



AR - Chicot Boeuf River Lodge 2

acres

2.0 acres

\$575,000

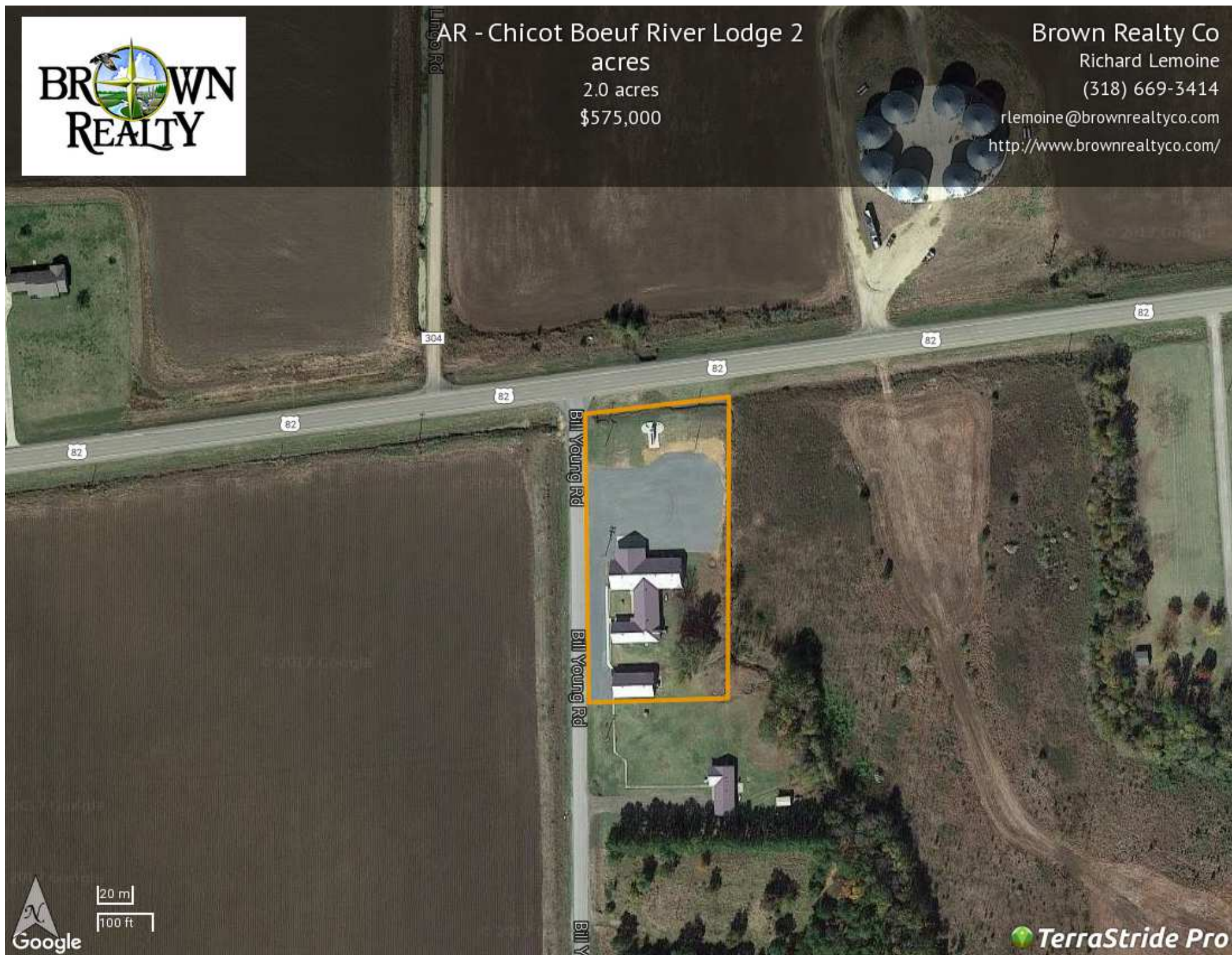
Brown Realty Co

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20 m

100 ft

TerraStride Pro

Property Report—AR - Chicot Boeuf River Lodge 2 acres

Legend

Feature	Icon	Colors
Generic Polygon		

Description

In Chicot Co, AR, home of some of the best duck hunting in the country is a perfect camp/lodge. Ultra-nice, newly renovated hunting lodge now used as a rental for duck hunters, wedding parties; all sorts of occasions. Beouf River Lodge has 11 bedrooms, 9 with queen sized beds, 2 with King sized beds. Each room has separate HVAC units. 9 showers and 9 toilets. The king rooms include TV. The commercial kitchen includes top of the line refrigerator, range, large 3 bay sink, deep fryer, ice machine and microwave. There is a mobile island and two-sided bar, pool table, ping pong table; tables for conversation or card playing. Seating for 20 with a 46" TV. Living room has 3 large sofas, and 2 recliners and 70" TV. Dining furniture includes 3 large cypress tables seating 40. Additional room can seat 100 more people. There is a hallway with 17 storage lockers for personal items, clothing, guns & ammo. The 2000 sq ft building has HVAC and can contain a multitude of hunting & fishing equipment and vehicles, boats, etc. Entire backyard has a 6' & 8' privacy fence and 10'X20' dog kennel. Perfect for duck hunting headquarters! Brown Realty Co Jerry Brown, Broker 2189 Hwy 425 Rayville LA 71269 318-728-9544

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