



OFFERED FOR SALE

MADDOX BAY HUNTING LODGE

An uncommon, recreational investment opportunity.

4,200 (+/-) sqft. on .46 (+/-) acres • Monroe County, Arkansas

OFFERED BY



A G R I C U L T U R E R E C R E A T I O N T I M B E R L A N D
T R A D I T I O N A L B R O K E R A G E + S E A L E D B I D S + C O N S U L T I N G

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DISCLOSURE STATEMENT

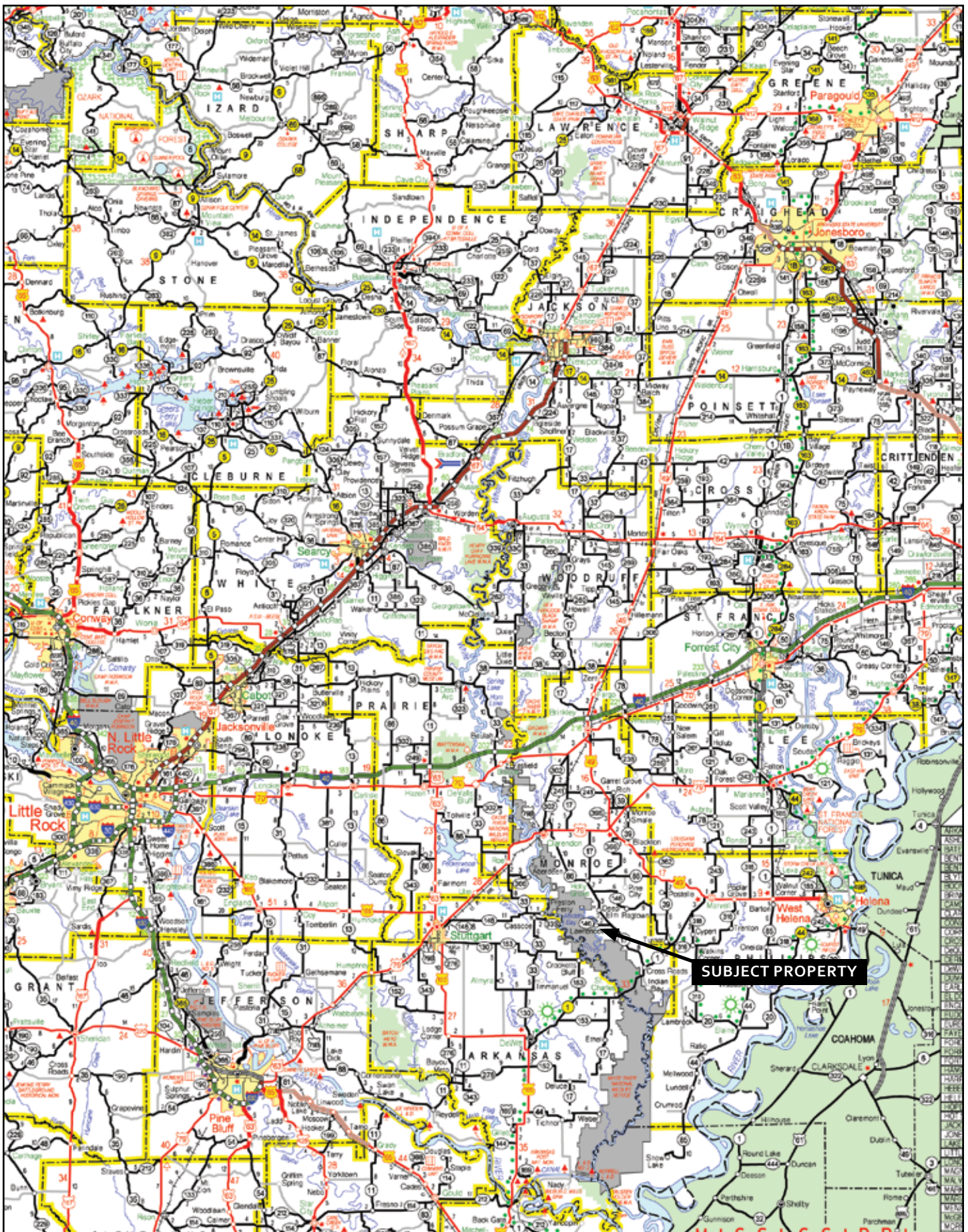
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you for your cooperation.

Some images shown within this offering brochure are used for representative purposes and may not have been taken on location at the subject property.

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VICINITY MAP



PROPERTY SUMMARY

Description:

Offered for sale is an uncommon, beautiful, custom built, sportsman's lodge on lower Maddox Bay located in Monroe County, Arkansas at the community of Lawrenceville (near Holly Grove, Arkansas). Maddox Bay is positioned on the edge of the of the White River National Wildlife Refuge. It is a classic and famous sportsman's outing place offering unlimited, all-season, outdoor recreational activities such as excellent green-timber and oxbow lake duck hunting, deer and turkey hunting, and excellent fishing and summer fun on the Bay. The White River National Wildlife Refuge consists of roughly 160,000 acres of pure wilderness and is considered America's most important wintering grounds for mallard ducks. In addition to the opportunities offered on the Refuge, the surrounding area offers opportunities for leasing hunting property as well. Maddox Bay is a very unique and old outing place, which also offers a small country store where you can get some grocery items, purchase fishing supplies, or have a great hamburger.

The lodge is two levels consisting of 4,200 ^(+/-) square feet built on a half acre resting on Maddox Bay. The upper level is luxurious with carpeted and hardwood floors and cedar wood walls. This level offers one large master bedroom with access to a rear screened porch. The master bedroom has a full bathroom with his and her vanity and large walk in closet. There is also two guest rooms each with full bathrooms and closets. A beautiful great room and gourmet kitchen are combined providing a large open area with a rustic fireplace, vaulted ceilings, and a wonderful view of the Bay. Just off the kitchen is a large laundry/utility room. The rear screened porch is primarily accessed from the great room and the porch provides access to the rear patio area. The upper level is accessed via the rear porch and an interior stairway from the lower level. The lower level is built for utility purposes in mind with concrete floors and offers a gargage, workshop, two over-head doors (one opening to the garage and one opening to the workshop), small kitchen area, entertainment/hunt preparation area, two half bathrooms, and large equipment storage room.

The lodge was build in 2012 with the potential for rare flooding in mind. The lower level exterior is constructued of decorative concrete of block and mechanical units are mounted above the flood level. The upper level exterior is constructed of siding and the roof is metal. A concrete driveway leads to a covered parking/cooking pavillion and the lower level garage. There is a patio area with fire pit and a wood constructed platform perfect for a spotting scope for viewing the Bay and refuge. There is a new, 4 stall, pivot boat house with walkway leading from the rear of the lodge. The boat house has electricity and storage.

Across from the main lodge is a metal storage building and rock parking area for guest vehicles and/or boats. There is also a butane and fuel tank for vehicles and equipment. Other amenities include: alarm system, butane and fuel tanks for vehicles and equipment, a backup generator and half ownership in a private, concrete boat ramp.

This rustic lodge and Maddox Bay offer a great getaway place for entertaining family, friends, or business associates.

Location: Lawrenceville, Arkansas; Monroe County; Southeast Region of Arkansas

Mileage Chart

Holly Grove, AR	9 miles
Clarendon, AR	19 miles
Stuttgart, AR	40 miles (as the crow flies: 20 miles)
Little Rock, AR	92 miles
Memphis, TN	100 miles

Access: Via Arkansas Highway 17 and 146 and Lower Maddox Bay Road.

Legal: 26-2S-2W 53 Elledge Road
Maddox Bay South Holly Grove, AR 72069

Acreage: .46 (+/-) Acres

Year Built: 2012

Features: 4,200 (+/-) sqft. hunting lodge (2,100 sqft. heated and cooled and 4,200 sqft. heated)
2 levels offering 3 bedrooms with 3 full bathrooms and 3 half bathrooms
Large great room with rock fireplace
Kitchen with gourmet appliances
Large screened porch with great view of Maddox Bay
Solid surface granite countertops throughout
Carpet and hardwood floors
Utility room
Large patio area with fire pit
Covered pavillion for cooking stations or vehicle parking
New 4 stall, pivot, covered boat house with electricity and storage
Exerior constructed of metal roof, decorative block and mortar and siding
Constructed with potential flooding in mind
Backup generator
Fuel and butane tank
Additional storage and rock guest parking area
Half ownership in private concrete boat ramp
Large rear screened porch
Garage, workshop, prep/mud room and lower level entertainment room
Abundant equipment storage
Alarm system

Recreation: White River National Wildlife Refuge (160,000 acres)
Duck, turkey and deer hunting along with excellent fishing

Wtr/Min Rights: Any and all mineral rights owned by the Seller shall convey.

Real Estate Taxes: \$307.44 (estimated)

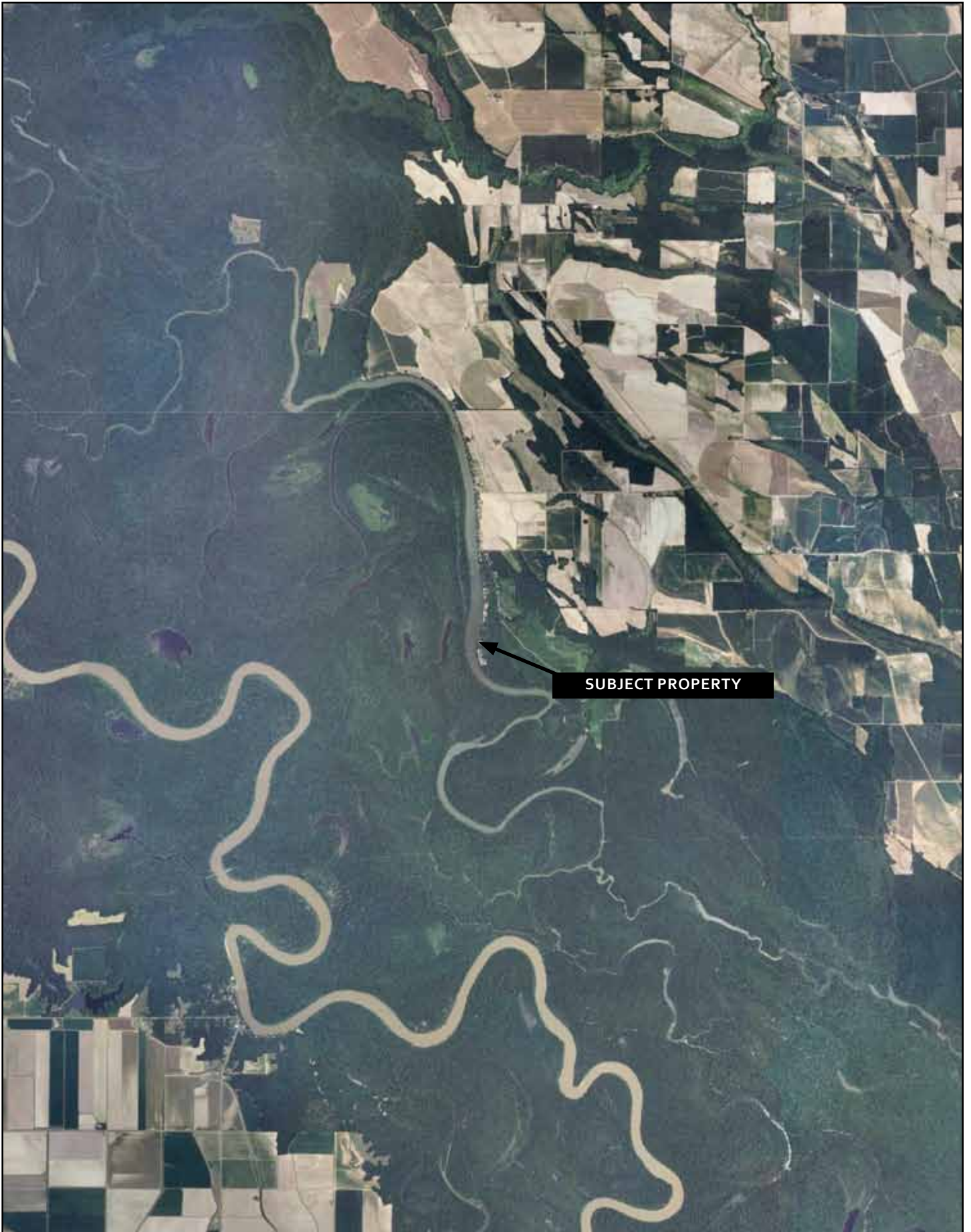
Offering Price: \$450,000.00

Contact: Any questions concerning this offering or to schedule a property tour should be directed to Joel Whicker (501-658-0658) of Lile Real Estate, Inc.

AERIAL VIEW



AERIAL VIEW - AREA









































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T R A D I T I O N A L B R O K E R A G E + S E A L E D B I D S + C O N S U L T I N G

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