



OFFERED FOR SALE

# WHITE RIVER LODGE

A Recreational Camp & Residence

1.24 (+/-) Total Acres • Arkansas County, Arkansas

OFFERED BY



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE



#### **DISCLOSURE STATEMENT**

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

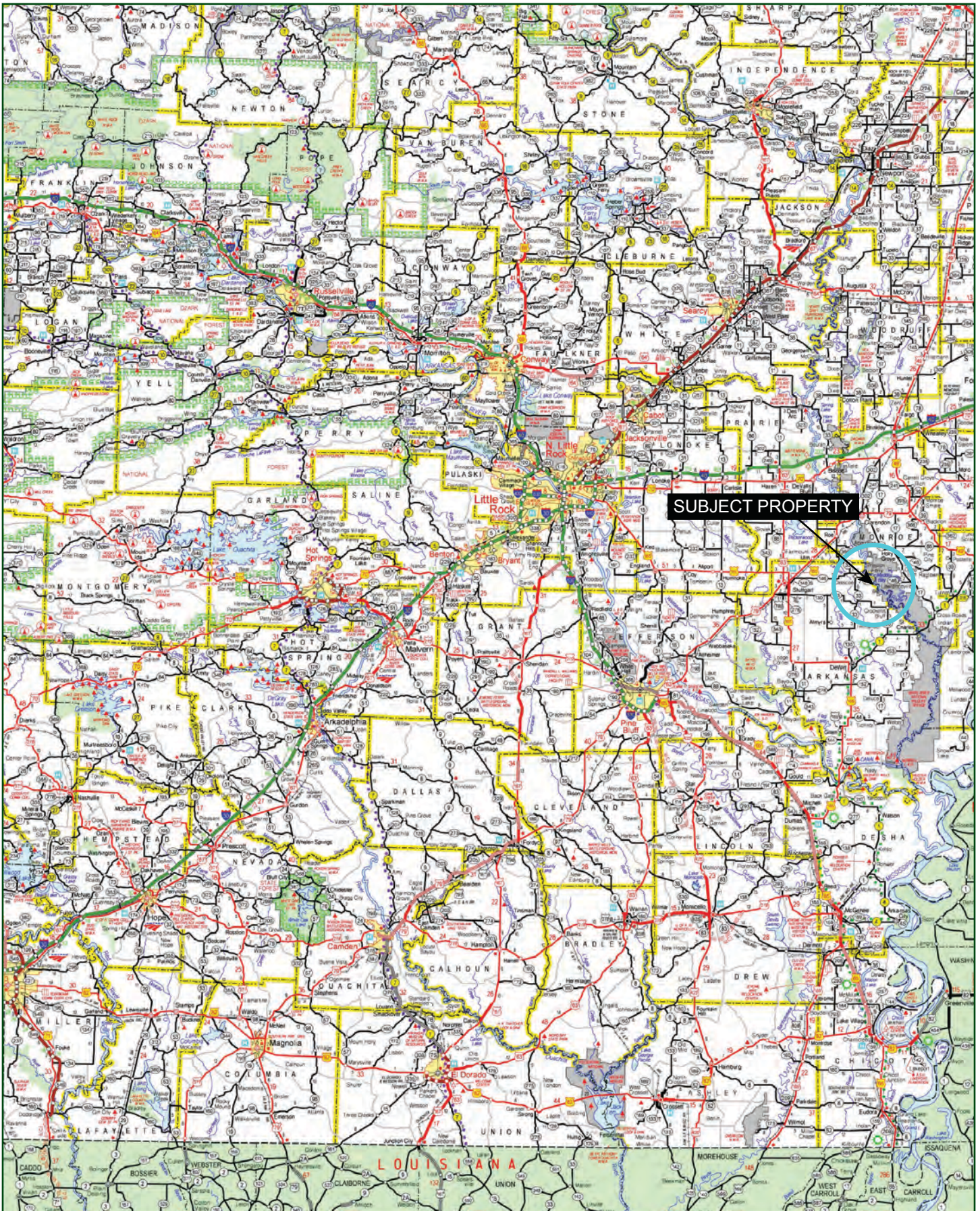
A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property on their own. Thank you for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

This offering is subject to errors, omissions, change or withdrawal without notice. All information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee.



## VICINITY MAP





## PROPERTY SUMMARY

### Description:

The White River Lodge is a spacious lodge situated on the doorstep of some of the world's best green timber duck hunting. Other recreational opportunities in the immediate area include world-class deer hunting, turkey hunting, fantastic fishing and small game hunting. The lodge sits high on a scenic bluff overlooking the White River just below the public access and boat ramp at Preston's Ferry. Great public hunting can be found immediately across the river in the 160,000 acre White River National Wildlife Reserve (NWR).

The turn-key lodge comes with equipment that includes a commercial kitchen with multiple stainless stoves, ovens, griddle and coolers. The stainless top food preparation table is a nice touch. Stainless commercial sinks make cleaning up after meals a breeze. Multiple cabinets and storage drawers complete the kitchen. The lodge also sports a full bar, buffet serving line, great room furnishings, beds and bedding for 30+, and all needed major appliances. The great room is spacious with several different sitting areas, and has a huge wood-burning fireplace. A separate mud room and utility room at the main entrance helps keep the lodge clean and tidy. The boot room features two washer/dryer sets, and wader lockers. There is ample parking right at the front door, and a 52' front porch where you can relax and watch the river run by. Other amenities include a game room with an 8' pool table and access with a dock on a 3 acre private lake where 10 pound bass have been caught. The lodge sits on an acre and a quarter lot, and includes a 32' x 20' enclosed storage building with garage doors, which is ideal for safe storage of boats, ATVs, decoys, etc.

The lodge is just a short drive to Stuttgart, Arkansas where fuel, groceries, sporting goods, etc, are readily available. The lodge is located an hour from Little Rock, and less than two hours from Memphis, and Tunica.

### Location:

Casscoe, AR; Arkansas County

#### Mileage Chart

Stuttgart, AR	14 Miles
Little Rock, AR	56 Miles
Dewitt, AR	16 Miles
Memphis, TN	112 Miles

### Acreage:

1.24 (+/-) acres

## PROPERTY SUMMARY

<b>Improvements:</b>	<ul style="list-style-type: none"><li>• 6,804 sq ft lodge</li><li>• 10 bedrooms - sleeps 30+</li><li>• 3.5 baths</li><li>• Concrete parking area/driveway</li><li>• Commercial kitchen with stainless appliances</li><li>• Full bar</li><li>• Buffet serving line</li><li>• 640 sq ft enclosed storage building with garage doors</li><li>• Wood burning fireplace in great room</li></ul>
<b>Real Estate Taxes:</b>	Approximately \$1637 annually
<b>Recreation:</b>	<p>Located in the heart of Arkansas' famed White River Refuge with exceptional duck hunting, deer hunting, turkey hunting, and tremendous fishing opportunities right at the doorstep.</p> <p>White River NWR - 160,000 acres</p>
<b>Mineral Rights:</b>	All mineral rights owed by the seller, if any, shall convey to the buyer.
<b>Offering Price:</b>	\$260,000.00
<b>Contact:</b>	Any questions concerning this offering, or to schedule a property tour should be directed to Jeryl Jones (mobile: 870-672-1365) or Gar Lile (mobile: 501-920-7015) of Lile Real Estate, Inc. (office 501-374-3411)

AERIAL MAP I

White River Lodge  
Arkansas County, Arkansas, AC +/-



Boundary

Sindy Cruthis

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.



## AERIAL MAP II


### White River Lodge

Arkansas County, Arkansas, AC +/-



 Boundary

Sindy Cruthis

 The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.



























NOTES

[illegible]





401 Autumn Road | Little Rock, AR 72211  
501.374.3411 (office) | 501.421.0031 (fax)

[info@lilerealestate.com](mailto:info@lilerealestate.com) | [www.lilerealestate.com](http://www.lilerealestate.com)



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE