

MIDWEST LAND GROUP PRESENTS

1 ACRE IN

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# CHICOT COUNTY ARKANSAS

277 LAKEHALL RD, LAKE VILLAGE, AR 71653



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# LAKE SIDE RETREAT OR FOREVER HOME

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Situated along the shores of Lake Chicot, the largest oxbow lake in the northern hemisphere in Lake Village, Arkansas sits this stunning 8,000 total sq. ft. under the roof and 6,000 sq. ft. heated and cooled home that offers amazing lakeside living at its finest. Fully renovated and expanded in 2009, this property possesses modern amenities and comfort. Featuring six spacious bedrooms, each of which has its own full bathroom and multiple areas for additional beds could make a cozy area for family and guests. Equipped with its own diner, fully functional commercial stove, and hooded ventilation system, this home was built with every entertainment aspect in mind. It is perfect for hosting guests and large family gatherings or turning into an Airbnb rental. Don't feel like staying inside on those rainy days? Step into the covered outdoor sitting area that is fully screened in with sunshades, a large TV area with a wet bar, and a large outdoor kitchen area with another large commercial hooded ventilation. This area is perfect for those sport fanatic fans with a tendency to get loud and enjoy a good game. The attached guest house, accessible via a breezeway, provides additional accommodation options for small families or visitors. The full bathroom and sitting area make this space a comfortable getaway from others while still offering all the amenities the main home offers. Outside, the expansive backyard is highlighted by a large swimming pool, perfect for outdoor relaxation and entertaining. Conveniently located on the double pathway to the three boat parking slip is a metal building that could easily serve as an opportunity for a high-quality bait shop or a fish cleaning station that is completely screened in with electricity and water. Additionally, the property offers a fully fenced perimeter with a gated

entrance for added security and privacy. A two car garage with a loft room that could easily sleep 4 has 1 full bath and a very large 16'x18' storage room complete with floor-to-ceiling shelving, completes this exceptional lakeside retreat, providing ample space for parking and storage needs. The property features a very spacious living room, perfect for unwinding and relaxing, complete with a cozy fireplace that adds to the comfort and ambiance of the room. The beautiful oak wet bar, a wall covered with shelving pockets, further enhances the entertainment options, providing a stylish and functional space for socializing and enjoying drinks with friends and family. Adjacent to the living area, there's a large kitchen area equipped with its own breakfast bar and dining space, perfect for cooking those casual meals. The kitchen features a double oven and a stovetop, all set against full granite countertops, combining functionality with elegance for a deluxe cooking experience. Additionally, the property has beautiful concrete decks off each of the main bedrooms overlooking Lake Chicot, the boat slip, and the inviting family and guest pool area. The outdoor landscape area is filled with beautiful palm trees, fountains, rock walkways, accent lighting, and other landscaping plants far too numerous to list. The outdoor shower area is perfect for a long day on the lake catching your limit of either catfish, crappie, or bass. The property offers an expansive outdoor area perfect for family or outdoor gatherings. The meticulously designed outdoor landscaping not only enhances the aesthetic appeal but also provides unmatched functionality, creating a backyard oasis that is both beautiful and practical, offering a truly unparalleled experience for residents and guests alike.



# PROPERTY FEATURES

PRICE: **\$998,200** | COUNTY: **CHICOT** | STATE: **ARKANSAS** | ACRES: **1**

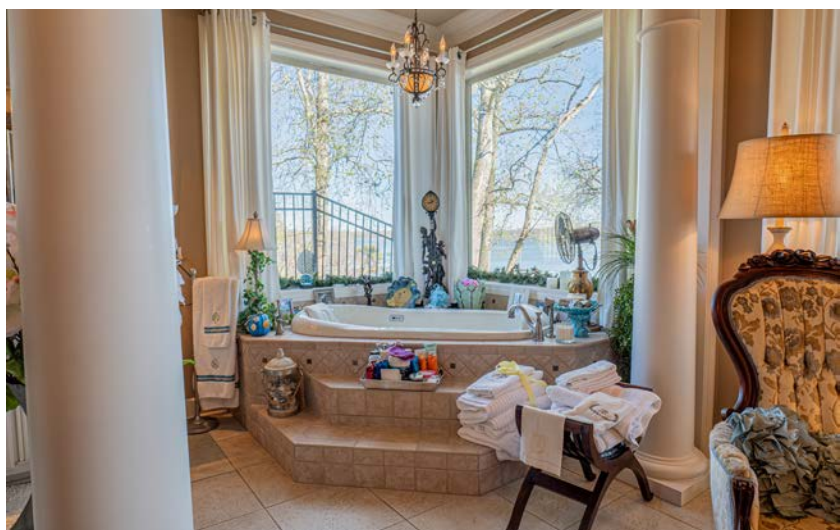
- Entertainment home
- Multiple areas for entertainment
- Fully renovated and expanded
- Situated on Lake Chicot
- Large private 3 boat covered dock
- Large pool with slide
- Extensive landscaping for privacy
- Entertaining backyard amenities
- Income-producing opportunities
- 6 bed, 7 bath
- Covered and screened-in outdoor area





# 8,000 SQ. FT. HOME

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# ADDITIONAL INTERIOR PHOTOS





# LARGE POOL WITH SLIDE

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# LARGE PRIVATE 3 BOAT COVERED DOCK

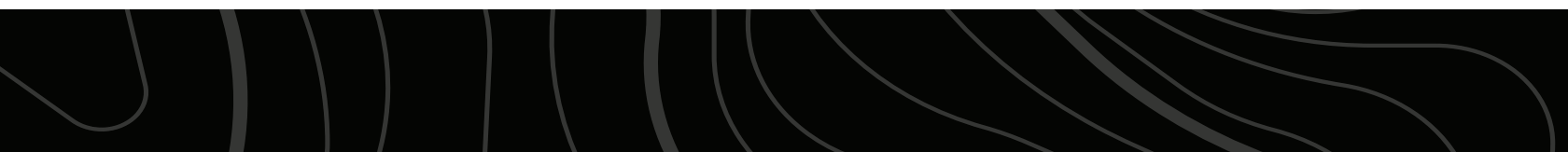
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# EXTENSIVE LANDSCAPING FOR PRIVACY

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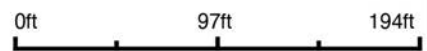


# AERIAL MAP



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Boundary Center: 33° 17' 9.14, -91° 11' 10.75



**22-16S-1W**  
**Chicot County**  
**Arkansas**



Maps Provided By:

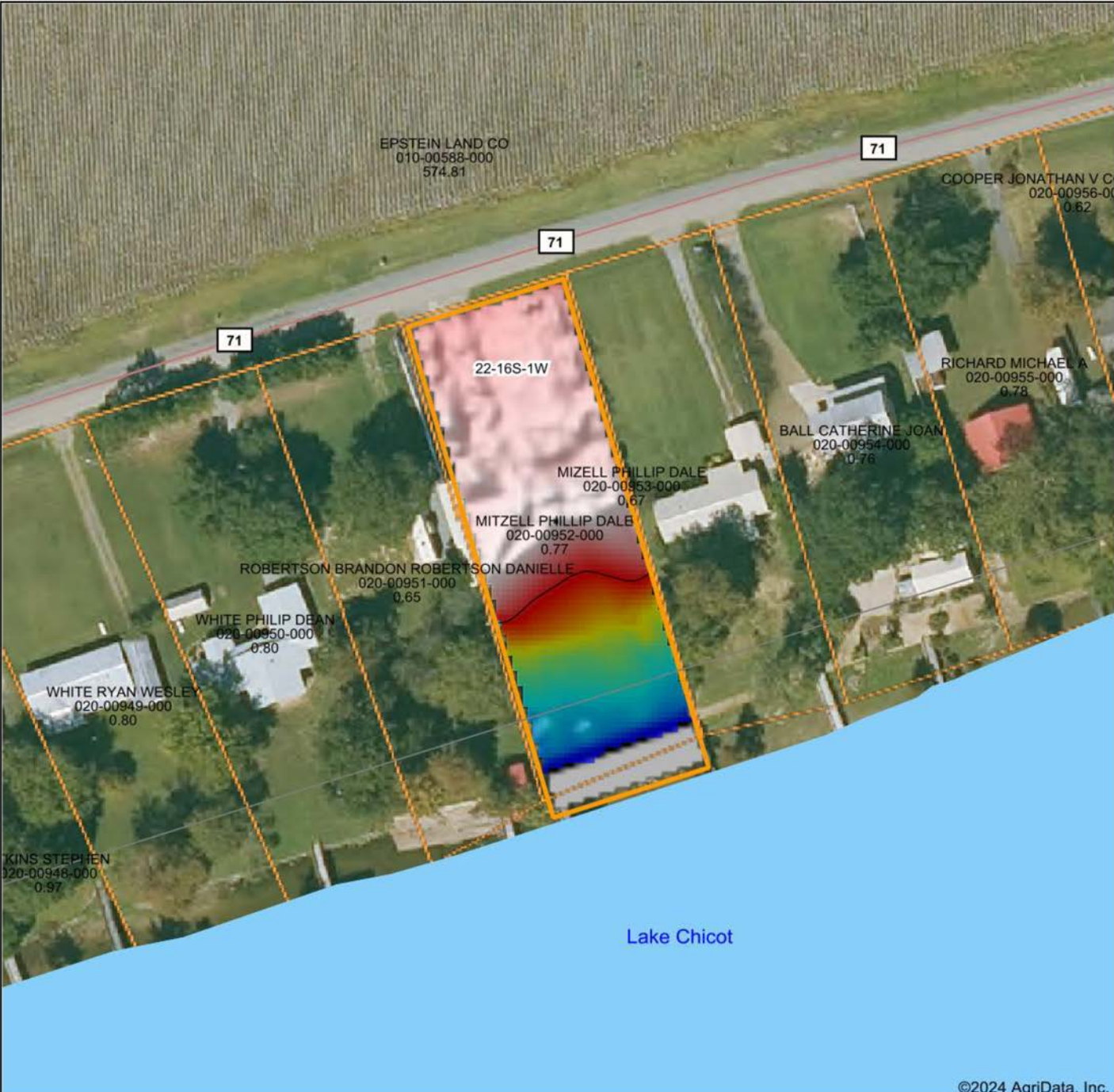


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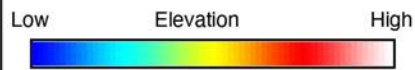
3/26/2024



# HILLSHADE MAP



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Maps Provided By:  
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 CUSTOMIZED ONLINE MAPPING  
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Source: USGS 1 meter dem  
 Interval(ft): 20  
 Min: 104.8  
 Max: 124.5  
 Range: 19.7  
 Average: 118.0  
 Standard Deviation: 6.82 ft



3/26/2024

**22-16S-1W**  
**Chicot County**  
**Arkansas**

Boundary Center: 33° 17' 9.14, -91° 11' 10.75



# OVERVIEW MAP





## AGENT CONTACT

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If there's anyone who knows farmers and landowners, it's land agent Jeff Watson. Having grown up on a dairy farm in southern Missouri, Jeff understands the value of a hard work ethic. His experience on the farm helped prepare him for understanding the needs of local farmers. For 10 years, he identified farmers' grain bin drying needs. He developed strategies and utilized technology to help bring efficiency and revenue back to their operations. Jeff is all about finding solutions, building relationships, and putting clients' needs above all else.

An outdoors enthusiast at heart, like many of his clients, Jeff enjoys hunting, fishing, hiking and camping. He also enjoys barbecuing and smoking meats, watching or coaching his kids' softball and baseball teams, and working on his farm in Missouri, where he runs cattle. At Midwest Land Group, he's able to combine his passion for the outdoors - something he's loved since childhood - with his prior experience in sales and agriculture. When not guiding friends on whitetail hunts or working with them on land strategies, you can find Jeff participating in his church's outreach efforts throughout the state of Arkansas. Jeff is married to his wife, Jennifer, and they have four kids, Kylee, Kelcie, Kiara, and Josh.



**JEFF WATSON**, LAND AGENT  
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**MidwestLandGroup.com**

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