



BIG RIVER RETREAT

A Recreational and Timberland Investment Opportunity

20± Total Acres | \$200,000.00

Desha County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



BIG RIVER RETREAT

QUICK FACTS

Acreage

20± total acres

Location

Rowher, Desha County, Arkansas

Access

Improved woods road

Recreation

Deer, Turkey and Small Game Hunting

Notable Features

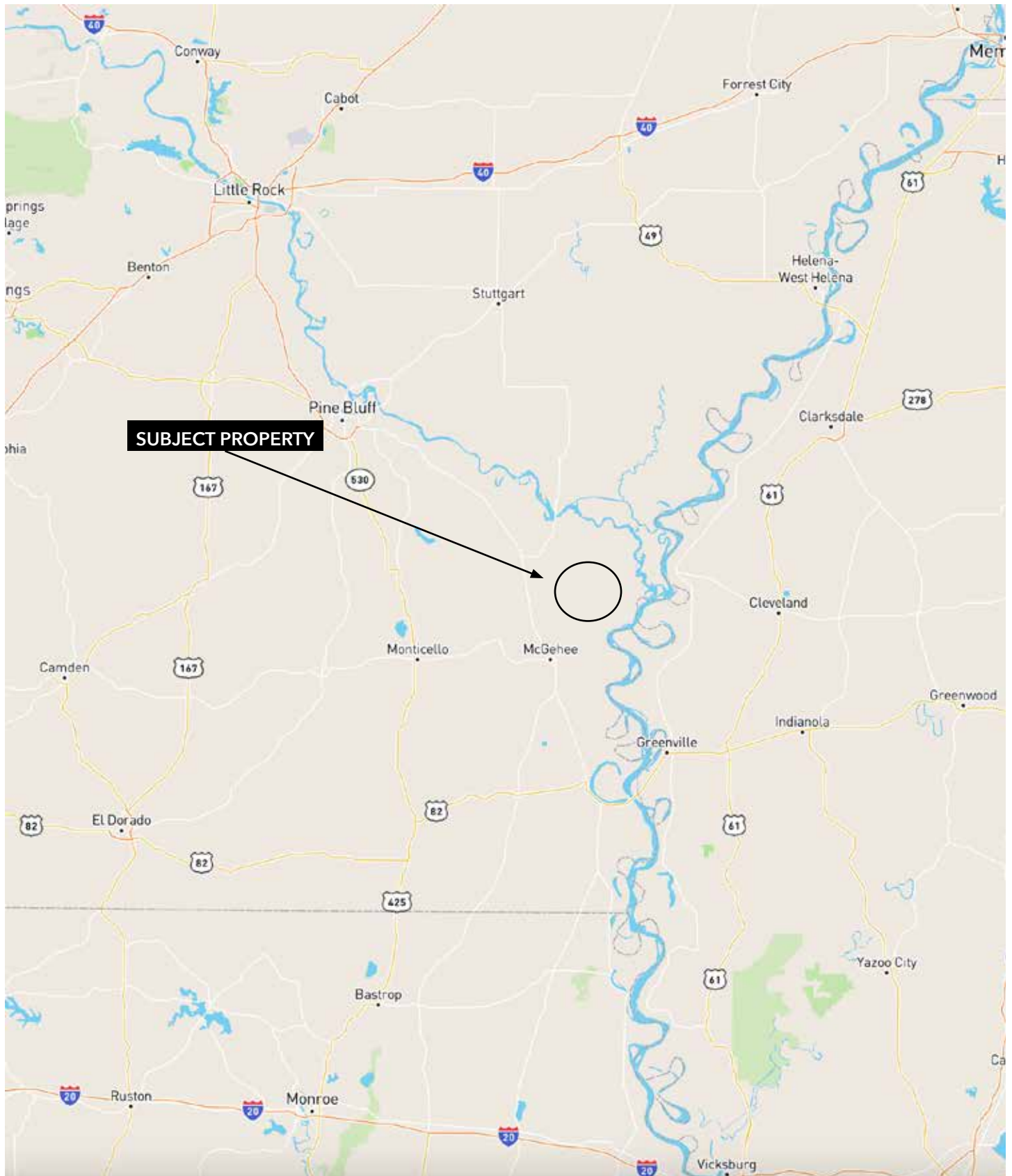
- 1,000± sq. ft. cabin: 800± sq. ft. heated/cooled living space plus 200± sq. ft. enclosed screened porch
- 2 bedrooms, 1 bathroom
- Window A/C units in bedrooms and living room
- Power supplied by diesel generator
- Water provided by electric well
- Structurally sound, elevated 12+ feet on treated transmission pole piers

Offering Price

\$200,000.00



VICINITY MAP



PROPERTY DESCRIPTION

BIG RIVER RETREAT

The Big River Retreat provides unique ownership is located behind the Mississippi River Levee in Desha County, Arkansas, and consists of 20± acres of mature bottomland hardwood timber. The property supports a substantial stand of merchantable sawtimber that has remained unharvested for more than 80 years, creating exceptional wildlife habitat and a truly distinctive recreational setting.

A rustic cabin is situated in the northeastern portion of the property, providing a comfortable base camp for hunting and outdoor enjoyment. The cabin is approximately 1,000± square feet serves as an ideal hunting camp. The structure includes approximately 800± square feet of heated and cooled living space, along with an additional 200± square feet of enclosed screened porch area.

The cabin features two bedrooms and one bathroom, with window air-conditioning units

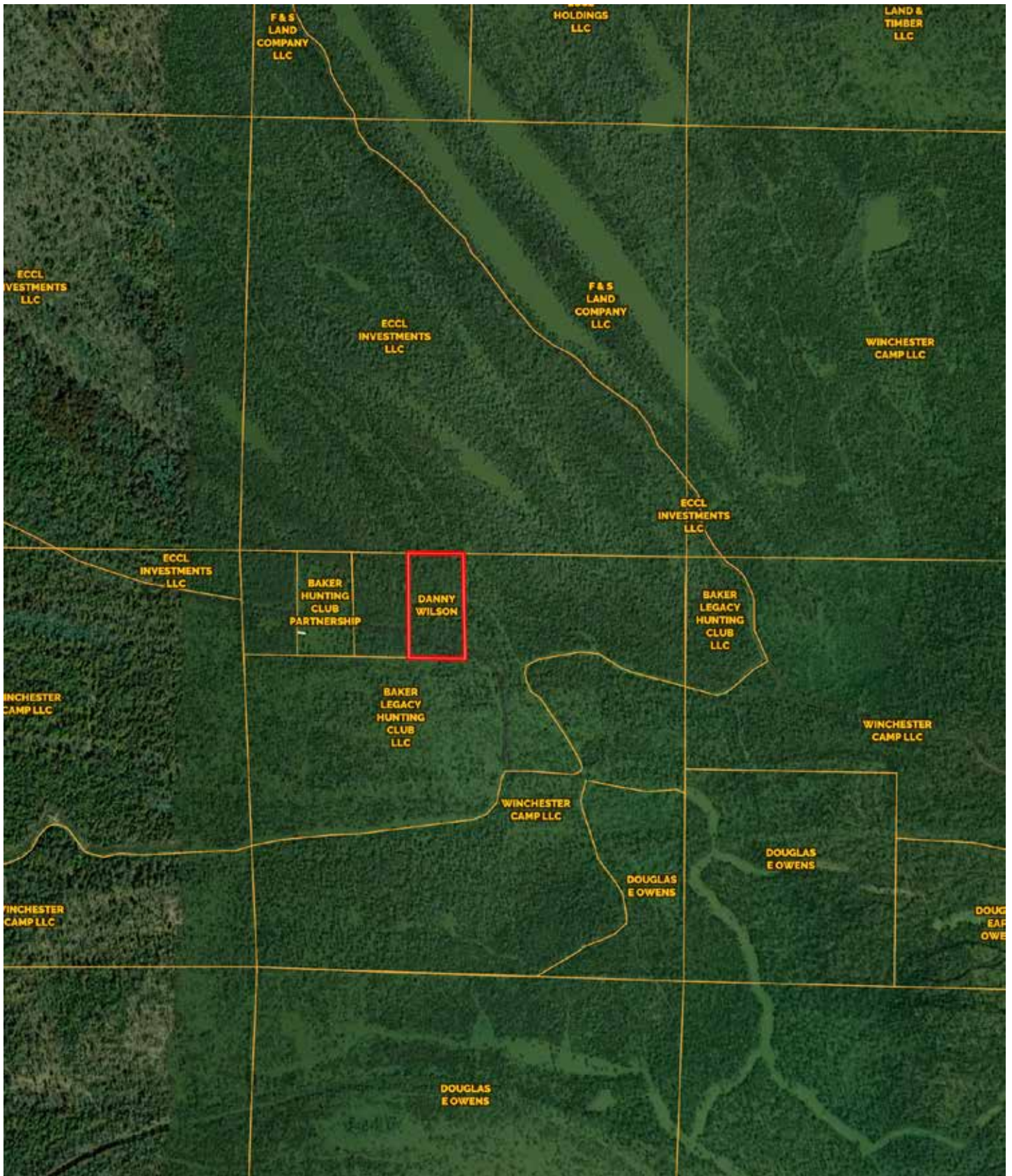
servicing the bedrooms and main living area. Power is supplied by a diesel generator, while water is provided by a private electric well. The cabin is structurally sound and elevated more than twelve (12) feet above ground level on treated transmission pole piers, offering added protection from seasonal high-water events.

The tract offers quality deer, turkey, and small game hunting and is surrounded by several large private landowners, as well as a well-known equity membership hunting club. Neighboring ownerships share a strong commitment to wildlife conservation and habitat management, enhancing the area's long-term recreational appeal.

Access is provided from Rohwer Lane via a shared community access road. Entry is secured through the area's only electronic gate before continuing along an improved gravel road and woods road that lead directly to the camp.



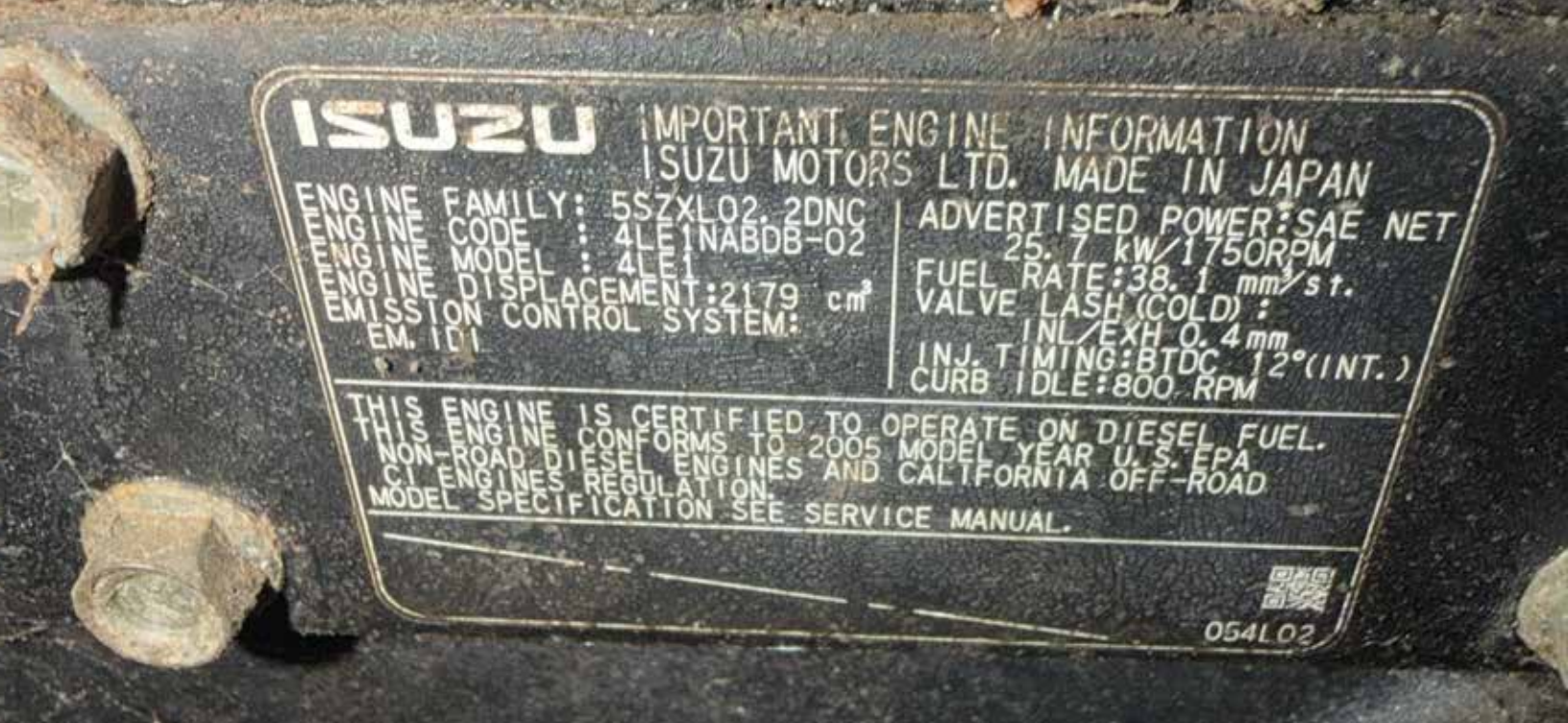
OWNERSHIP MAP



LOCATION MAP







AERIAL MAP





LOCATION & ACCESS

Rohwer, Desha County, Arkansas
Southeastern Region of Arkansas

Mileage Chart

Rohwer, AR	7 miles
McGehee, AR	20 miles
Monticello, AR	45 miles
Greenville, MS	62 miles
Pine Bluff, AR	68 miles

The property is accessed from Rohwer Lane via a shared community access road, passing through the area's only electronic gate before continuing along an improved gravel road and woods road to the camp.



TOPOGRAPHY MAP



RESOURCES & PRICE

Mineral Rights

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

Real Estate Taxes (2025)

\$238.33

Offering Price

\$200,000.00

To learn more about the Big River Retreat or to schedule a property tour, contact Brandon Stafford or Gar Lile of Lile Real Estate, Inc.

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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:

Scan for more info



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