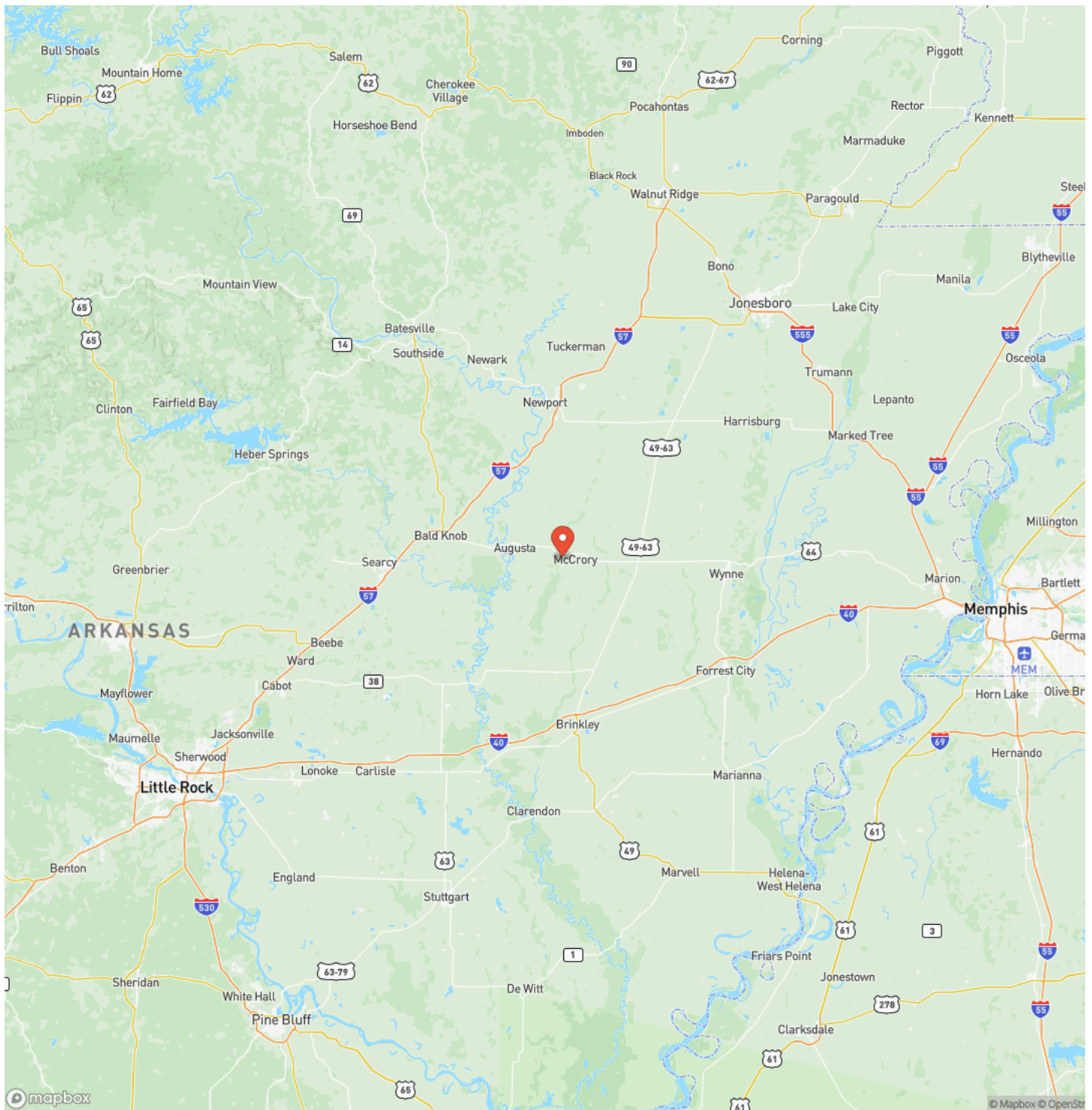
Welcome to the Patterson Lodge! Talk about location! The lodge is conveniently situated near some of the most sought-after public hunting areas in the great state of Arkansas. Cache River National Wildlife Refuge, Hurricane Lake WMA, Rex Hancock Black Swamp WMA, Bayou DeView, and the famed White River are all within minutes of this property. The 2 bedrooms, 1 bath lodge was built in 2022 with a simple and efficient floor plan. The house features LVP flooring, cedar accent wall & baseboards, fresh paint, a large gravel parking area, and new appliances. Whether considering this for your permanent residence, a seasonal recreational property, or an investment property, this lodge offers everything you need without a big price tag.



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

Newport, AR 72112

NOTES

[illegible]

[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/>

