

HURRICANE LAKE CAMP

A Recreational Investment Opportunity

0.19± Total Acres • \$145,000.00 • White County, Arkansas

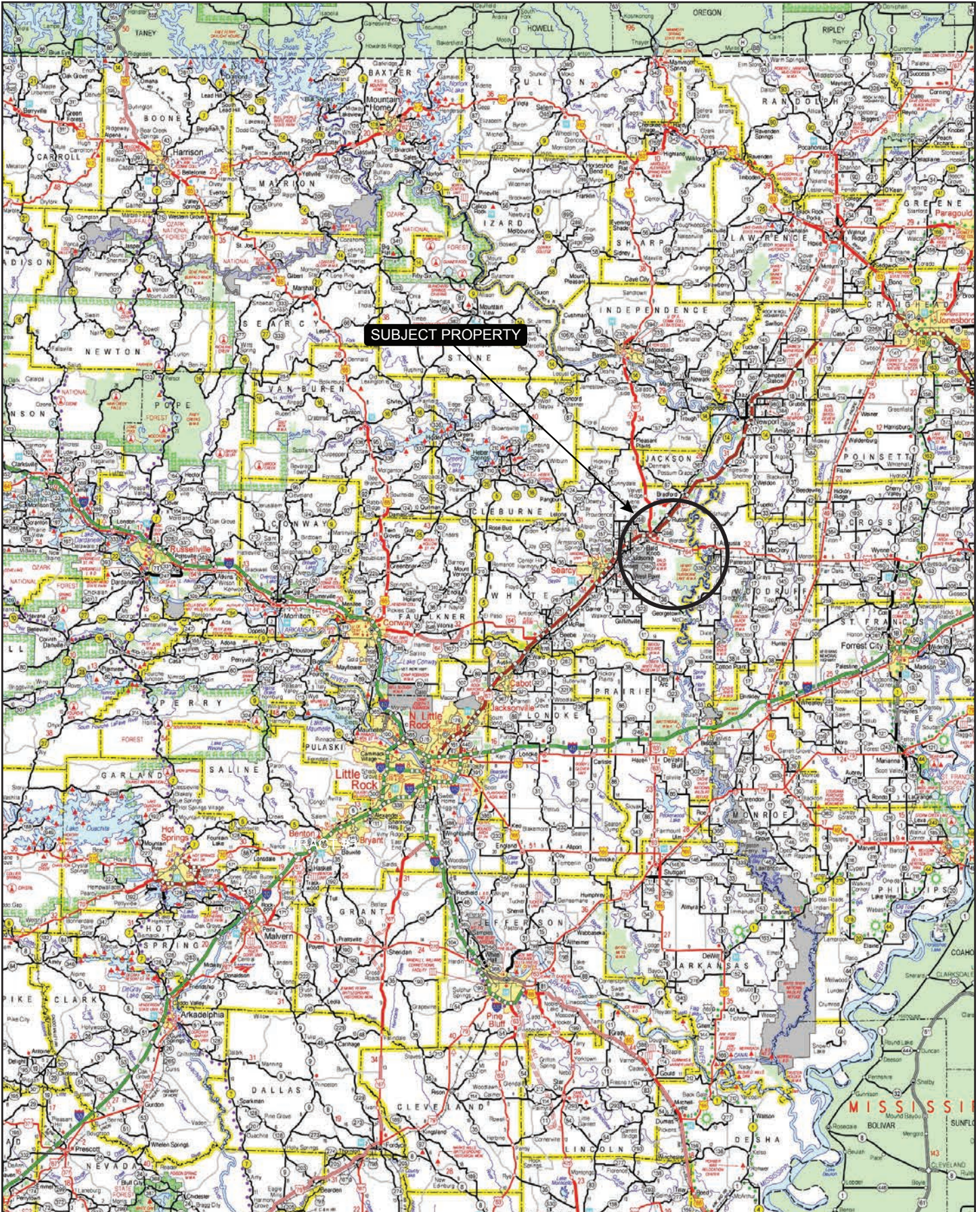


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VICINITY MAP



PROPERTY SUMMARY

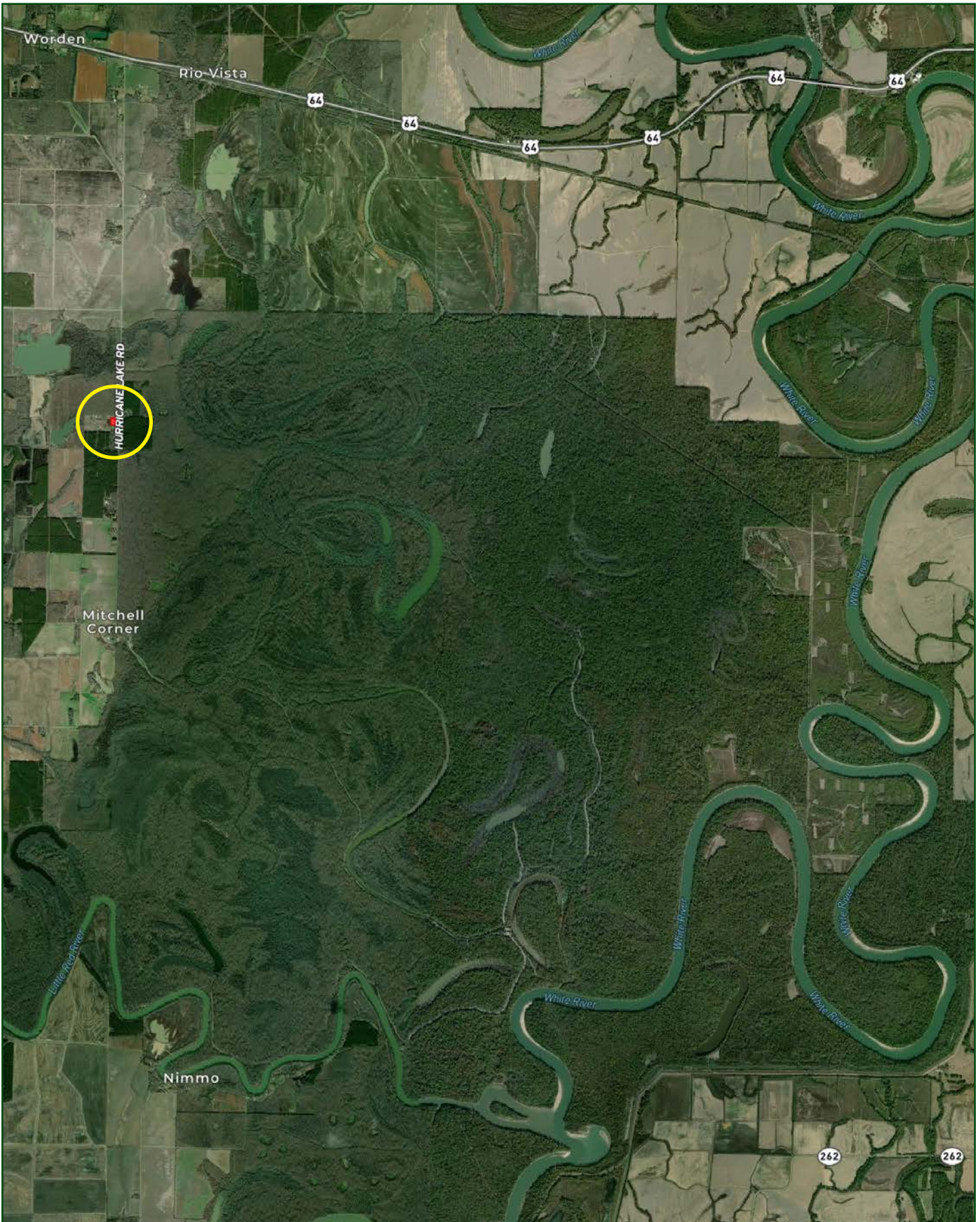
- Description:** The Hurricane Lake Camp offers an opportunity to acquire a newly built camp located near the Henry Gray Hurricane Lake WMA. The camp is 1,200± heated and cooled square feet and features two (2) bedrooms with one (1) full bathroom. Additionally, there is a bonus loft that offers two more double beds. The camp features an open concept living room and a full kitchen, less a dishwasher. Located on the southwestern portion of the lot is a 12' x 24' foot shed to store hunting equipment and features a fish cleaning station.
- The Henry Gray Hurricane Lake WMA is known for some of the best public green timber duck hunting in the state, in addition to good deer hunting opportunities and other small game hunting. The camp is just a three-minute drive to the Mitchell's Corner boat ramp. It is common for farmers and landowners in this area to lease out hunting rights, which has the potential to provide additional waterfowl hunting opportunities.
- Location:** Worden, White County, Arkansas
- | Mileage Chart | |
|-----------------|----------|
| Bald Knob, AR | 5 Miles |
| Little Rock, AR | 66 Miles |
| Jonesboro, AR | 73 Miles |
| Memphis, TN | 88 Miles |
- Acres:** 0.19± total acres (estimated, subject to survey)
- Access:** Duckblind Lane, which is a gated private road.
- Recreation:** Close proximity to the famous Henry Gray Hurricane Lake WMA which offers excellent green timber duck hunting as well as good deer hunting opportunities and other small game. Leased land in the area could potentially offer additional waterfowl hunting opportunities.
- Real Estate Taxes:** \$83.49 (*this figure will increase in 2025 due to the new improvements being assessed.*)
- Mineral Rights:** All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
- Offering Price:** \$145,000.00

To learn more about the Hurricane Lake Camp or to schedule a property tour, contact Gardner Lile of Lile Real Estate, Inc. or Dustin Roddy of Cache River Farms.

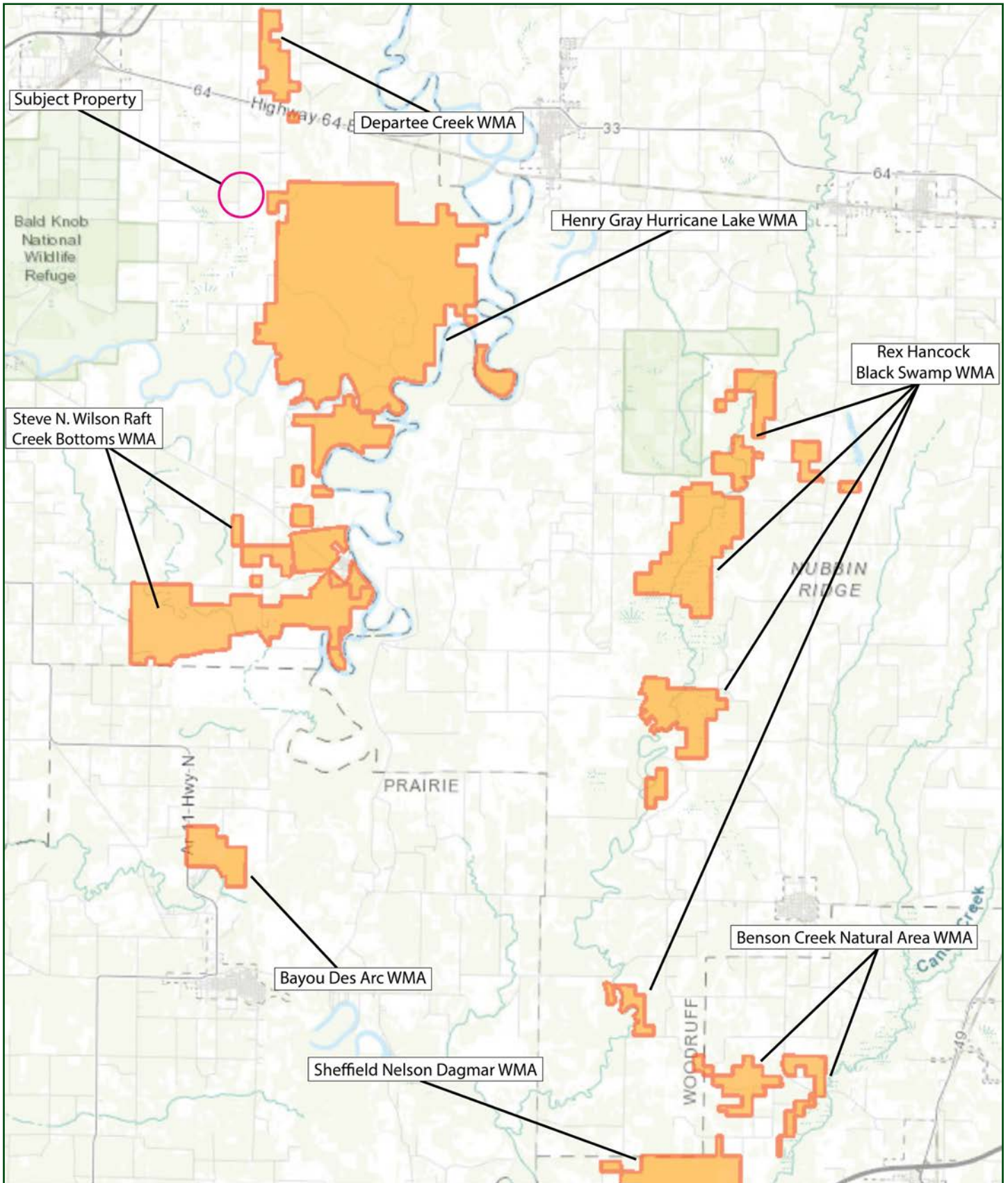
Gardner Lile | 501-658-9275 | gardner@lilerealestate.com

Dustin Roddy | 501-230-0477 | dustin@cacheriverfarms.com

LOCATION MAP



WMA & NWR MAP

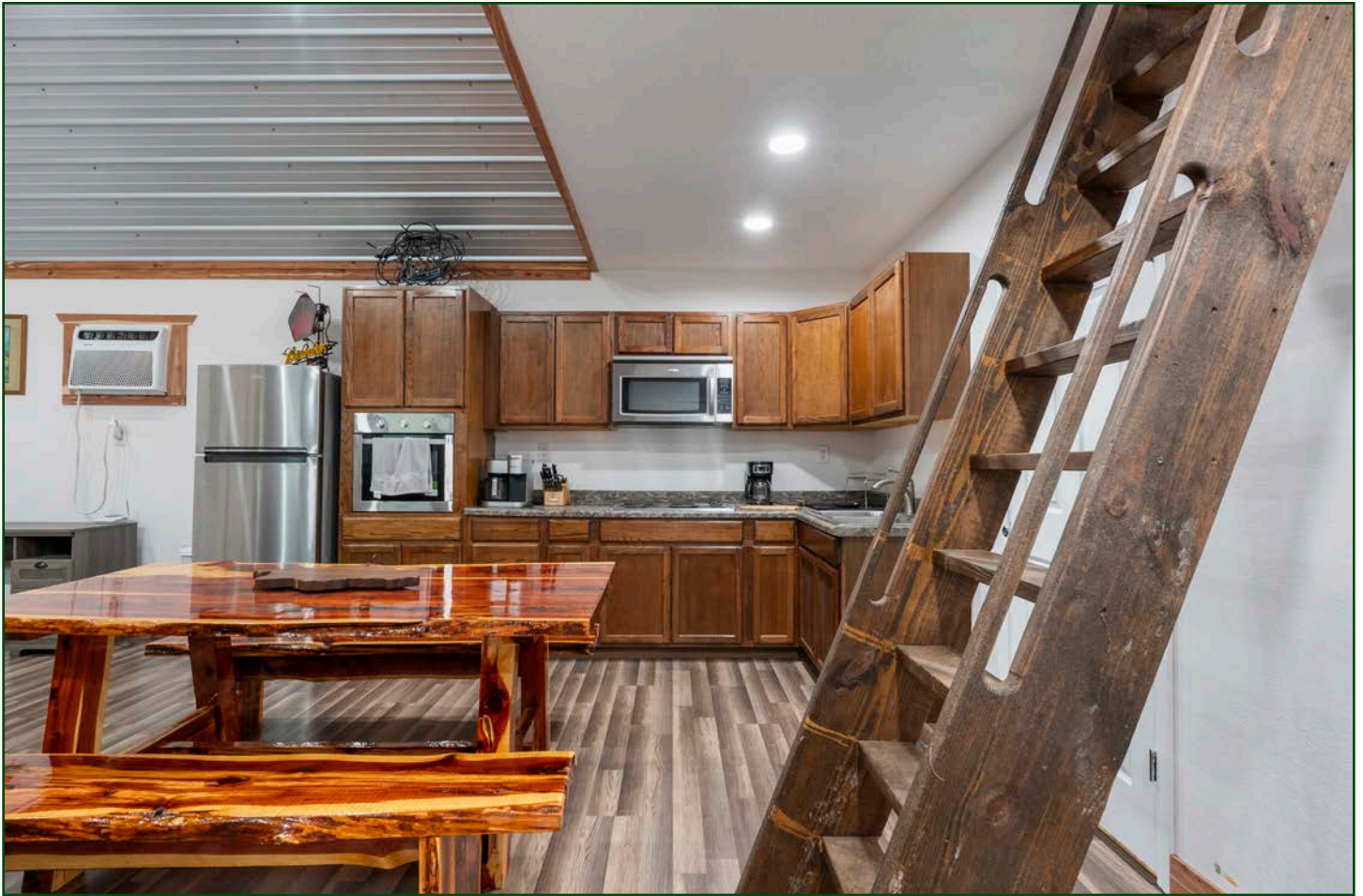


The map above is sourced from the Arkansas Game & Fish website.
<https://www.agfc.com/hunting/where-to-hunt/wildlife-management-areas-wmas/>



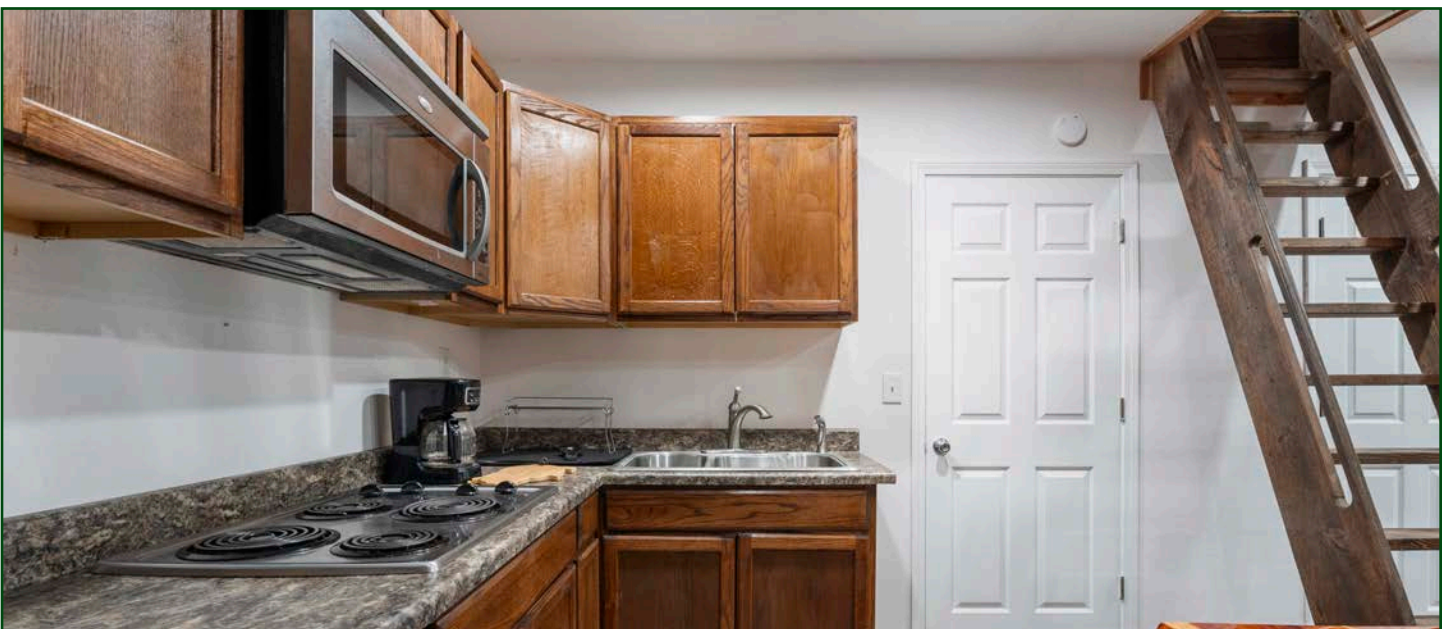
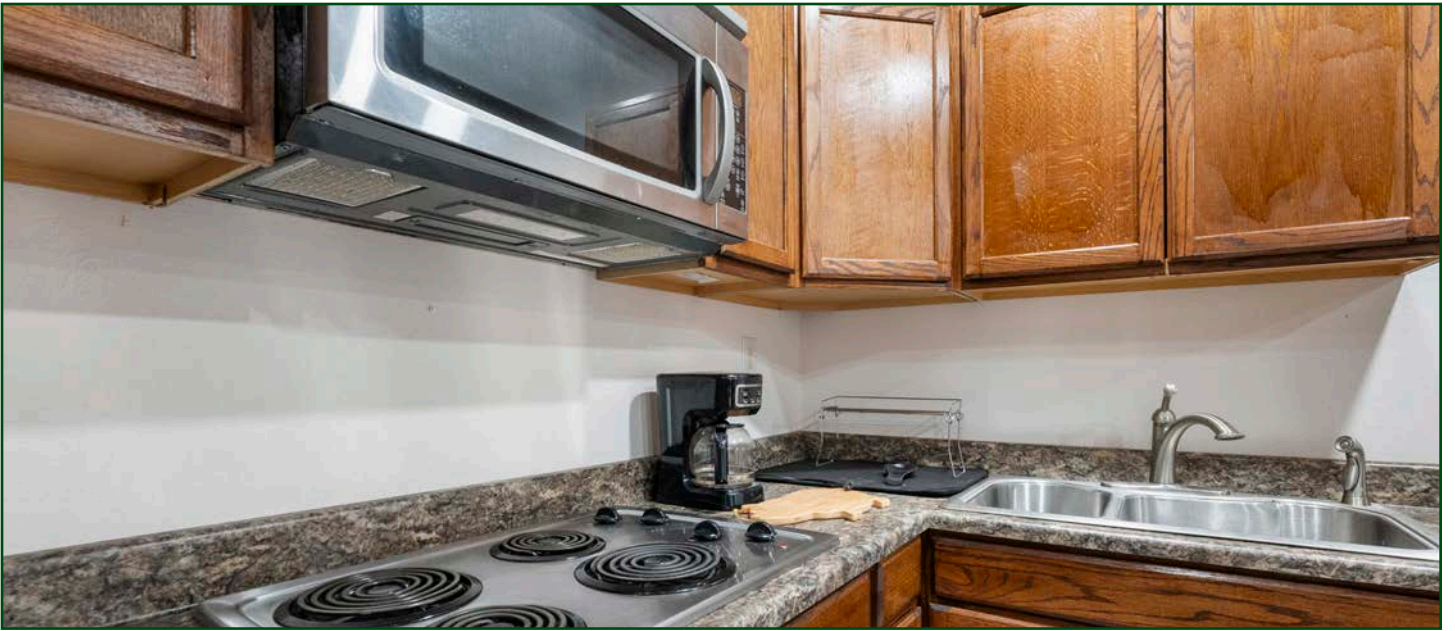




















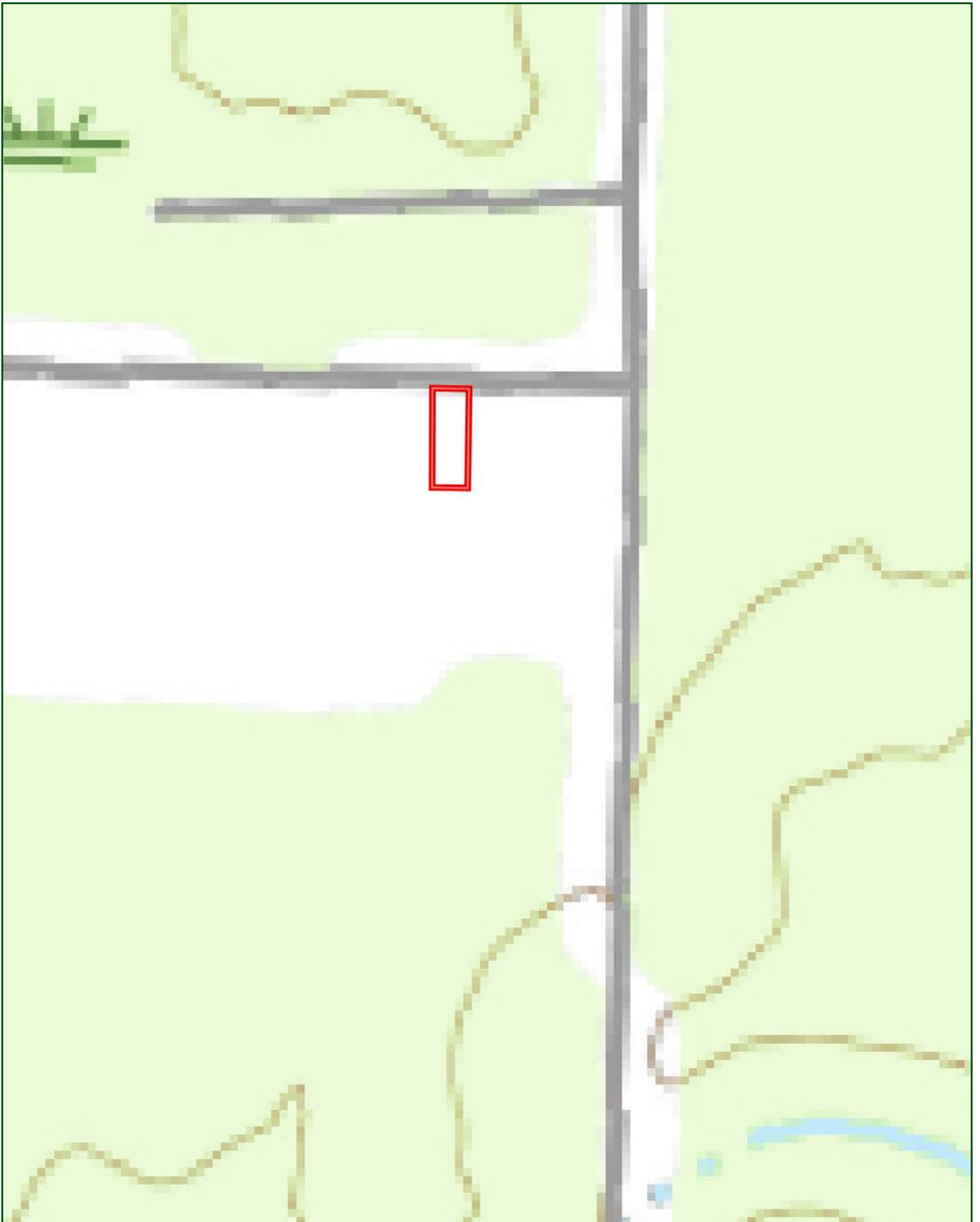




AERIAL MAP



TOPOGRAPHY MAP



LILE REAL ESTATE

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.



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