

**Fully Furnished 5000 sf Hunting Lodge by
the Mississippi River**
CR-524
Elaine, AR 72333

\$320,000
0.670± Acres
Phillips County



Fully Furnished 5000 sf Hunting Lodge by the Mississippi River Elaine, AR / Phillips County

SUMMARY

Address

CR-524

City, State Zip

Elaine, AR 72333

County

Phillips County

Type

Hunting Land, Recreational Land, Residential
Property, Lot, Business Opportunity

Latitude / Longitude

34.2197 / -90.9440

Dwelling Square Feet

5000

Bedrooms / Bathrooms

8 / 8.5

Acreage

0.670

Price

\$320,000

Property Website

<https://arkansaslandforsale.com/property/fully-furnished-5000-sf-hunting-lodge-by-the-mississippi-river-phillips-arkansas/26093/>



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PROPERTY DESCRIPTION

Built in 2017 this 5000 sf lodge is located in Mellwood, Ar just outside the Mississippi River Levee. This is one of the nicest hunting lodges you will find and at this price, you can't beat it. A large living room area and kitchen gives enough space to host upwards of 20 or more people. The lodge has 8 bedrooms each with its own bathroom. In 7 of the bedrooms you will find 2 full size beds with closet space and dressers for additional storage. The back bedroom is set up with 4 full size bunkbeds for extra room when you have guests. As you walk to the back of the lodge you will enter the mud room with wader racks, storage space, a large commercial size sink, washer and dryer and a half bath. It has a shop door you can roll up to bring in your side by sides or just keep it up and enjoy those nice weather days. The lodge is heated and cooled by 3 central heat and air units and is hooked up to county water and septic. Two 85 gal hot water heaters. The lodge will come with all beds, linens, furniture and appliances. Personal items will be removed.

The Lodge sits on 1 acre loaded with gravel for more than enough parking space. From the front doors it is less than half a mile from the public access into Mellwood Lake which is an oxbow off the Mississippi River. It is 7 miles to the White River Levee on the South Hunt Unit and about a 40 minute drive to St Charles and the North Hunt Unit of the White River National Wildlife Refuge.

The current owners are leasing ground in the area for hunting. A meeting can be set up with the landowners for potential buyers to discuss the transfer of the leases but nothing is guaranteed.

- 2 hrs 15 min from Little Rock

- 35 Minutes from Helena

- 1 Hour from Clarksdale, MS

For more information on this property, please contact Listing Agent Nick Newton at [501-276-8409](tel:501-276-8409).



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Fully Furnished 5000 sf Hunting Lodge by the Mississippi River
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Locator Maps



Fully Furnished 5000 sf Hunting Lodge by the Mississippi River
Elaine, AR / Phillips County

Aerial Maps



Fully Furnished 5000 sf Hunting Lodge by the Mississippi River
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LISTING REPRESENTATIVE

For more information contact:



Representative

Nick Newton

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Email

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Address

2024 North Main Street

City / State / Zip

North Little Rock, AR 72114

NOTES



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MORE INFO ONLINE:
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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