



GEORGETOWN LODGE

A Recreational and Residential Investment Opportunity

0.5± Total Acres | \$335,000.00

White County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



GEORGETOWN LODGE

QUICK FACTS

Acreage

.05± total acres

Location

Georgetown, Arkansas
(White County)

Access

Arkansas State Highway 36

Recreation

Public duck, deer and small game hunting and fishing plus leasing opportunities in the area

Notable Features

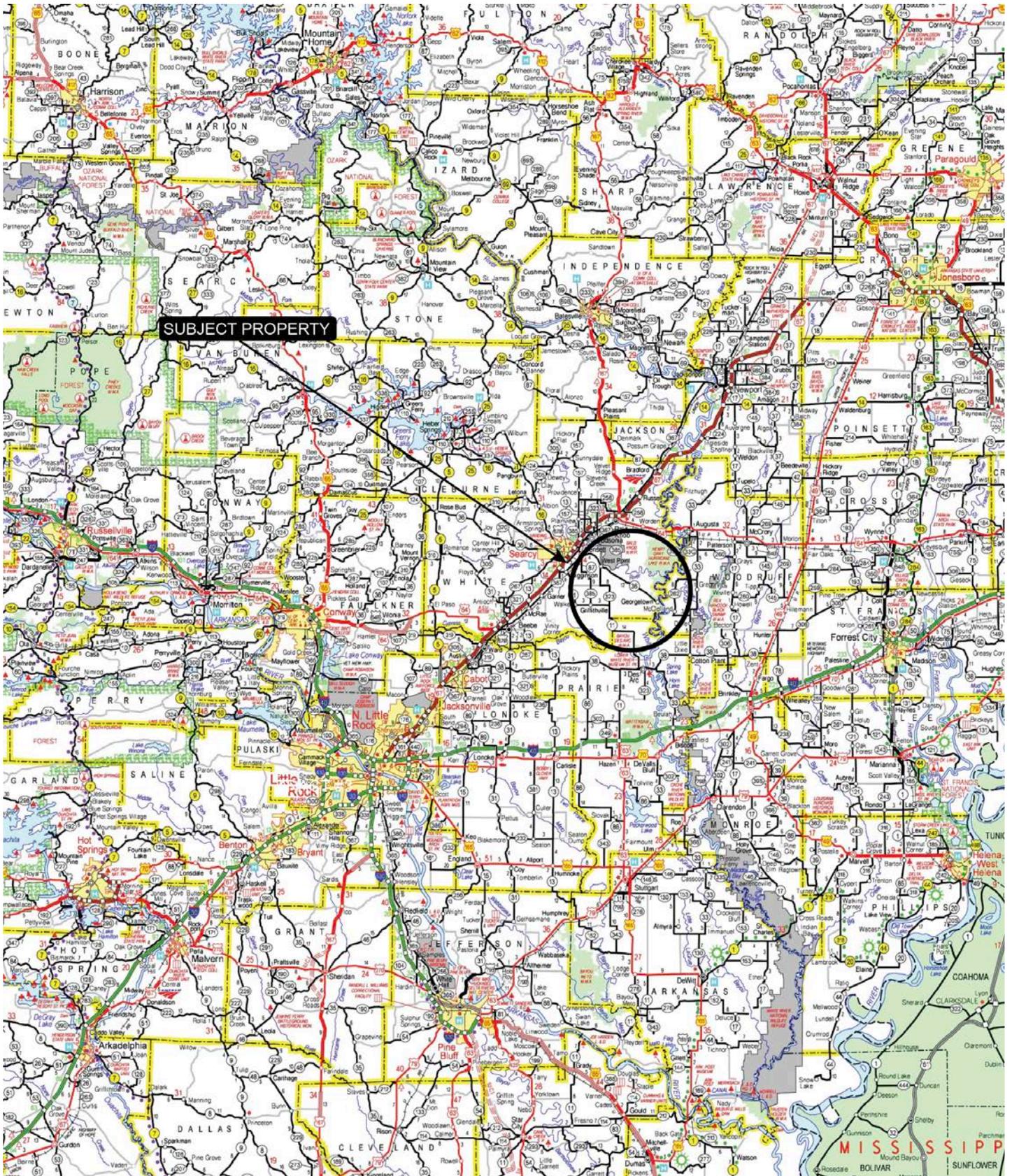
- Near Raft Creek WMA, Hurricane Lake WMA and the White River
- 2,164± sq. ft. lodge
- Three (3) bedrooms
- One and a half (1.5) bathrooms
- Full kitchen with granite countertops
- Living room complete with pool table and wood burning stove
- Full bar area with sink and ice maker hookup
- 500 sq ft screened in porch
- Covered game cleaning station with attached storage and boot room
- 40' shipping container with power

Offering Price

\$335,000.00



VICINITY MAP



PROPERTY DESCRIPTION

GEORGETOWN LODGE

The Georgetown Lodge offers the opportunity to acquire a turnkey camp with the comforts of home, all in an excellent location for recreation. The lodge features 2,164± sq ft with three (3) bedrooms and one and a half (1.5) bathrooms. The open concept full kitchen and living room features a pool table, full bar and wood burning fireplace, making this a great place to relax after a successful hunt. Outside, the screened in 500 ± sq ft back porch or the covered firepit offer excellent areas to entertain guests year-round. The lodge also includes a game cleaning station that is connected to an enclosed storage area/ mudroom. A shipping container with electricity is located on the property providing

additional storage for hunting gear. Utilities on the property include electricity, city water, natural gas, and private septic. Access is considered excellent via Highway 36.

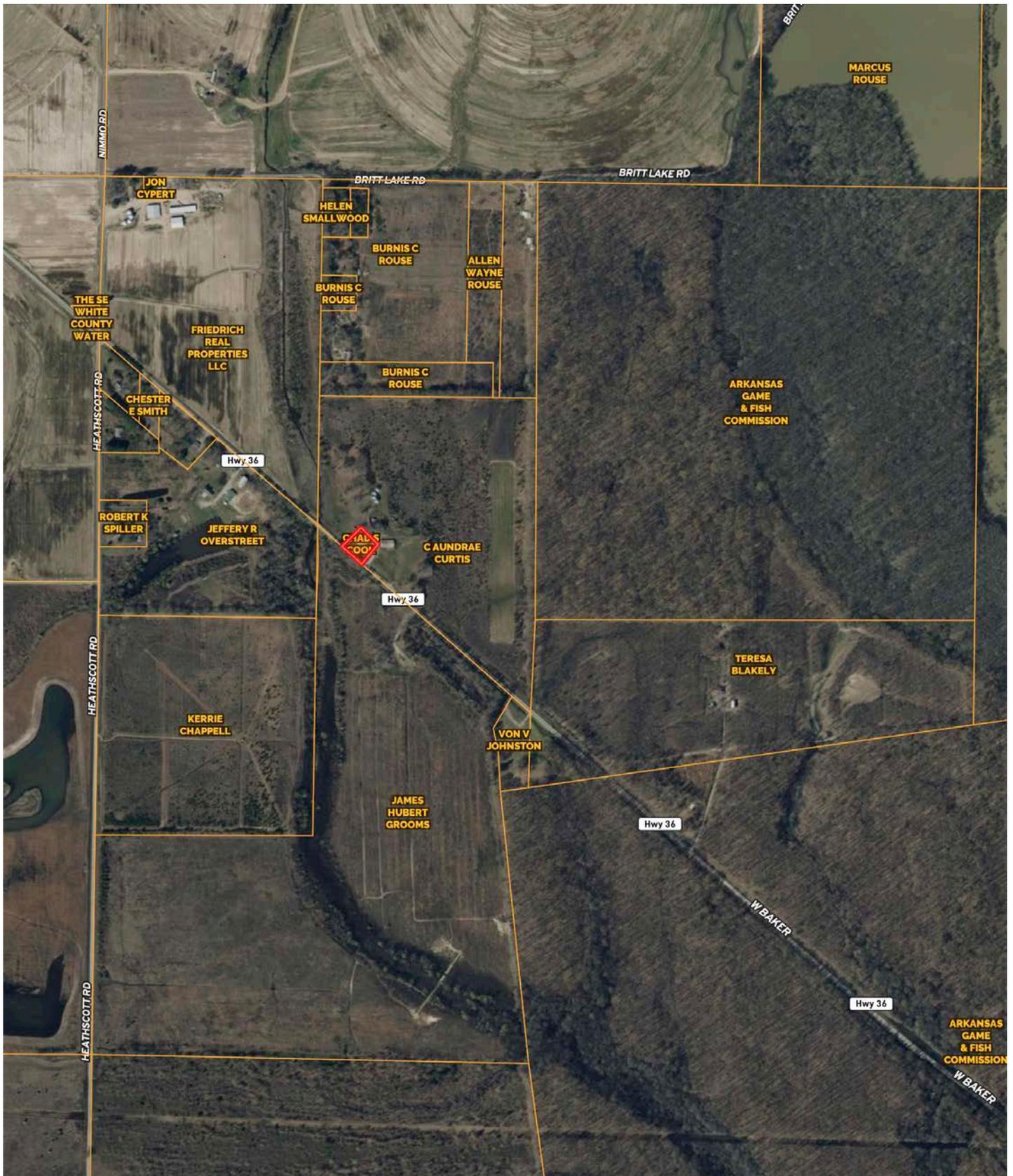
The Georgetown lodge is located less than 2 miles west of the community of Georgetown. From the lodge, you're located a short drive to several excellent public land hunting and fishing opportunities such as Raft Creek WMA, Hurricane Lake WMA, and the White River. In addition to public land hunting opportunities local land-owners have been known to historically offer leasing opportunities in the area.



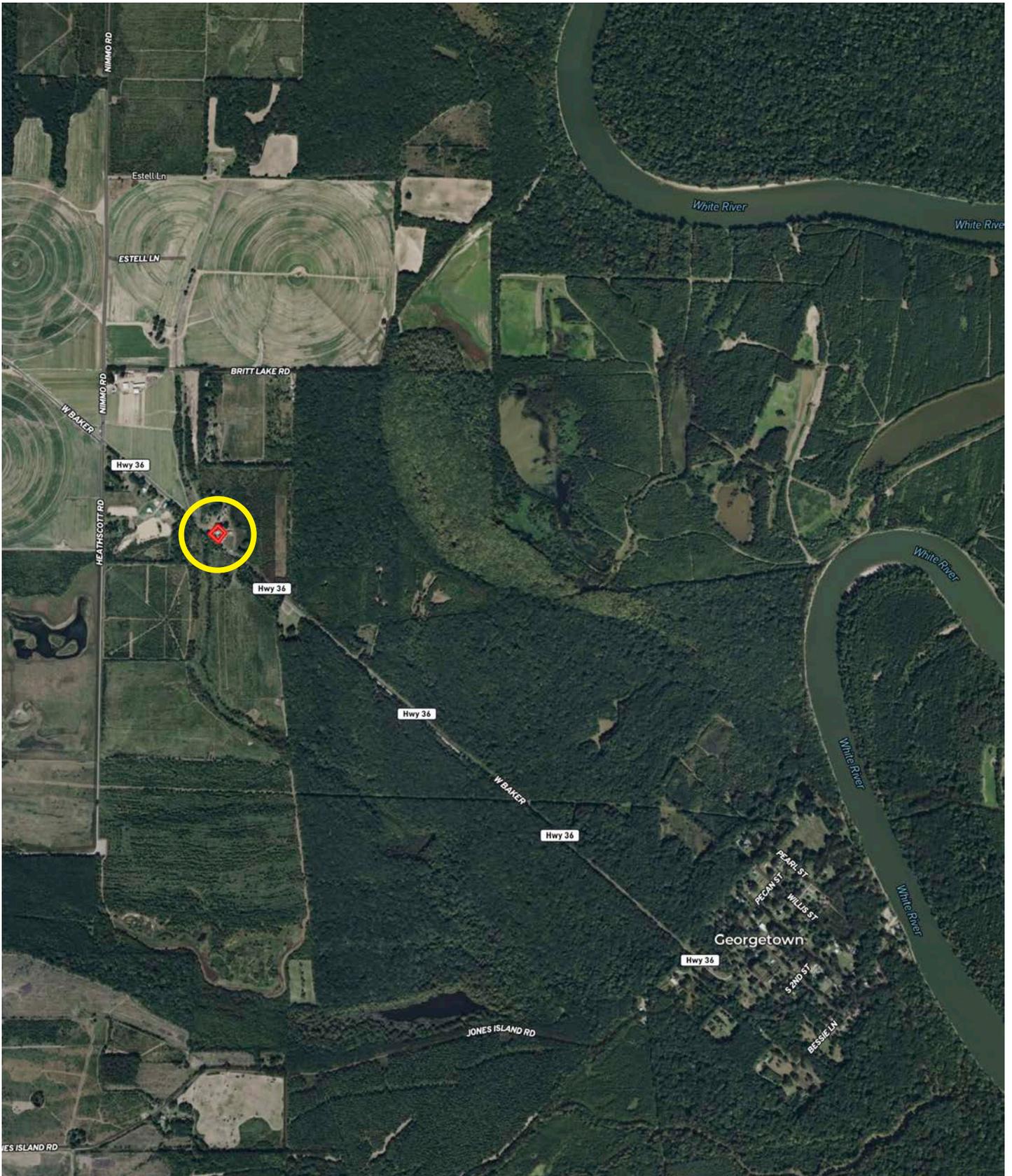




OWNERSHIP MAP



LOCATION MAP







AERIAL MAP









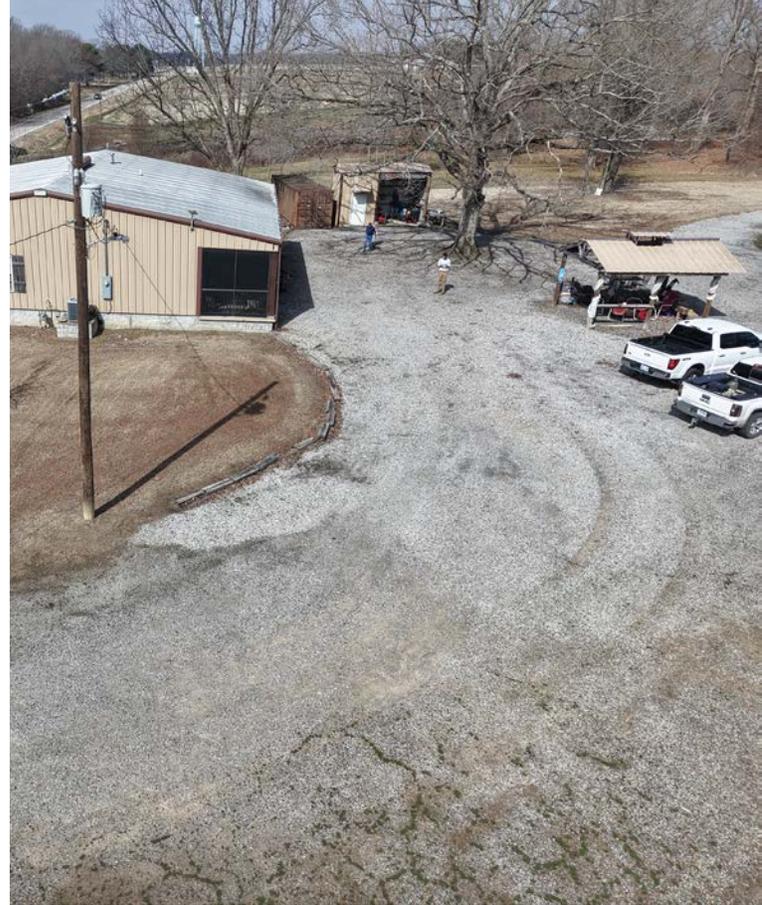
LOCATION & ACCESS

Georgetown, Arkansas (White County)
Eastern Region of Arkansas

Mileage Chart

Searcy, AR	18 Miles
Newport, AR	53 Miles
Little Rock, AR	65 Miles
Jonesboro, AR	93 Miles
Memphis, TN	117 Miles

Access is considered excellent via State
Highway 36.



TOPOGRAPHY MAP







SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
15	Jackport silty clay loam, gently undulating	0.55	100	0	56	3e
TOTALS		0.55(*)	100%	-	56.0	3

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards
Decreased Adaptability and Freedom of Choice Users

Land, Capability

	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion
(s) soil limitations within the rooting zone (w) excess of water

RESOURCES & PRICE

Mineral Rights

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

Real Estate Taxes (estimated)

\$818.00

Offering Price

\$335,000.00

To learn more about the Georgetown Lodge or to schedule a property tour, contact Gardner Lile or Collier Watkins of Lile Real Estate, Inc.

Gardner Lile

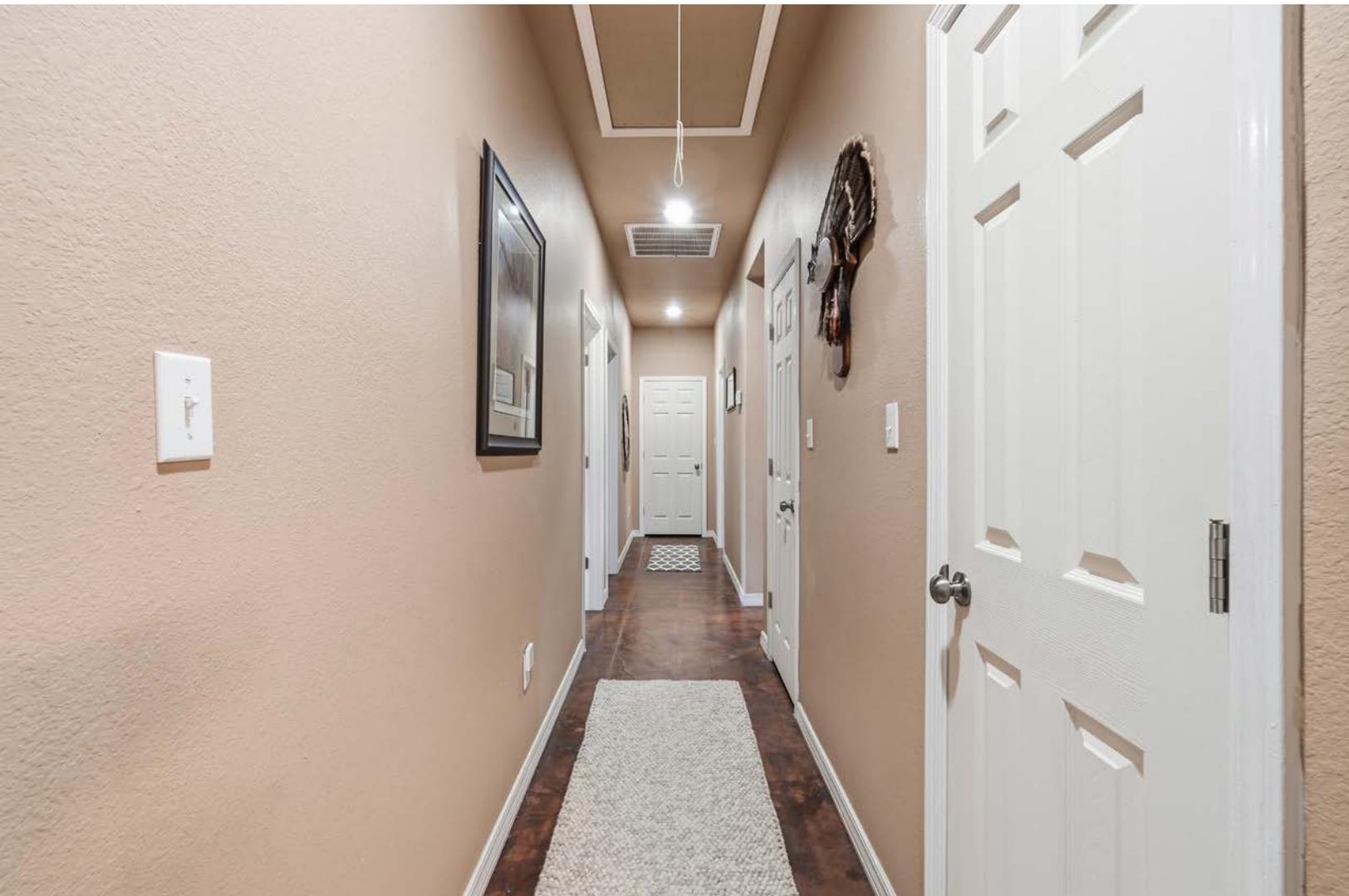
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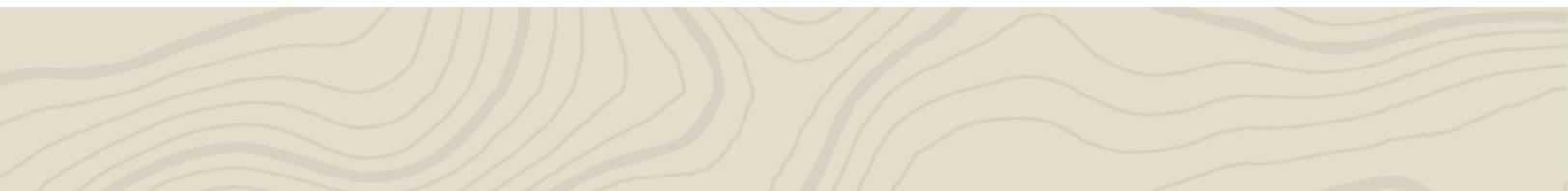




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The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property on their own. Thank you for your cooperation.

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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:



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