

**Lodge & 1/4 Membership Into Flooded  
Green Timber**  
372 Brown Acres  
Des Arc, AR 72040

**\$682,000**  
162± Acres  
Prairie County



## Lodge & 1/4 Membership Into Flooded Green Timber Des Arc, AR / Prairie County

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### **SUMMARY**

**Address**

372 Brown Acres

**City, State Zip**

Des Arc, AR 72040

**County**

Prairie County

**Type**

Hunting Land

**Latitude / Longitude**

35.00207 / -91.517591

**Taxes (Annually)**

1080

**Dwelling Square Feet**

3073

**Bedrooms / Bathrooms**

6 / 3

**Acreage**

162

**Price**

\$682,000

**Property Website**

<https://arkansaslandforsale.com/property/lodge-1-4-membership-into-flooded-green-timber-prairie-arkansas/35368/>



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### **PROPERTY DESCRIPTION**

Here's your opportunity to be an owner in 160 acres of reputable green timber that directly joins Fowler's Point Duck Club just North of Des Arc, AR. This area is known to hold large numbers of ducks, particularly when the White River is out of its' banks. There are two designated holes/blinds on this tract, each of which can hunt 5-6 people. The rules state each member can bring one guest per day. If you need a place to stay, we have you covered there also. Included in this price is a waterfront lodge about 10 minutes from the property that has been fully remodeled and just had a new metal roof installed. The primary lodge is 2,196 ft<sup>2</sup> and contains 4 bedrooms with two full baths. In addition to the gas range, there is a huge griddle for cooking a big breakfast or searing steaks. Connected to the main lodge by a breezeway is a 500 ft<sup>2</sup> owner's suite that is fully self-contained with its' own kitchen and full bath. An additional 380 ft<sup>2</sup> of heated/cooled bunkroom space is found inside the 30'x80' shop. The shop has four large roll up doors perfect for keeping your boats or side by sides out of the weather. For more information contact Kevin Keen at [\(870\)215-1185](tel:(870)215-1185).





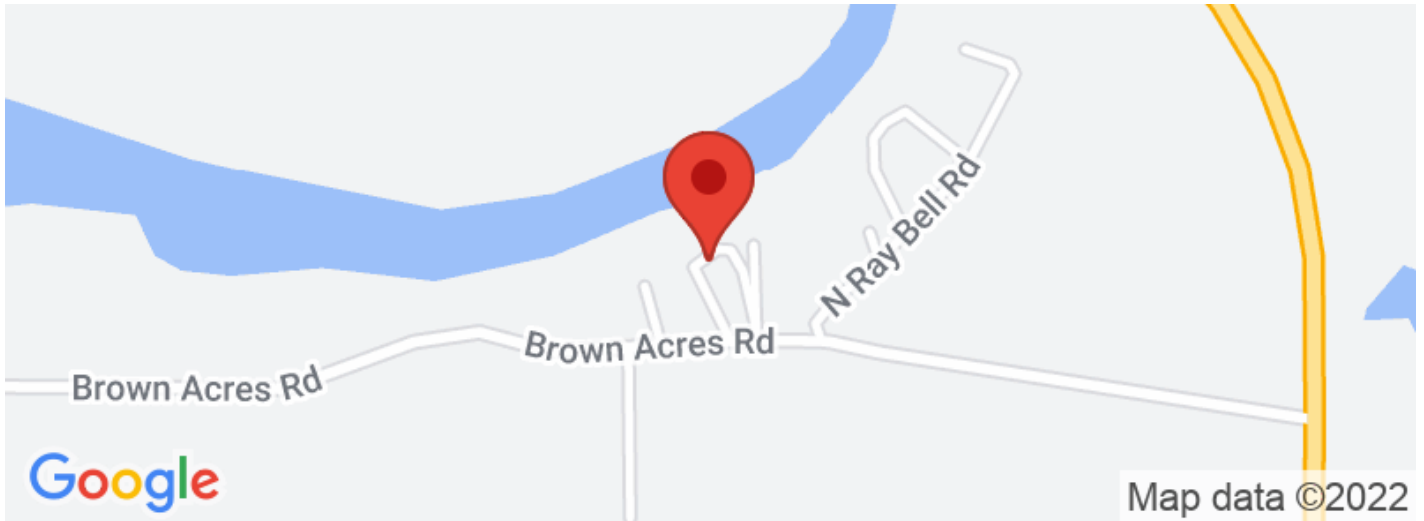
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## Locator Maps

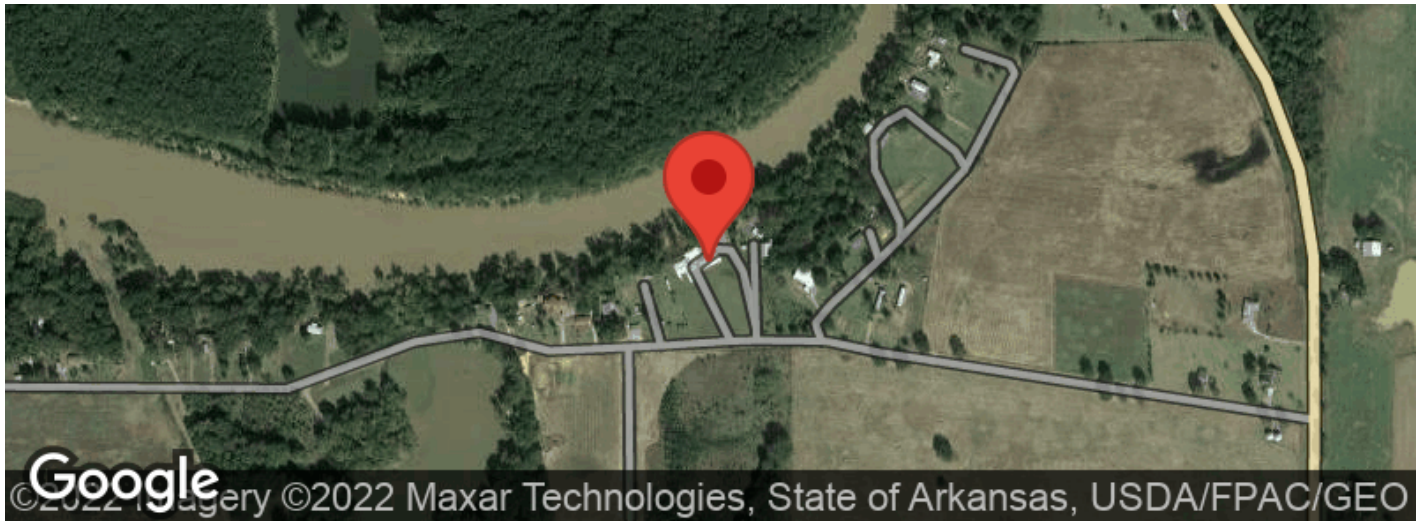




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## Aerial Maps



**Lodge & 1/4 Membership Into Flooded Green Timber**  
**Des Arc, AR / Prairie County**

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**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

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**NOTES**

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**MORE INFO ONLINE:**

**ArkansasLandForSale.com**



## NOTES

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**ArkansasLandForSale.com**

## **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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