

MIDWEST LAND GROUP PRESENTS

3 ACRES IN

CRAIGHEAD COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SOONOVER DUCK LODGE

The Soonover Duck Lodge is a 4,000 square foot, single-story duck lodge located in the storied waterfowl location of Cash, Arkansas. Sitting on nearly 3 level acres with a 1 acre pond, you will find yourself located centrally within one of the largest waterfowl flyways in the country. Surrounded by pristine wintering habitat you have easy access to many of the renowned waterfowl locations that Arkansas has to offer.

Consisting of 2,500 square feet of living space, the interior of the lodge was built for comfort and entertainment while keeping the waterfowler in mind. Entering the front door you will find yourself in the spacious kitchen/living area. With granite countertops and fully equipped with all stainless-steel Bosch appliances, you will be more than prepared to accommodate those large post-hunt meals. Settle down after the hunt around the wood-burning fireplace to watch the game of your choice with multiple TVs to accommodate the whole crew. The lodge is inviting for large groups with 6 total bedrooms, including a 4-bed bunk room located down the wing. The mudroom is located adjacent to the shop and equipped with individual lockers for personalized storage as well as a washer and dryer. Modern amenities abound, including two and a half baths, polished concrete floors for easy cleaning, and a propane-powered tankless hot water heater.

Adjacent to the main residence, a versatile 1,500 square foot, spray foam insulated, shop with two 10-foot garage doors. Store your side-by-sides, boats, trucks, decoys, and anything else you may want to keep out of the weather. Centrally located floor drains make cleaning easy. Spray off your rigs or just clean out the shop with a simple rinse down after the hunt. The shop is also equipped with four handmade dog kennels and a game cleaning station for your birds.

Outside, a 1-acre stocked pond awaits. Complete with a charming wood dock, it provides the perfect setting for an afternoon of fishing or getting in some extra work with your dogs. LED lighting illuminates the property, both inside and out, ensuring ample lighting for those early mornings or late-night gatherings. Additionally, all furniture conveys with the property, ensuring a seamless transition for new owners.

Conveniently located in Cash, Arkansas, this duck lodge offers easy access to outdoor recreation opportunities, including hunting and fishing. Two pit leases will be included with the purchase with the opportunity to obtain more in the surrounding area should you or your new club members seek a larger waterfowl footprint.



PROPERTY FEATURES

PRICE: **\$795,000** | COUNTY: **CRAIGHEAD** | STATE: **ARKANSAS** | ACRES: **3**

- 2,500 sq. ft. living
- 1,500 insulated shop
- 2 10-foot garage doors
- 6 private bedrooms
- 1 4-bed bunk room
- 2 1/2 baths
- Spray foam insulation
- Hot water is ran to shop
- Tankless water heater
- Propane stove and water heater
- Granite countertops
- Polished concrete floors
- Bosch appliances
- Wood-burning fireplace
- Ceiling fans throughout
- All furniture conveys
- Dog kennels for 4 dogs
- Game cleaning station
- Washer and dryer
- Ice maker
- All brick
- 1 acre stocked pond with wood dock
- LED lighting throughout
- Septic
- 2-3 Pit leases included



2,500 SQ. FT. OF LIVING SPACE

Entering the front door you will find yourself in the spacious kitchen/living area. With granite countertops and fully equipped with all stainless-steel Bosch appliances, you will be more than prepared to accommodate those large post-hunt meals.



6 PRIVATE BEDROOMS & 4-BED BUNK ROOM



MUDROOM

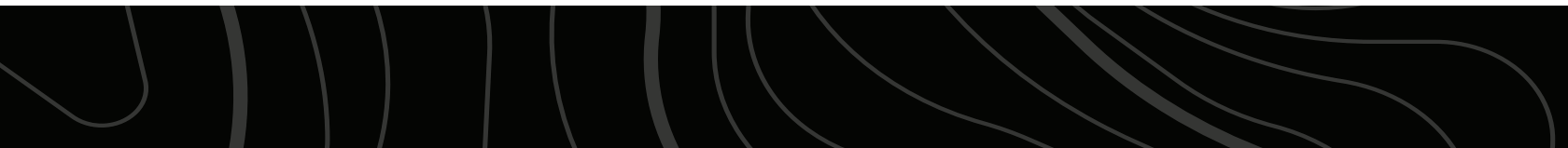


1,500 INSULATED SHOP



WOOD-BURNING FIREPLACE & FURNITURE

Settle down after the hunt around the wood-burning fireplace to watch the game of your choice with multiple TVs to accommodate the whole crew. Additionally, all furniture conveys with the property, ensuring a seamless transition for new owners.



MODERN AMENITIES ABOUND

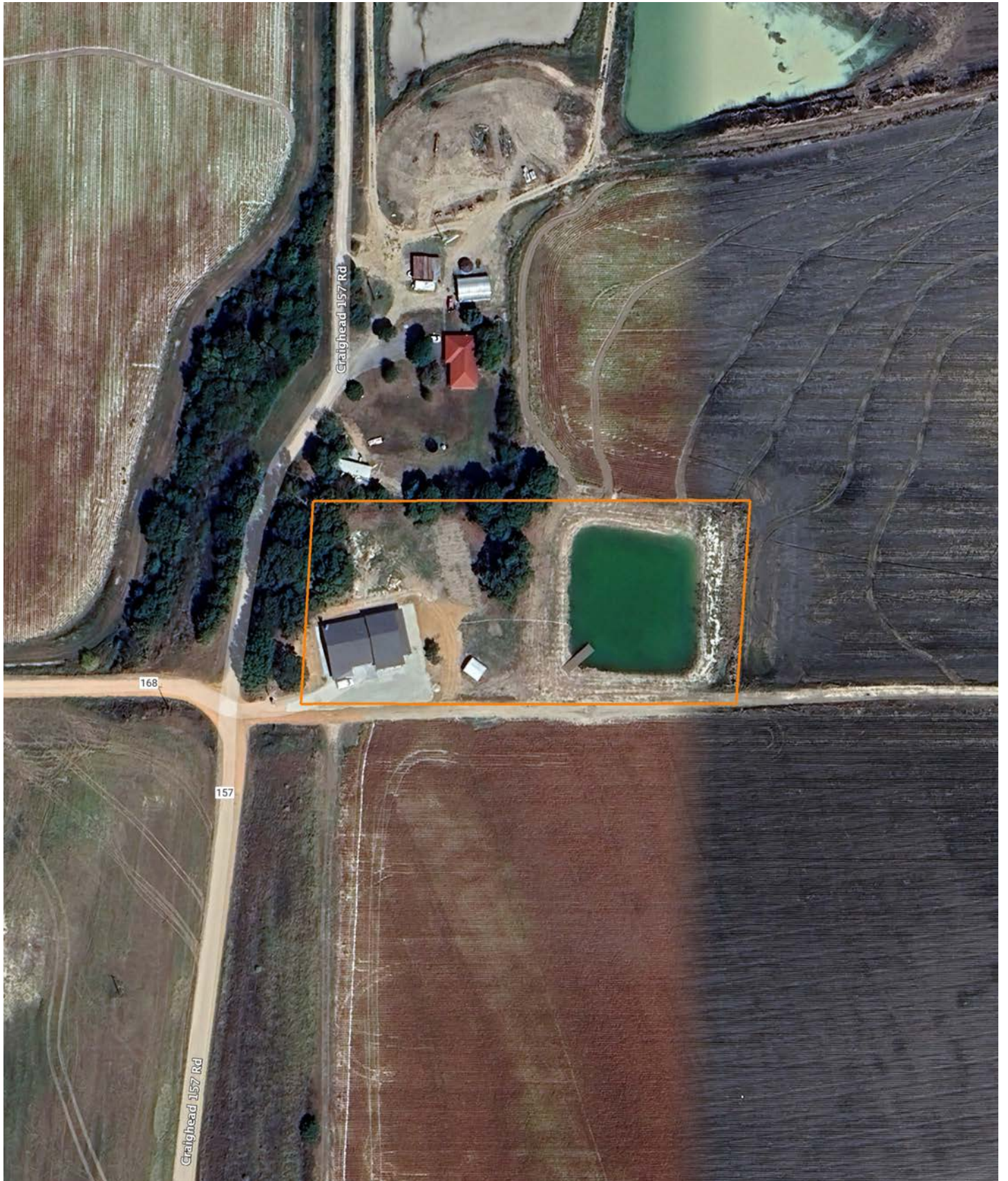
With granite countertops and fully equipped with all stainless-steel Bosch appliances, polished concrete floors for easy cleaning, and a propane-powered tankless hot water heater, you will be more than prepared to accommodate those large post-hunt meals.



ADDITIONAL PHOTOS



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

Zach Luster has an extreme passion for the outdoors. He grew up hunting and fishing with his dad and was hooked at a young age. Born and raised in Jonesboro, Arkansas, Zach attended Jonesboro High School and graduated from Arkansas State University with a Bachelor of Science in Agriculture with an emphasis in Farm Management and minor in Plant Science. After school, he farmed and became a farm manager for a large-scale row crop operation, while also duck guiding in Casscoe and Egypt, AR. These experiences and knowledge of the soils led Zach to develop a strong desire for, and dedication to, land and agriculture.

At Midwest Land Group, he's able to fuel these passions, working in the outdoors with people who also love the outdoors. From chasing turkeys in the hills and guiding duck hunts in the river bottoms to farming for nearly a decade, Zach has spent his whole life dedicated to the land. He knows that there are abundant possibilities with each and every piece of property and what all it encompasses. Clients benefit from his loyalty, large network, and eagerness to succeed. Zach is married to his wife, Kailey, and together, they have a son, Holt. He is a member of the National Wild Turkey Federation and Delta Waterfowl, and serves as a Youth Director at Milligan Ridge Baptist Church. Other than hunting and fishing, Zach enjoys spending time with his family, attending church events and playing golf. Give Zach a call today to experience the Midwest Land Group difference.



ZACH LUSTER, LAND AGENT
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