

AMERICAN LEGACY LAND CO

FOR SALE

LAKEFRONT RETREAT

Lake Chicot Arkansas

1 +/- Acre

OFFERED AT:

\$695,000

ABOUT THIS PROPERTY:

Lakefront home on Lake Chicot in Lake Village, Arkansas, offering plenty of space for living, hosting, and enjoying the water. Lake Chicot is well known for fishing, and this property is set up to make the most of it. The home has approximately 8,000 square feet under roof, with around 6,000 square feet heated and cooled. Inside, there's a large living area with a brick fireplace, tile floors, and an open flow into the kitchen, dining area, and full wet bar that is a well equipped highlight of the room.



More About this Property:

The kitchen features a large island and plenty of room for cooking and gathering. The home offers six large and spacious bedrooms, one of which has a room off of it that is filled with 6 built-in bunks. Each bedroom has its own bathroom, along with an additional guest bath and a full laundry room. The master suite includes a jacuzzi tub set in a separate space, and several bedrooms open onto covered balconies with views of the lake and amazing sunsets.

This property is designed to handle guests while still offering privacy. There are two separate living areas, each with its own kitchen, bathroom, and gathering space, giving guests room to stay comfortably without disrupting the main home. A diner-style area includes a commercial stove, vent hood, and booth seating. The attached outdoor entertainment space is fully screened, equipped with sun shades, a commercial vent hood, and plenty of room for dining or watching a game.

Outside, the setup is built for both recreation and functionality. The pool has a new liner and pump installed in fall 2025.

The boat dock includes three slips, one with a sling lift, and is set up for entertaining with a locked utility room for equipment and fishing gear. There is also a 400-square-foot enclosed fish cleaning room with water, electricity, and a bathroom. The property is fully enclosed with iron fencing and multiple access points for easy movement throughout.

Additional features include a guest house, an apartment off the breezeway, a sunroom, and an upstairs space over the garage for storage or flexible use. A full-home Generac generator is in place and capable of running the entire property, including the pool equipment, during a power outage. It's not easy to find a lake property with this amount of space, setup, and functionality at this price point, especially one that's ready to use from day one. This property works well as a full-time residence, a weekend place, or a setup for rental or event use.

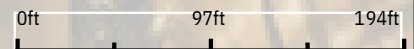
FEATURES:

- 2- Split zoned heating and cooling units
- 5 year old metal roofing with a 50 year warranty
- New pool liner and pump
- Air curtains on main exterior doors
- Fully integrated pool filtering system
- Separate secluded living areas
- Generac Whole Home Generator
- Gated entryways and dock access
- Gated dock area with security lighting
- One year home warranty

CHICOT COUNTY, ARKANSAS



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



22-16S-1W
Chicot County
Arkansas



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

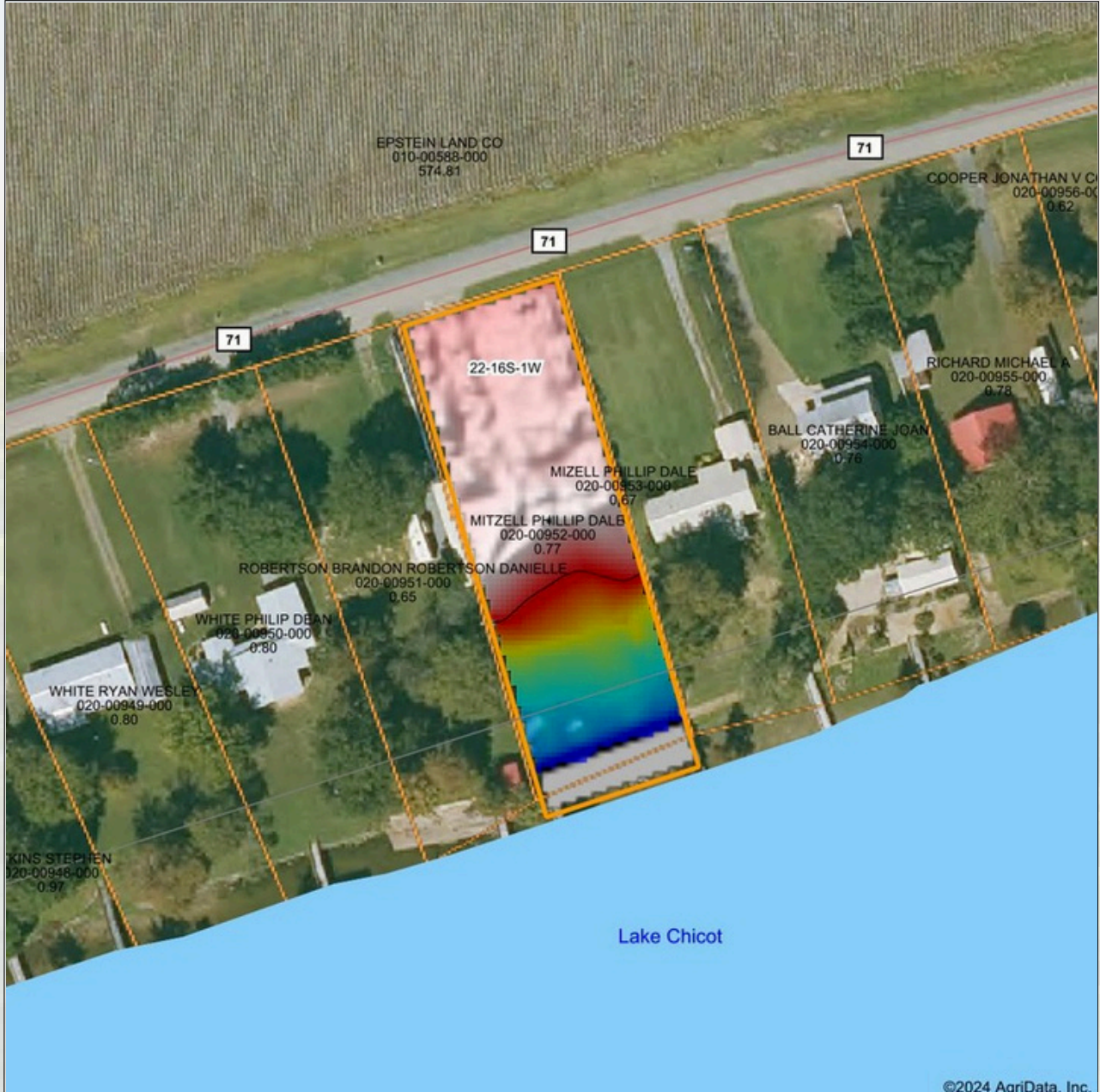
3/26/2024



**HELPING YOU BUY
AND SELL LAND**



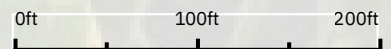
AMERICAN LEGACY LAND CO



©2024 AgriData, Inc.



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

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



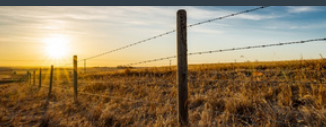


**AMERICAN
LEGACY**
LAND CO

**FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT**



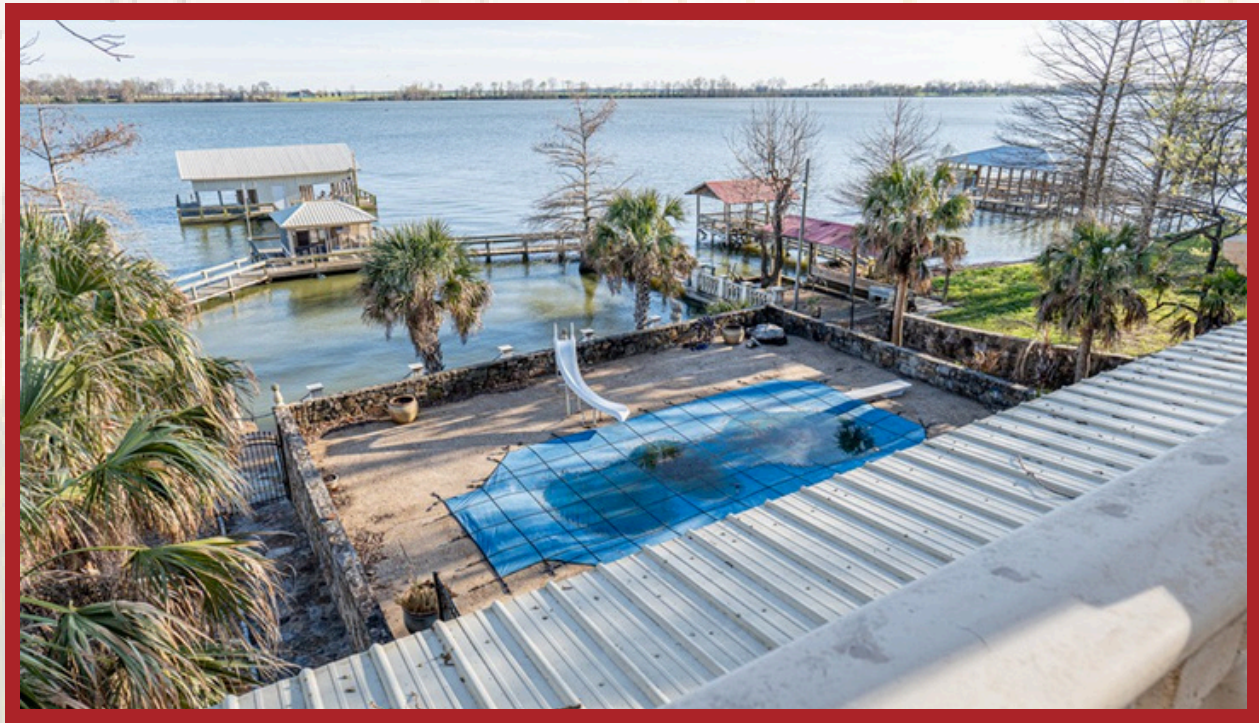
AMERICAN LEGACY LAND CO



**AMERICAN
LEGACY
LAND CO**

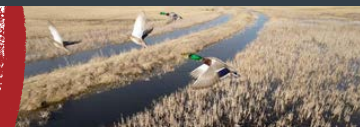
- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





AMERICAN
LEGACY
LAND CO

COMMITTED • DETERMINED
TRUSTED



AMERICAN LEGACY LAND CO



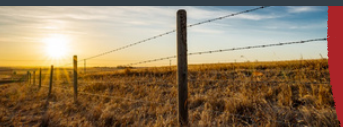


**AMERICAN
LEGACY**
LAND CO

**HELPING YOU BUY
AND SELL LAND**



AMERICAN LEGACY LAND CO



AMERICAN LEGACY
LAND CO

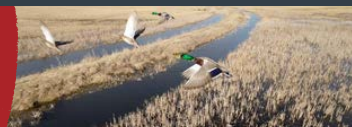
BUYING • SELLING
AUCTIONS





AMERICAN LEGACY
LAND CO

FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT



About the Agent:

Growing up on a dairy farm, Jeff developed a deep-rooted connection to the land and a profound respect for those who work it. His passion for helping others unlock the potential in their property comes from years of working alongside farmers in the Delta and personally understanding the value of hard work and stewardship. Jeff's hands-on experience extends beyond row crops to encompass wildlife management, hunting leases, and habitat enhancement—ensuring landowners can maximize every acre.

As a licensed land specialist broker at American Legacy Land Company with a background in both Arkansas and Missouri, Jeff is committed to helping families and farmers alike make the most of their land. Whether it's a lifelong farm, a new home site, or a hunting property, Jeff strives to match people with land where memories can be built, dreams can take root, and investments can grow.

For Jeff, land isn't just an asset—it's an opportunity to cultivate something lasting. Whether you're looking to sell your land for top dollar or establish a forever home where generations can thrive, Jeff offers personalized guidance every step of the way, rooted in a deep understanding of land and the families who love it.

JEFF WATSON, PRINCIPAL BROKER



870-224-1144



Jeff@AmericanLegacyLandCo.com

