



**HUNTING LODGE SITE ON THE WHITE RIVER
CASSCOE, ARKANSAS
ARKANSAS COUNTY, AR
3.72+/- ACRES**

Presented by



Marc Holmes – Principal Broker

115 Ferncrest Dr., Little Rock, Arkansas 72223
(501) 269-6963 (cell) (501) 438-9757 (office)
email: marc@holmes-realestate.com

LODGE SITE ON THE WHITE RIVER

PROPERTY SUMMARY

- Overview:** Here is a rare opportunity to purchase 3.7+/- acres on the bank of the White River, approximately 1.5 miles east of Casscoe, AR. This property is turnkey, with paved road access, utilities, and an ideal building site outside of the 100-year floodplain. Not only does it border the White River, but a creek running through the property allows for private boat storage, potential boat ramp, and easy access to the river channel. The White River National Wildlife Refuge is directly across the river. A fish cleaning house and separate storage shed on the property are being sold AS IS and at no value. Uses for this property include a hunting base camp, fishing camp, and deer hunting homestead. Broker owned.
- Location/Access:** 11 Jenny Ln., Casscoe, AR 72026 (Davac Acres Subdivision). Approximately 1hr 30min from Little Rock and 1hr 45min from Memphis.
- Land Area:** 3.72+/- total acres
2.5+/- acres of mature hardwoods
.5+/- acres of food plot area along creek
.3+/- acres of river channel
.2+/- acres of creek channel
- Improvements:** Fish Cleaning House
Storage Shed
Retaining Wall
Utilities
- Taxes:** Estimated real estate taxes were \$78.95 for 2020.
- Offering Price:** The offering price for this property is \$65,000.

Disclaimer Statement


Any/all information provided by Holmes Real Estate is intended for reference only and it's accuracy is not guaranteed. This listing is subject to errors, omissions or change without notice.

Aerial Map

Lodge Site on White River
Arkansas County, Arkansas, 3.72 AC +/-



 Boundary


 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

Lodge Site on White River
Arkansas County, Arkansas, 3.72 AC +/-



 Boundary

 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.

WHITE RIVER NATIONAL WILDLIFE REFUGE MAP




Topography Map

Lodge Site on White River
Arkansas County, Arkansas, 3.72 AC +/-



 Boundary

 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.

Topography Map

Lodge Site on White River
Arkansas County, Arkansas, 3.72 AC +/-

HOLMES
REAL ESTATE



Marc Holmes
P: 501-438-9757

www.holmes-realestate.com

115 Ferncrest Dr.

M 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.

Pictures



Pictures



Pictures



COMMENTS & NOTES



The information contained herein is from sources Holmes Real Estate considers reliable, however does not guarantee the accuracy, completeness or sufficiency of this information. Holmes Real Estate does not assume, and hereby expressly disclaims any responsibility for the future operating and investment results of the property. Buyers are encouraged to inspect the property themselves and consult such experts to verify the accuracy of all information within this brochure. This offering is subject to prior sale and it may be withdrawn from the market without advance notice.