



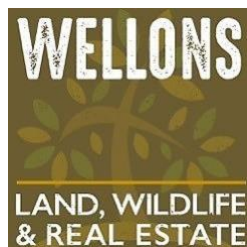
Duckbill Lodge

A fantastic lodge in Weiner, AR

3(+/-) total acres • Poinsett County, Arkansas

Acreage documented by Arkansas County Ownership – Final acreage to be determined by survey

INFORMATION PRESENTED BY:





INVESTING IN THE FUTURE

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PROPERTY HIGHLIGHTS – Duckbill Lodge

Property Overview

This 5,500 sq. ft. custom hunting lodge is located in the world-renowned duck hunting town of Weiner, Arkansas. Nestled on +/-3 acres, the property features a half-acre pond, two outbuildings ideal for storing gear or ATVs, and a secluded location on Duckbill Lane, shared with only one other home.

Inside, every detail of the lodge has been carefully crafted, from the stunning rock fireplace to the impressive 16-seat dining table. The state-of-the-art AV system enhances the experience throughout the property, and the top-tier kitchen appliances, including dual ovens and refrigerators, make hosting large groups a breeze.

The lodge includes 11 uniquely styled bedrooms, and a long hallway equipped with a dual washer-dryer laundry room for quick cleanup after a day in the field. The large mudroom, complete with its own exterior entrance, is perfect for changing out of gear without disrupting the interior.

This property has been meticulously maintained over the last seven years and offers a rare chance to own a duck hunting retreat in one of Arkansas's prime waterfowl regions.

- +/- 3 wooded acres
- Highly customized lodge
- Close to public and private hunting areas
- City water access
- Secluded yet conveniently located
- All furnishings convey

Location

This property sits in Poinsett County, Arkansas, at the heart of some of the best waterfowl hunting in the nation.

- Jonesboro: 20 miles
- Little Rock: 110 miles
- Memphis: 70 miles

Property Highlights

The lodge offers an unparalleled blend of seclusion and convenience. Surrounded by nature, it's far enough to feel remote yet close enough to town for easy access to supplies and amenities.

Land Area: +/- 3 acres

Mineral Rights: Any mineral rights owned by the Sellers will transfer upon closing. However, ownership is not guaranteed.

Taxes: Approximately \$2,051 annually

Price: \$849,000

Contact Anthony Bracy at 870-926-5039 or anthony@wellonsland.com for more information! Wellons Real Estate is the exclusive representative firm of the Seller. For additional information or to schedule a private tour of the property, please contact Anthony Bracy at 870-926-5039 or email anthony@WellonsLand.com. Furthermore, the information here within is intended only for the person(s) to which are agents/brokers of Wellons Real Estate and may contain proprietary, business-confidential and/or privileged material. All information here within has been reported to be truthful and accurate, however Wellons Land does not warrant or guarantee such. If you are not the intended recipient of this document you are hereby notified that any use, review, retransmission, dissemination, distribution, reproduction, or any action taken in reliance upon this message is prohibited. If you received this in error, please contact the sender and delete the material from any computer.

Aerial Map



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Map Provided By



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Boundary Center: 35° 37' 38.42, -90° 55' 4.15

31-12N-2E
Poinsett County
Arkansas

0ft 303ft 605ft



1/23/2025

