

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

Presented by



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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 +/-

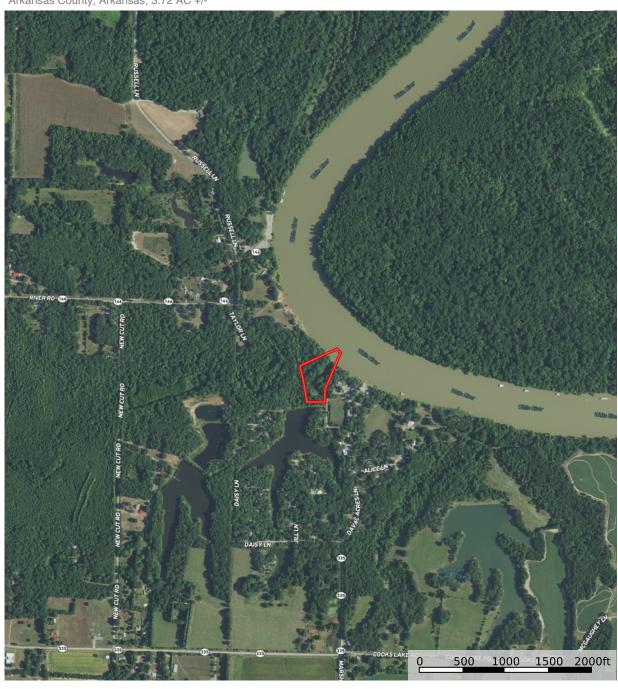






Aerial Map

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







WHITE RIVER NATIONAL WILDLIFE REFUGE MAP



Topography Map

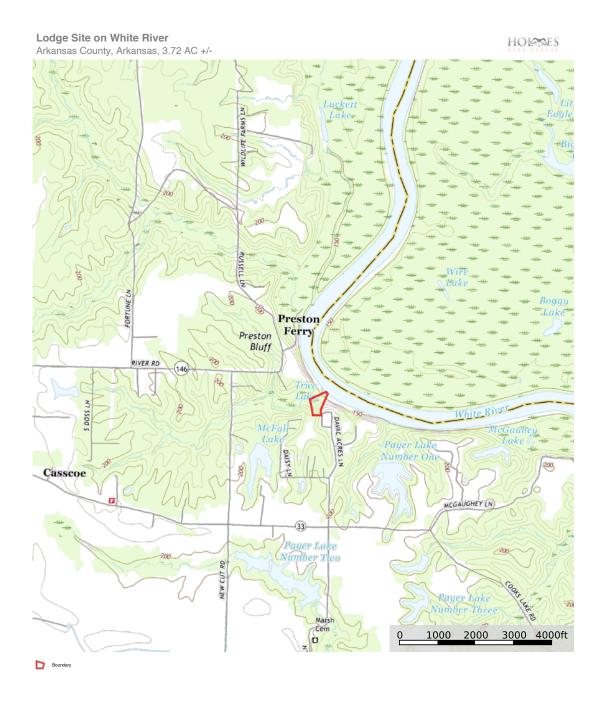
Lodge Site on White River

Arkansas County, Arkansas, 3.72 AC +/-





Topography Map



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Pictures

















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COMMENTS & NOTES



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