



DEVALL'S BLUFF HUNTING LODGE

A Residential Investment Opportunity

3.65± Total Acres | \$225,000.00

Prairie County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



DEVALL'S BLUFF HUNTING LODGE

QUICK FACTS

Acreage

3.65± total acres

Location

Devall's Bluff County, Arkansas

Access

Snead Loop Road

Notable Features

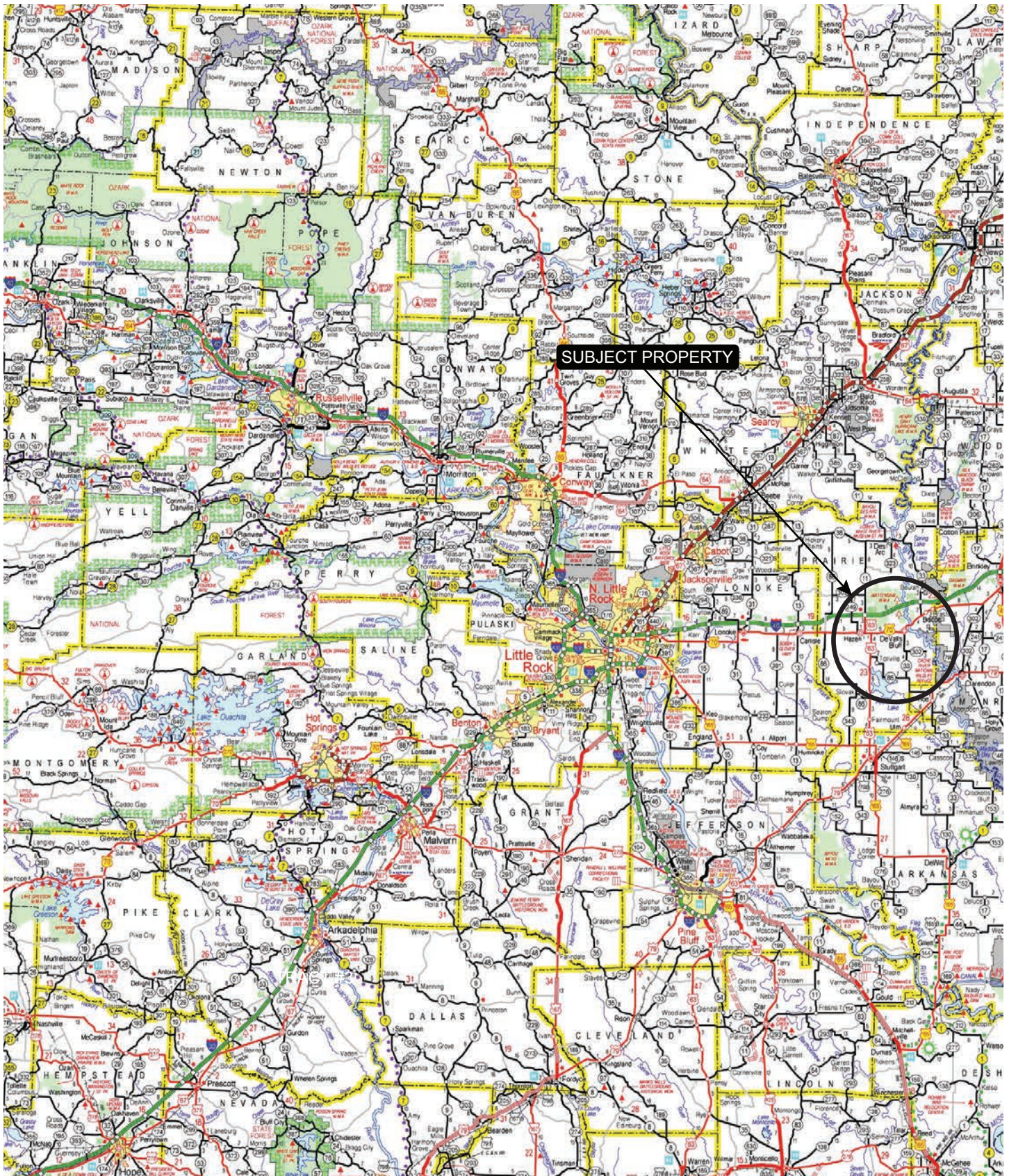
- Two-story, fully furnished
- Fully enclosed garage and shop on bottom level
- White River frontage
- Close proximity to White River Refuge and Watten-saw WMA

Offering Price

\$225,000.00



VICINITY MAP



PROPERTY DESCRIPTION

DEVALL'S BLUFF HUNTING LODGE

The Devall's Bluff Hunting Lodge is located along the White River and offers a truly unique opportunity to acquire a great hunting and fishing camp, or an investment property. The property is in very close proximity to thousands of acres of White River Refuge and the Wattensaw Wildlife Management Area. This lodge has world class hunting and fishing opportunities literally at it's doorstep. The unique dwelling overlooks the river, and a state maintained concrete boat ramp is essentially next door to the property – pull your boat up in the yard and within a few minutes you can be at the refuge or WMA ready to hunt ducks, deer, or turkeys. This is a turn-key opportunity to step into a White River hunting lodge that is fully furnished and ready to go. It's unique design also includes a large garage and shop area that is ideal for storage of multiple boats and ATVs. Although sitting directly on the riverbank, the lodge was designed and built to handle the river's flooding. Built on blocks above the ground floor shop, the upstairs living quarters stayed dry even during the 100 year flood of 2011 when the floodwaters crossed I-40 just above the lodge. It takes a significant flood event to restrict access to the lodge.

Situated on 3.65± acres of riverfront property, it has no close neighbors and room to spread out for recreational activities. The city of Devall's Bluff is a quiet river community, but has everything a hunt-

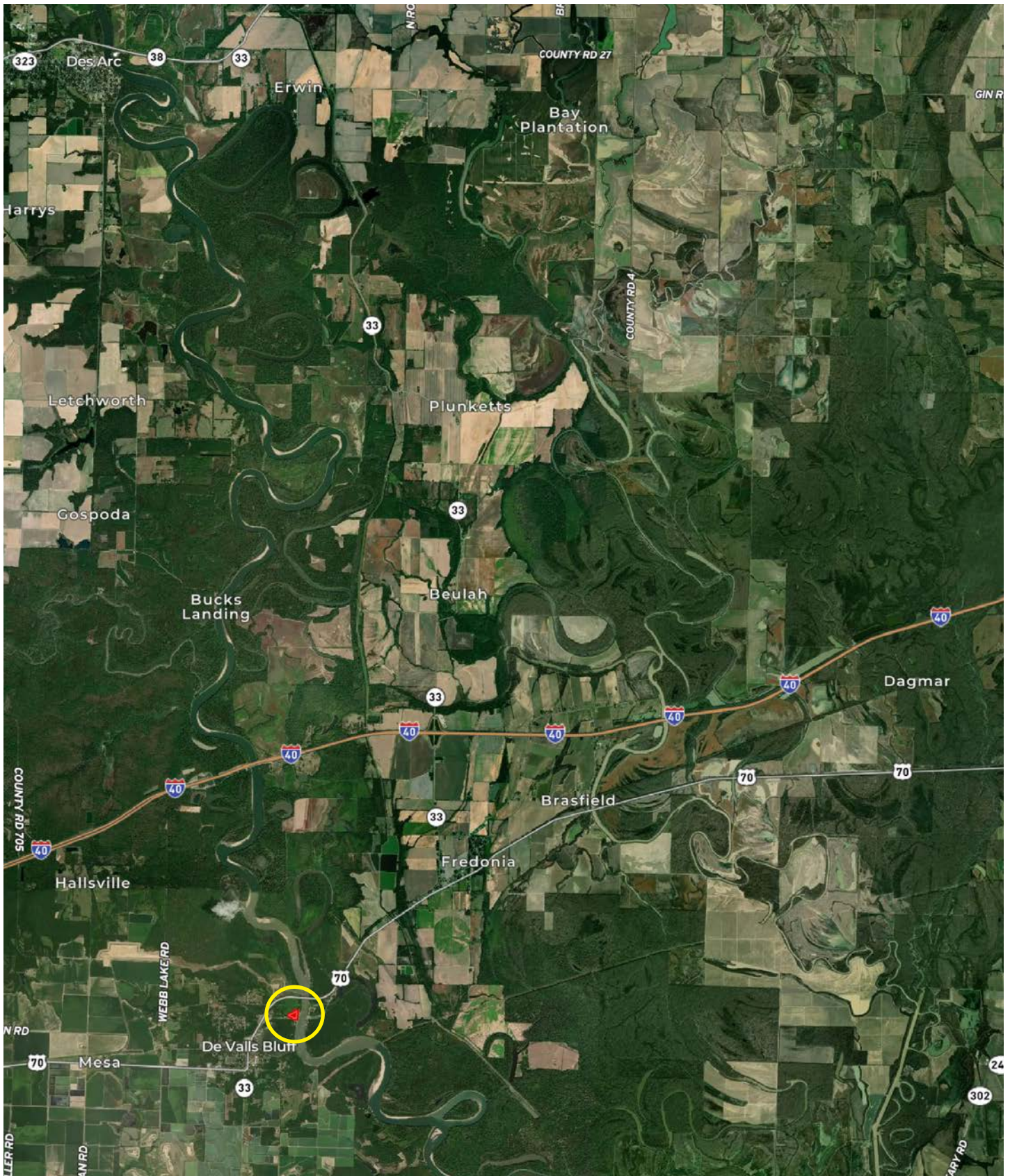




ing lodge will need with gas and groceries in town, along with a world-famous BBQ restaurant. Other fine dining is in nearby cities and it's a short drive to the convenience of larger cities, if desired.

The lodge has a well-equipped kitchen, a large bunkroom, laundry facilities, full bath, a 10' x 30' screened-in porch overlooking the river, and another 10' x 30' balcony on the back side. The lodge has 1456± square feet of living space as well as the 600± square feet of balcony and screened porch. The lodge is on the Devall's Bluff city water but has it's own septic system. The current, out-of-town owners have been leasing the property out as an AirBNB property, and have been quite successful at keeping it steadily occupied. It has a rating of 4.95 stars on AirBNB with 40 reviews. Occupancy stays consistently full during the hunting season with out-of-state hunters, and has been very busy with workers and COE personnel working on the White River irrigation system and pumping station at Devall's Bluff.

LOCATION MAP



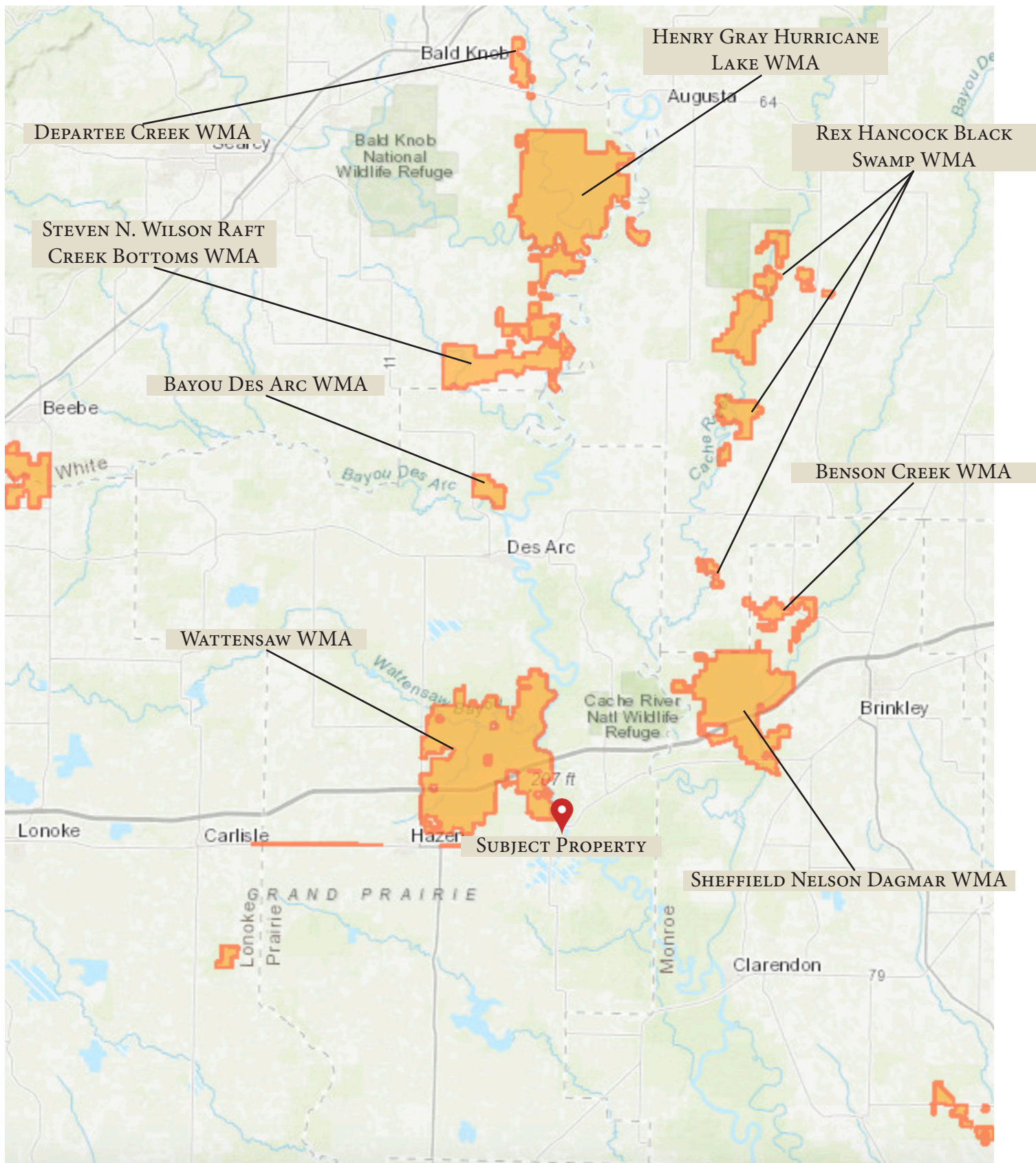




AERIAL MAP



RECREATION MAP







CONTOUR MAP



LOCATION & ACCESS

Devall's Bluff, Prairie County, Arkansas
Region of Arkansas

Mileage Chart

Devall's Bluff, AR	9 Miles
Hazen, AR	8 Miles
Brinkley, AR	18 Miles
Stuttgart, AR	26 Miles
Little Rock, AR	54 Miles
Memphis, TN	88 Miles

The property has good access from Snead Loop Road off of Arkansas Highway 70.



RESOURCES & PRICE

Mineral Rights

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

Real Estate Taxes

\$1,165.00 (estimated)

Offering Price

\$225,000.00

To learn more about the Devall's Bluff Hunting Lodge or to schedule a property tour, contact Jeryl Jones of Lile Real Estate, Inc.

Jeryl Jones

870.672.1365 (m)

jjones@lilerealestate.com



























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.

CONNECTING LAND BUYERS AND SELLERS SINCE 1993.

Lile Real Estate is a dedicated team of professionals with an in-depth understanding and a network of qualified buyers within the Mid-South and across the country. For over 30 years, we've connected land sellers with buyers in Arkansas, Louisiana, Mississippi, and Tennessee.



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

JERYL JONES

870.672.1365 (m)
jjones@lilerealestate.com

Scan for
more info





1 Allied Drive, Suite 2220
Little Rock, Arkansas 72202

WWW.LILEREALESTATE.COM



501.374.3411 (Office)
501.421.0031 (Fax)

INFO@LILEREALESTATE.COM