



# BASS HAVEN

A Residential and Recreational Investment Opportunity

33± Total Acres | \$925,000.00

Lonoke County, Arkansas



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

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# BASS HAVEN

## QUICK FACTS

### Acreage

33± acres

### Location

Lonoke County, Arkansas

### Access

Plant Daniels Road

### Recreation

Trophy bass fishing, deer hunting, and small game hunting

### Notable Features

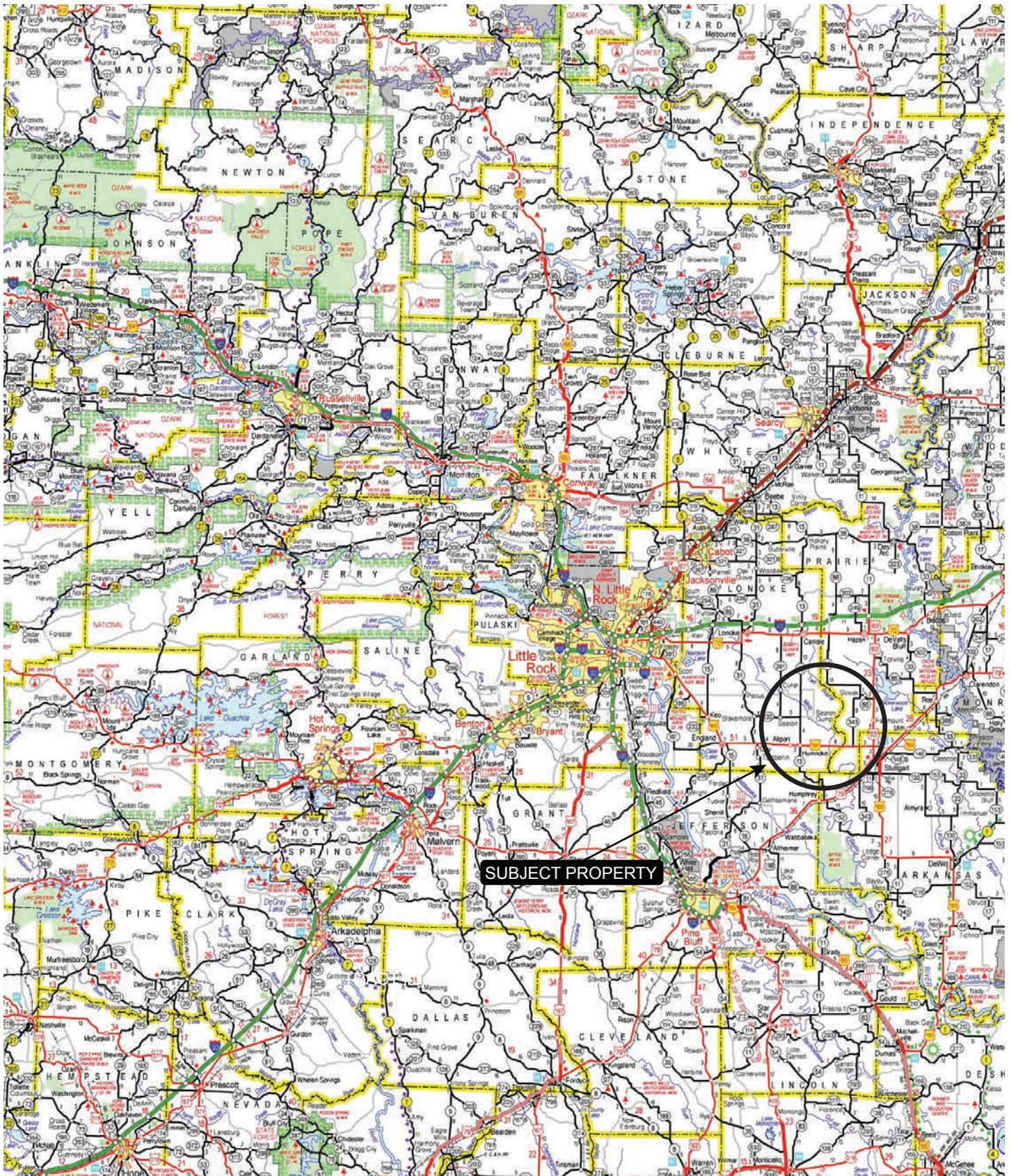
- 2,046± square foot primary residence
- 792± square foot guest house
- 1,200± square foot wood working shop
- 10± acre reservoir
- Full aeration system for the reservoir
- On demand generator

### Offering Price

\$925,000.00



# VICINITY MAP



# PROPERTY DESCRIPTION

## BASS HAVEN

The Bass Haven Retreat is located south of Carlisle in Lonoke County, Arkansas and features one of Arkansas' premier private bass lakes. The property provides an excellent recreational opportunity and family retreat near big city comforts. Bass Haven spans 33± acres with excellent housing and comforts and is centered around a 10± acre reservoir which was professionally built and managed for "lunker" bass.

The main home blends function and luxury, featuring 2,046± square feet with three bedrooms and three bathrooms overlooking the beautiful reservoir. The master bedroom features a private bathroom with a walk-in shower, as well as a connected laundry room and office space that has direct exterior access. A large wood burning fireplace in the open concept living area and kitchen makes for an excellent entertainment space when the weather is cold and the 300± square foot screened-in porch is great for watching the sunrise. Zoned central heat and air and the on-demand generator provides comfort at all times. Additionally, there is a 792± square foot guest house offering a full kitchen with newer appliances, two bedrooms, and one bathroom making it a perfect place for hosting guests.

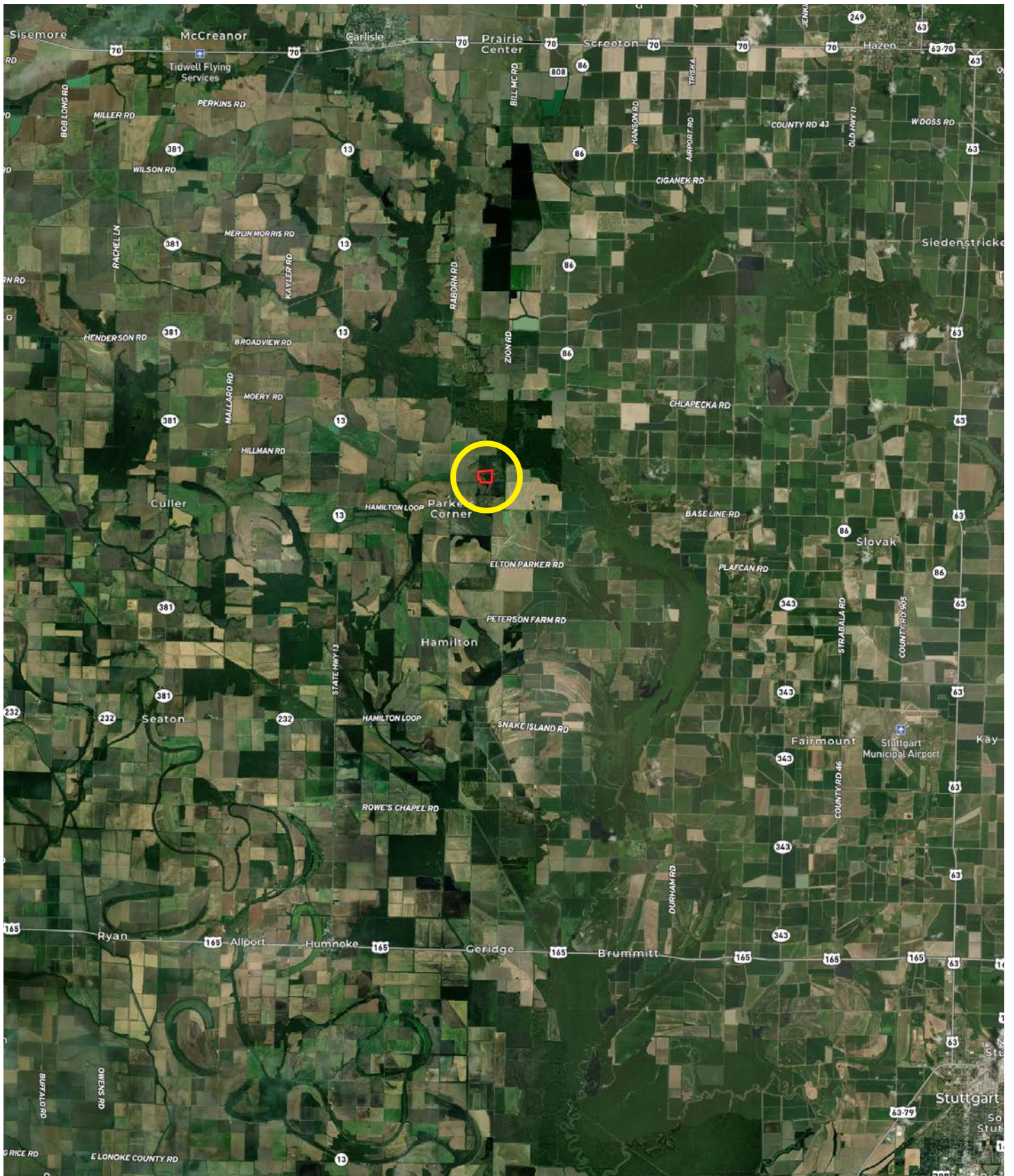


The 1,200± square foot woodworking shop is equipped with a dust vacuum system and two mini split HVAC units. If desired, this space could be easily converted back into a “normal” garage and workshop. The 900± square foot detached shop with oversized ceilings and garage doors make equipment and gear storage easy and secure. Access to the property is considered excellent via Plant Daniels Road, a dead end road. Utilities include electricity, Grand Prairie Rural Water, private propane, and an extensive septic system

The property itself offers several recreational opportunities including trophy bass fishing, deer hunting and other small game hunting. The 10± acre reservoir offers varying depths, large structures and objects to provide cover, gravel spawning bed, and habitat for fish. There are three feeders located around the perimeter for supplemental feeding. There is a 600 foot deep, 6” discharge electric submersible well that provides ample water to the reservoir.



# LOCATION MAP





# AERIAL MAP







# LOCATION & ACCESS

Lonoke County, Arkansas  
Southeastern Region of Arkansas

## Mileage Chart

|                 |          |
|-----------------|----------|
| Carlisle, AR    | 11 Miles |
| Lonoke, AR      | 19 Miles |
| Stuttgart, AR   | 25 Miles |
| Pine Bluff, AR  | 46 Miles |
| Little Rock, AR | 46 Miles |

Access to the property is considered excellent  
from Plant Daniels Road.





# NOTABLE FEATURES

- Main House
  - 2,046± square feet
  - Three bedrooms and three bathrooms
  - Private master bedroom suite with connected bathroom, laundry room, and office with direct exterior access.
  - Two private bedrooms, one with private bath with walk in shower and one bath with shower tub accessed from the hallway.
  - Open concept living area and kitchen with large windows to the east offering full time view of the reservoir.
  - Large wood burning fireplace with gas lighter.
  - Ice maker
  - 300± square foot screened-in porch
  - Tankless, on-demand water heater
  - Recently replaced roof
- Guest House
  - 792± square feet
  - Two bedrooms and one bathroom
  - Full kitchen with 2-3 year old appliances
  - Ceramic tile throughout
  - Tankless, on-demand water heater
- Wood working shop
  - 1,200± square feet
  - Internal vacuum system
  - Two mini split HVAC units
  - Could easily be reverted to a garage space
- On demand generator that powers the main house, dock, aeration system, and workshop.
- Full aeration system for reservoir with 10 aeration outlet





# RESOURCES & PRICE

## Mineral Rights

All mineral rights owned by the Seller, if any, shall transfer to the Buyer.

## Offering Price

\$925,000.00

To learn more about Bass Haven or to schedule a property tour, contact Gar Lile or Collier Watkins of Lile Real Estate, Inc.

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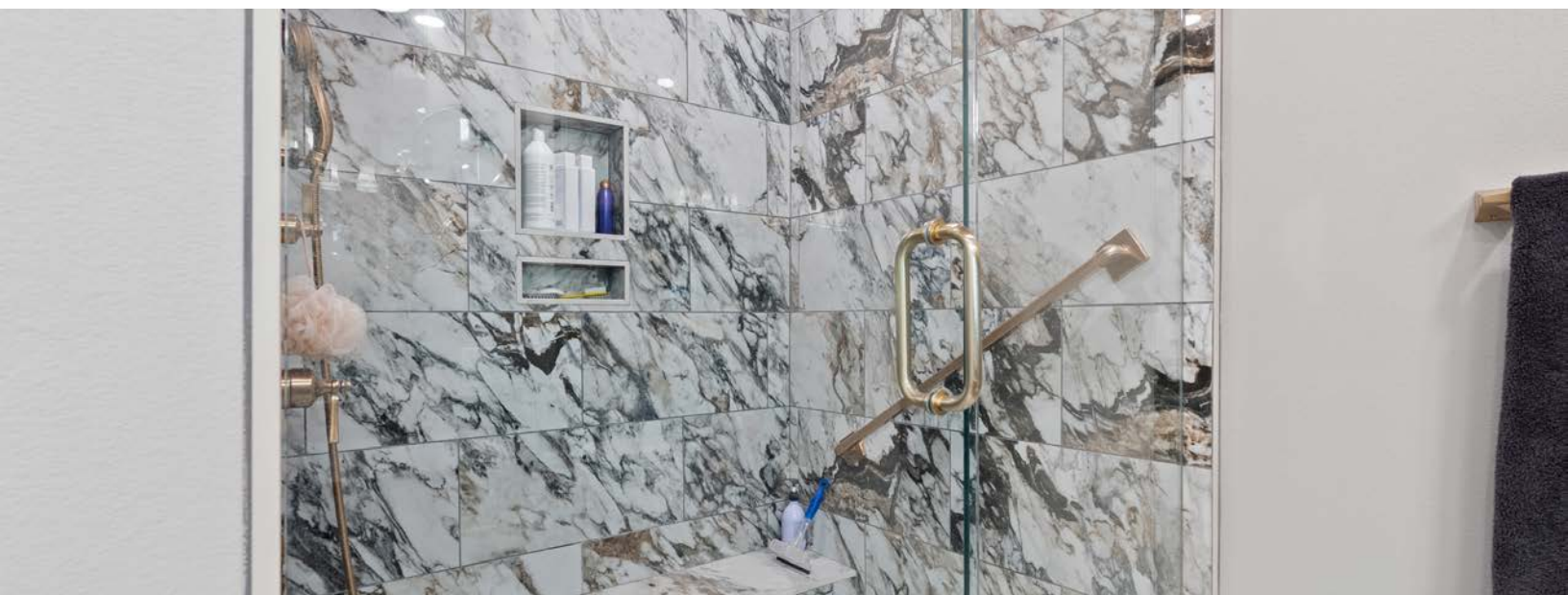
# MAIN HOUSE

















# GUEST HOUSE







# WOOD WORKING SHOP







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For more information or to  
schedule a property tour, contact:

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