



Available for Purchase

ROE HUNTING LODGE-HOME

Monroe County, Arkansas

Located in the heart of Arkansas duck hunting territory with access to the storied White River National Wildlife Refuge only five miles away.

MYERS COBB

REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE

SUBJECT PROPERTY

Broker Summary

The Roe Hunting Lodge-Home is located in the small community of Roe, Arkansas, in Monroe County, between the towns of Stuttgart and Clarendon. The storied 160,000 +/- acre White River National Wildlife Refuge is nearby, offering excellent duck and deer hunting and fishing opportunities. The surrounding area also offers the potential for duck hunting leases and/or possible private land ownership, and several options for duck hunting with commercial outfitters. The property has been the personal hunting lodge of the owner for several years and is ideally suited for continuing as a lodge or a family residence.

The property offers a 2,259 +/- square-foot main house and a 720 +/- square-foot garage. The buildings rest on a half-acre residential lot offering a sizeable shady front yard, a fenced backyard, which is excellent for a dog, and a sprinkler system for irrigating the landscaping. Other amenities include: two concrete driveways, a covered walk to the garage, and a small deck with fire pit for outdoor socializing. The backyard offers the opportunity for further development of an enhanced outdoor entertainment area for cooking and relaxing.

The main house is a single-level, wood-frame construction on a concrete slab foundation with an asphalt shingle roof. The structure was built in 1999 and is in excellent condition. The front of the home has large windows and a wood porch leading to the double-door main entryway. Designed with an open layout, the house has a handsome great room with a beautiful fireplace and vaulted ceiling. The great room flows into the dining area and fully-equipped kitchen with an island bar, plenty of cabinets, and a pantry. Just off the kitchen is a large utility room with a sink, cabinets, a second refrigerator, and plenty of room for storage. The house has three bedrooms offering comfortable accommodations for five people. The master bedroom has a king bed, a large walk-in closet, and a large bathroom with both a shower and jacuzzi tub. One guest room has a rustic appeal and offers two queen beds and a full bathroom, and the other guest room has two full beds and a half bathroom. The washer and dryer are tucked into a hall closet across from the utility room. The house is heated and cooled by a geothermal system, and all standard utilities are in place.

The garage is a wood frame construction on a concrete slab located just off the main house. This building is an ideal storage facility for vehicles, boats, ATVs, hunting equipment, tools, and firearms (a gun safe is included). There is a hunt-prep room, which is excellent for storing waders, clothing, and gear. The main area is accessed from the primary concrete drive via an overhead door, and large double doors on the rear allow secondary access to the hunt-prep room. The hunt-prep room also has a sink and toilet.

Qualified buyers should contact Chuck Myers of Myers Cobb Realtors at 901-830-5836 regarding questions or schedule a property tour.

ATTENTION: Myers Cobb Realtors is the Exclusive Agent for the property described herein. This property brochure and all information contained herein are believed to be correct; however, no guarantee is made as to its certainty. Prospective buyers are urged to inspect the property and perform independent due diligence. Myers Cobb Realtors and its agents assume no liability as to errors, omissions, or investment results. All information is approximate. Some images shown within this property brochure are used for representative purposes and may not have been taken on location at the subject property. A representative of Myers Cobb Realtors must be present to conduct a tour of the property. We respectfully request that interested parties contact us in advance to schedule a proper showing and not attempt to tour or trespass on the property on their own. Thank you for your cooperation.

Property Outline

2,979 +/- square feet under roof (2,259 +/- sqft. total heated and cooled living space) on a 0.5 +/- acre lot

- Main home: 2,259 +/- sqft.
 - Wood frame construction on slab foundation
 - 3 bedrooms with 2 full bathrooms and 1 half bathroom (sleeps 5 people)
 - Open layout with great room and fireplace flowing into dining room and kitchen
 - Utility room and closet washer and dryer
 - Plenty of closet storage
 - Central heat and air (geothermal system)
 - Asphalt shingle roof
 - Front porch
 - Built in 1999
- 720 +/- sqft. garage
 - Wood frame construction on slab foundation
 - Large main area accessed from primary concrete drive with overhead door
 - Main area is large enough for 2 vehicles or boats and ATVs and has a gun safe
 - Hunt-prep/storage room with sink and toilet (plenty of space for hunting gear, equipment, and tools)
 - Large double doors on the rear allow additional access to hunt-prep/storage
- Residential lot
 - Primary concrete driveway on the east side off the street offering parking and leading to garage
 - Secondary concrete driveway on the west side off the street offering parking and access to backyard
 - Outdoor social area with small wood deck and fire pit
 - Covered walk-way leading from rear of main home to garage
 - Chain-link fenced backyard (large enough for dogs)
 - Sprinkler system

Location

Roe, Arkansas (Monroe County) - East Central Arkansas

- Address: 153 Main Street, Roe, AR 72134
 - Stuttgart, AR: 14 +/- miles
 - Little Rock, AR: 66 +/- miles
 - Memphis, TN: 95 +/- miles
 - Aberdeen White River Access: 5 +/- miles
 - Clarendon White River Access: 8 +/- miles
 - Preston Ferry White River Access: 11 +/- miles

Utilities

All standard utilities in place (city water and sewer, gas, electric, satellite TV/internet)

Assessor Data

Parcel: 1401-00006-000

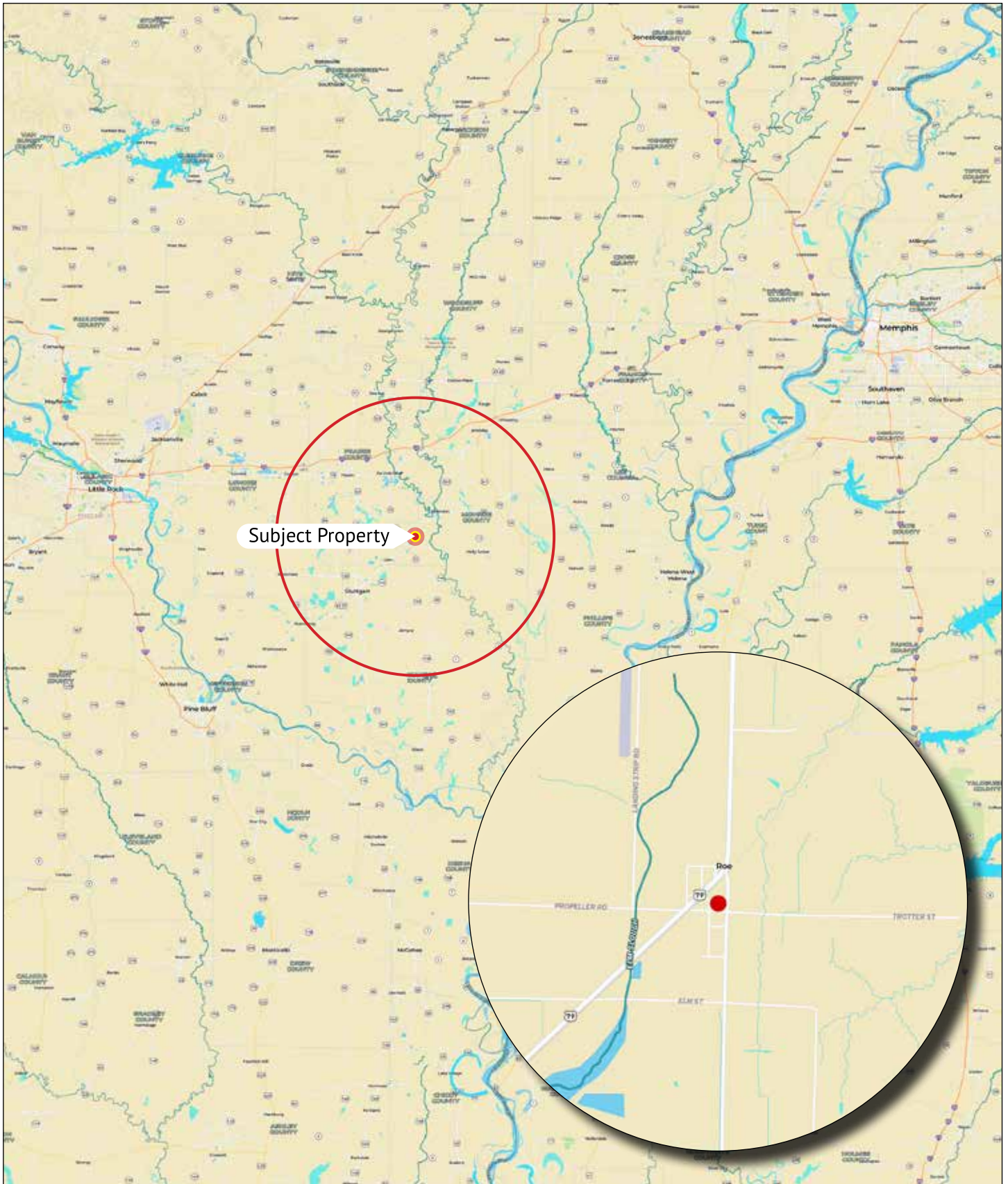
Taxes: \$835.07 (source: Monroe County Assessor)

Offering Price

\$270,000.00

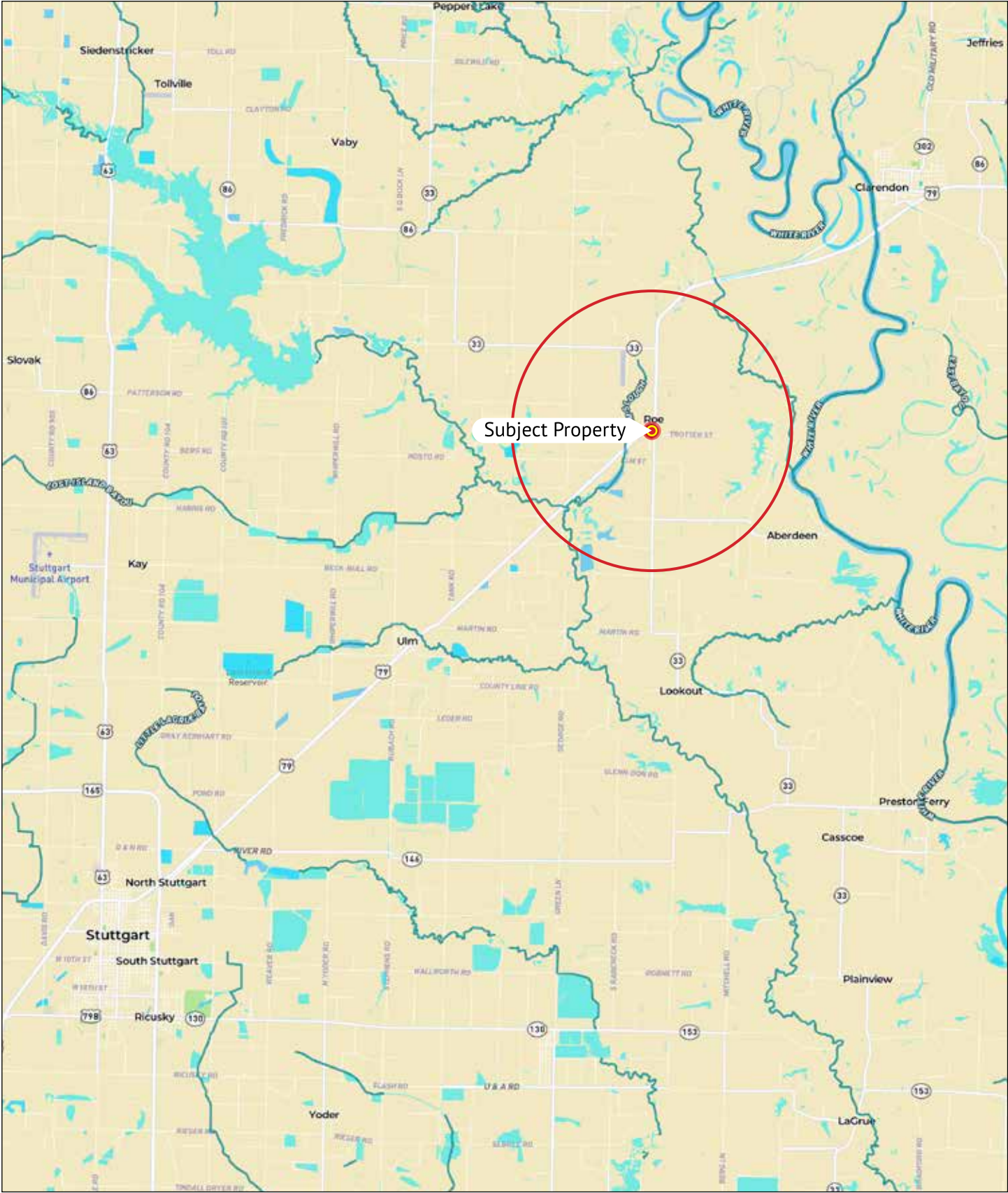
PROPERTY LOCATION

East Arkansas Region - Roe, Arkansas



PROPERTY LOCATION

Roe, Arkansas - Monroe County



SUBJECT PROPERTY

Aerial View



SUBJECT PROPERTY

Aerial View



PROPERTY IMAGES

Front View





PROPERTY IMAGES

Front View



MYERS COBB
REALTORS

Chuck Myers
PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
901.552.4036 (O)
chuck@myerscobbrealtors.com

PROPERTY IMAGES
Front and Side View



PROPERTY IMAGES

Side View



PROPERTY IMAGES

Side and Rear View



PROPERTY IMAGES

Rear View



PROPERTY IMAGES
Side View



PROPERTY IMAGES

Front View



PROPERTY IMAGES
Side View



PROPERTY IMAGES

Interior View



MYERS COBB
REALTORS

Chuck Myers
PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
901.552.4036 (O)
chuck@myerscobbrealtors.com



PROPERTY IMAGES

Interior View





PROPERTY IMAGES

Interior View



MYERS COBB
REALTORS

Chuck Myers
PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
901.552.4036 (O)
chuck@myerscobbrealtors.com

PROPERTY IMAGES
Interior View



PROPERTY IMAGES

Interior View



PROPERTY IMAGES
Interior View



PROPERTY IMAGES

Interior View





PROPERTY IMAGES

Interior View



PROPERTY IMAGES
Interior View



PROPERTY IMAGES

Interior View



PROPERTY IMAGES
Interior View



PROPERTY IMAGES

Interior View





PROPERTY IMAGES

Garage View



PROPERTY IMAGES
Garage View



Chuck Myers

Chuck Myers is a Partner and Agent with Myers Cobb Realtors, licensed in Arkansas, Mississippi, and Tennessee. After an Agribusiness career as an industry National Sales and Marketing Manager, Chuck entered the real estate market, developing and managing legacy hunting clubs in North America.

Chuck has a proven history of marketing and selling equity in premium hunting properties. He also has many notable real estate sales of premier hunting clubs. Chuck has a 28-year market reputation of assisting clients and partners with the acquisition, development, management, and selling of exclusive recreational estates. Chuck has a comprehensive archive of hunting and farmland involvement achievements. A limited list includes Greenbriar, River Oaks, Wolf Farm, Paradise, and Deer Creek.

Over the years, Chuck has developed an extensive range of relationships with qualified land investors and professionals within the agriculture and outdoor real estate business. He is a seasoned land specialist and has transacted millions of dollars in Mid-South land sales. A knowledge of land and a passion for the outdoors, Chuck identifies with the client, is direct, and enjoys the agent-client transactional relationship.

He and his wife, Jerri, have three children, seven grandchildren, and currently reside in Memphis, Tennessee.



MYERS COBB
REALTORS

WWW.MYERSCOBBREALTORS.COM

Chuck Myers

PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
chuck@myerscobbrealtors.com

6075 Poplar Ave. Suite 107
Memphis, TN 38119

901-552-4036 (O)
info@myerscobbrealtors.com

ATTENTION: Myers Cobb Realtors is the Exclusive Agent for the property described herein. This property brochure and all information contained herein are believed to be correct; however, no guarantee is made as to its certainty. Prospective buyers are urged to inspect the property and perform independent due diligence. Myers Cobb Realtors and its agents assume no liability as to errors, omissions, or investment results. All information is approximate. Some images shown within this property brochure are used for representative purposes and may not have been taken on location at the subject property. A representative of Myers Cobb Realtors must be present to conduct a tour of the property. We respectfully request that interested parties contact us in advance to schedule a proper showing and not attempt to tour or trespass on the property on their own. Thank you for your cooperation.





MYERS COBB

REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE