

**4000 Square foot duck lodge with 57.8
acres timber near Wheatley
Wheatley, AR 72392**

\$290,000
57.800 +/- acres
Lee County



4000 Square foot duck lodge with 57.8 acres timber near Wheatley Wheatley, AR / Lee County

SUMMARY

City, State Zip

Wheatley, AR 72392

County

Lee County

Type

Recreational Land, Residential Property

Latitude / Longitude

34.9033 / -91.0497

Dwelling Square Feet

4000

Bedrooms / Bathrooms

6 / 4

Acreage

57.800

Price

\$290,000

Property Website

<https://arkansaslandforsale.com/property/4000-square-foot-duck-lodge-with-57-8-acres-timber-near-wheatley-lee-arkansas/18340/>



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PROPERTY DESCRIPTION

This property is 57.80 acres near Wheatley, AR in Lee County. It has a large 4000+ square foot lodge with county road frontage. The property is timbered and surrounded by levees. It has a well, so the woods can be flooded. Close to Big Creek, this is a perfect place for a base camp for one of the best duck hunting areas in Arkansas. The lodge has very nice commercial kitchen, 6 bedrooms, 4 baths, and 1 half bath. There are two master bedrooms downstairs and 4 guest bedrooms upstairs. There are some nice porch areas for outdoor grilling and relaxing, and there are several outbuildings including shops and dog kennels. Hunting opportunities obviously include waterfowl but also deer, dove, and other small game. The price is \$290,000. All offers will be considered. Please contact Jay Johnson at 501-626-3641 to schedule a tour.



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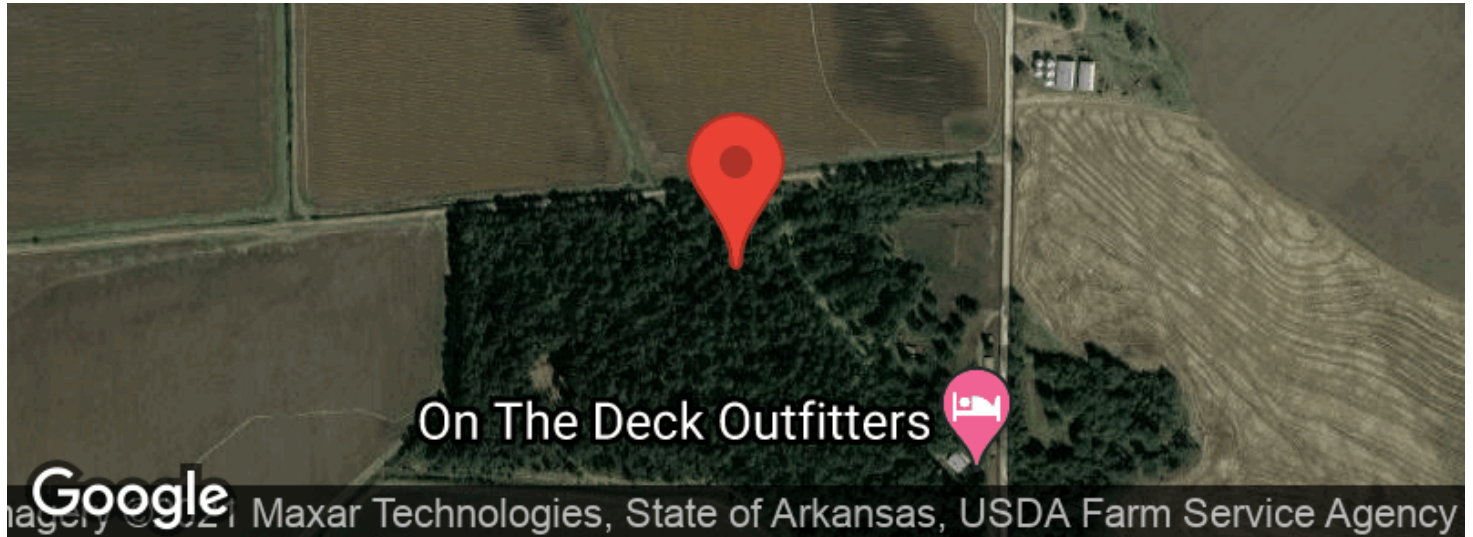
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Locator Maps



4000 Square foot duck lodge with 57.8 acres timber near Wheatley
Wheatley, AR / Lee County

Aerial Maps



4000 Square foot duck lodge with 57.8 acres timber near Wheatley
Wheatley, AR / Lee County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jay Johnson

Mobile

(501) 626-3641

Email

jjohnson@mossyoakproperties.com

Address

2024 North Main Street

City / State / Zip

North Little Rock, AR, 72114

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

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.



Mossy Oak Properties Delta Land Management Co. LLC

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