

Bayou Des Arc Duck & Fishing Lodge
372 Brown Acres Road
Des Arc, AR 72040

\$375,000
3± Acres
Prairie County



Bayou Des Arc Duck & Fishing Lodge Des Arc, AR / Prairie County

SUMMARY

Address

372 Brown Acres Road

City, State Zip

Des Arc, AR 72040

County

Prairie County

Type

Lakefront, Recreational Land, Residential Property

Latitude / Longitude

35.00207 / -91.517591

Taxes (Annually)

956

Dwelling Square Feet

2870

Bedrooms / Bathrooms

6 / 3

Acreage

3

Price

\$375,000

Property Website

<https://arkansaslandforsale.com/property/bayou-des-arc-duck-fishing-lodge-prairie-arkansas/27197/>



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PROPERTY DESCRIPTION

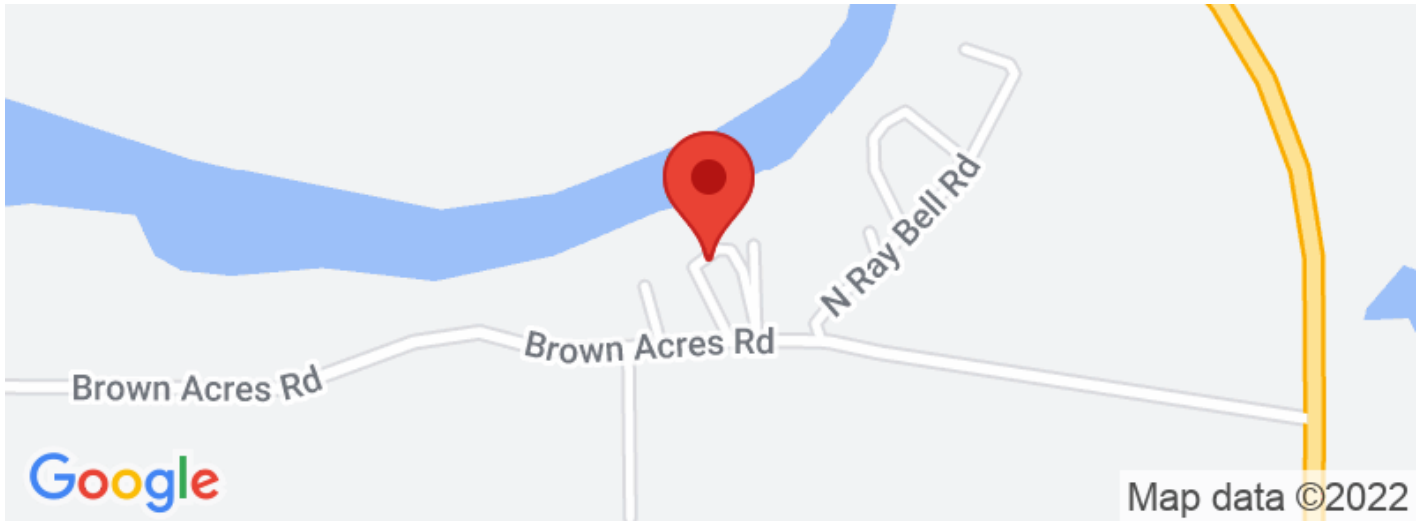
Excellent opportunity to own a waterfront duck/fishing camp near the White River that is not in the floodplain and has never flooded. This 3 +/- acres fronts on Bayou Des Arc and has 2,870 ft2 of living area. It is very well laid out to accommodate large groups or multiple family groups, each having their own space. The main lodge is 4 bedrooms, 2 baths and was recently remodeled to provide the rustic camp setting you have been looking to own. There is a gas range in the kitchen along with a large, built-in griddle for cooking a huge breakfast after a morning of hunting or fishing. Behind the main lodge is a separate suite (connected by a breezeway) that is standalone with its' own kitchen and full bathroom. There is also a 365 ft2 bunkroom that been finished in the 30'x80' shop and will sleep many additional guests. 6 total bedrooms, 3 full bathrooms. The shop has 4 roll up doors making side by side and boat parking a breeze. For more information on this property contact Broker Kevin Keen at [\(870\)215-1185](tel:8702151185).



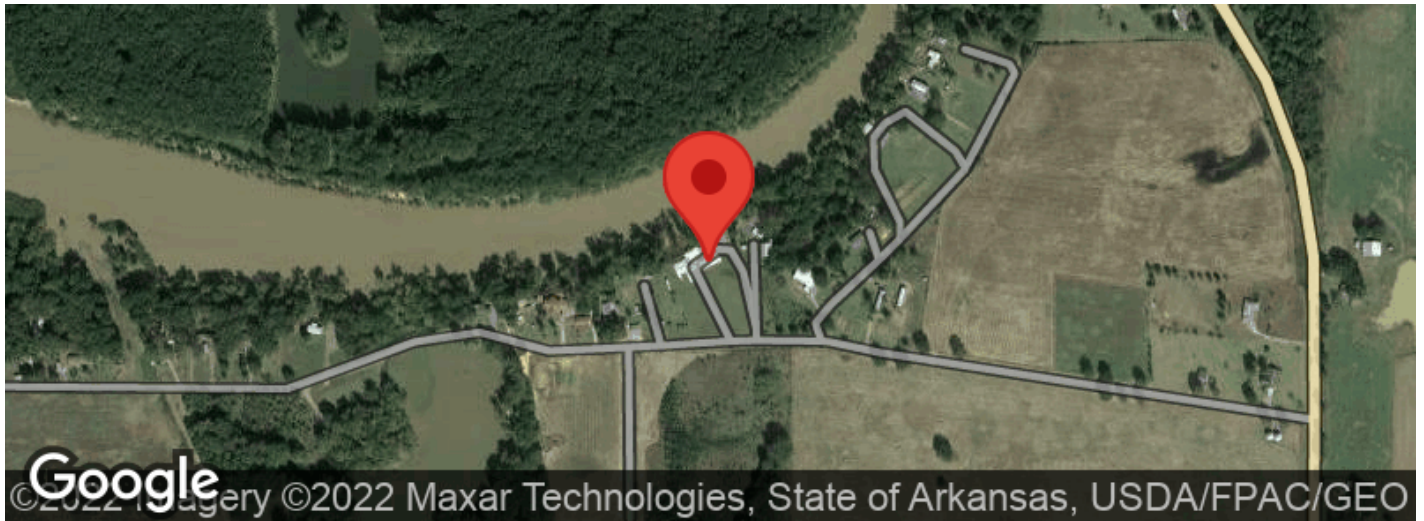
Bayou Des Arc Duck & Fishing Lodge
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Locator Maps



Aerial Maps



**Bayou Des Arc Duck & Fishing Lodge
Des Arc, AR / Prairie County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Kevin Keen

Mobile

(870) 215-1185

Email

kkeen@mossyoakproperties.com

Address

2024 North Main Street

City / State / Zip

North Little Rock, AR 72114

NOTES

MORE INFO ONLINE:

ArkansasLandForSale.com

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.

DISCLAIMERS

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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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