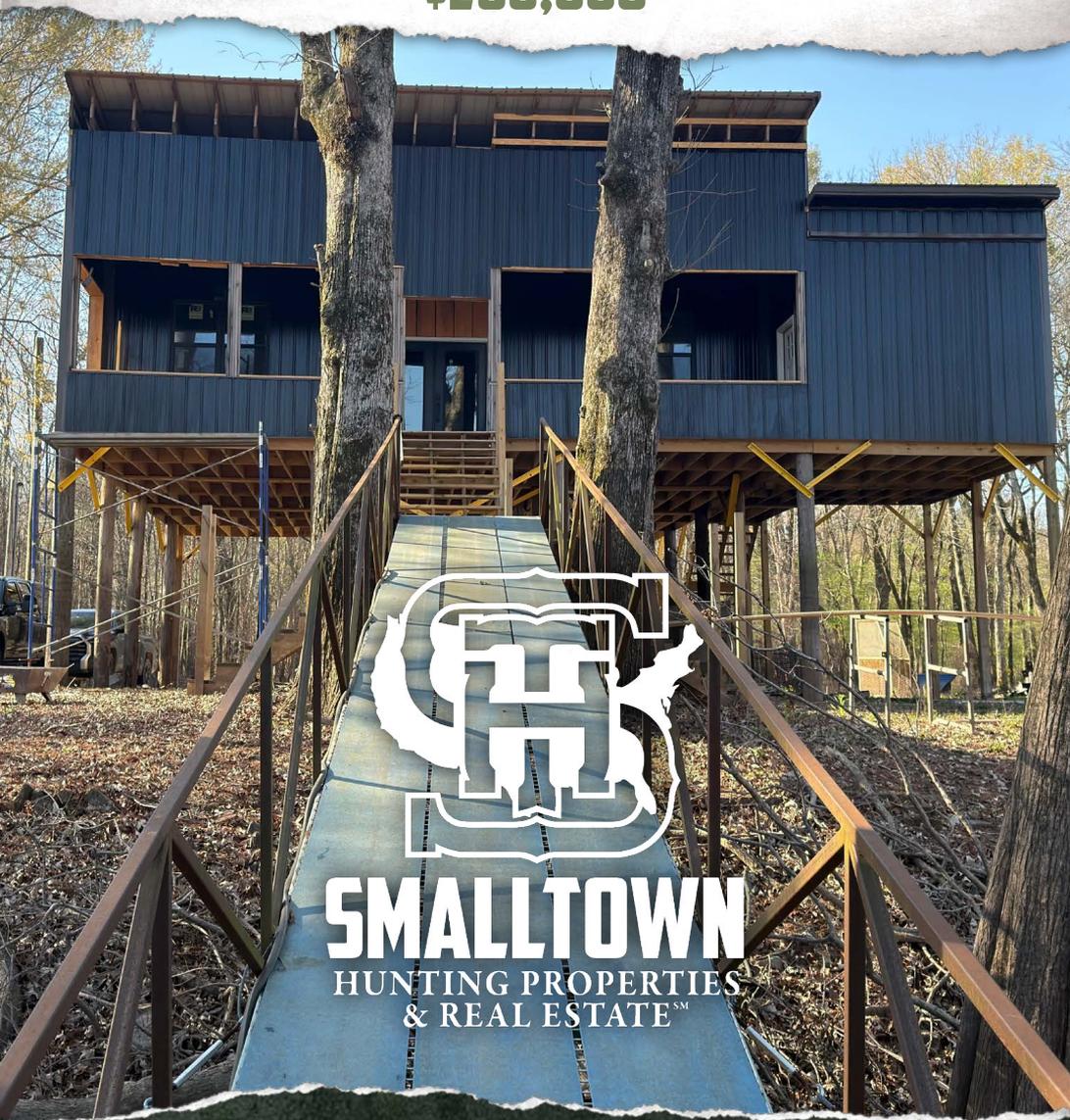


40 DUNCAN LANE
HOLLY GROVE | MONROE COUNTY, AR
\$200,000



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40 DUNCAN LANE

PROPERTY PROFILE

LOCATION:

- 40 Duncan Lane
Holly Grove, AR 72069
- Monroe County
- 5.7± Miles NW of Holly Grove
- 8.7± Miles SE of Clarendon
- 30± Miles NE of Stuttgart
- 81± Miles SE of Little Rock
- 96± Miles SW of Memphis, TN
- 99± Miles SW of Jonesboro

COORDINATES:

- 34.61755, -91.28085

PROPERTY USE:

- Residential
- Recreational
- Hunting & Fishing
- Weekend Getaway

PROPERTY INFORMATION:

- 0.22± Acres
- 1,700± SqFt Cabin
 - Partially Built
 - 2 Bedrooms/2 Baths
 - Kitchen Appliances
 - Granite Countertops
 - Cabinets
 - Offset Wader Room
- Boat Slip/Dock (Boats NOT Included)
- Private Drive
- Private Access to East Lake
- Access to Dale Bumpers White River National Wildlife Refuge

TAX INFORMATION:

- \$160 (2025)
- Parcel: 0001-04617-000



HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

LANE SELF | LAND SPECIALIST
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5607 Hwy 71 S. - Cove, AR 71937 | O: 479-588-1034

WELCOME TO 40 DUNCAN LANE

WELCOME TO 40 DUNCAN LANE JUST NORTHWEST OF HOLLY GROVE, ARKANSAS! This one is a story yet to be told! Located in Monroe County, this partially built lodge on 0.22± acres offers everything under the sun when it comes to recreation.

Here, you will be instantly connected to the land—from more than 160,000 acres of public land hunting to PRIVATE ACCESS to East Lake! The Dale Bumpers White River National Wildlife Refuge holds some of the most profound deer and duck hunting not only in Arkansas but in the entire country. You can go from the attached wader room in the lodge and find yourself in a duck hole within minutes! Eager for some summertime fishing? East Lake is full of cypress trees and knees, where those white perch love to be.



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MORE ABOUT 40 DUNCAN LANE

The existing 1,700± square foot cabin is underway, featuring a solid frame and a layout that gives a clear head start on completion. With key elements in place, you can customize the finishing details to match your personal style—whether you envision a rustic getaway, modern escape, or cozy woodland hideaway. With multiple items being included, such as kitchen appliances, granite countertops, and cabinets, all this lodge needs is the time to finish it!

The lodge has been tested by the White River floods, and thanks to its 16-foot pillars, it can withstand up to 42± feet at Clarendon! If you've been searching for a place where nature takes center stage and the possibilities are as wide open as the land itself, this is your opportunity to make it your own.

Contact Lane Self or Hunter Robison today to schedule a private showing and experience #TheSmallTownWay.



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40 DUNCAN LANE

HOLLY GROVE

MONROE COUNTY, ARKANSAS



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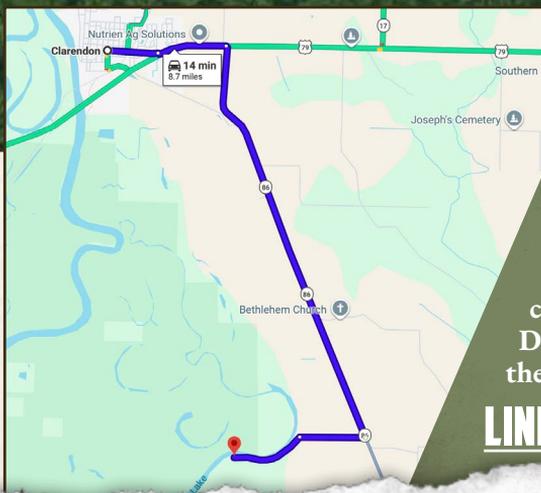
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land **id.** LINK



Directions From Clarendon, AR:
Travel on AR-86 East for 5.4 miles.
Turn right onto County Road 15 and
continue for 0.8 miles. Turn left onto
Duncan Lane and the property will be on
the right in 0.9 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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