



Lake Erling Arkansas, Lafayette County, Arkansas, 25.00 Acres

\$525,000

- Big Game, Fishing, Lake/Pond, Water Rights, Waterfowl

You must see the video:

We have 25 acres sitting on the West Bank of Lake Early, near Bradley Arkansas, it has over a half a mile of Water Front property, ready to build your dream home or several other cabins, electricity is ran to the property, you'll need septic and well, the property is heavily treed, the deer hunting, Duck Hunting and turkey hunting is phenomenal, and of course the bass fishing is the top in this part of the country.

electricity is on the property. About Lake Erling Lafayette County, Arkansas, Lake Erling is a 4,389-acre lake near Bradley Arkansas, and

under 75 miles from Texarkana and Shreveport, Louisiana. The Arkansas-Louisiana border is nearby, and the Arkansas-Texas border

isn't a far drive away. The lake is 20 minutes from Springhill Medical Center and an hour from Texarkana Regional Airport. The lake

was constructed in 1958 by the International Paper Company, which owned a plant with a dire need for water in Springhill, Louisiana.

The paper company still helps manage the lake to this day, alongside the Arkansas Game and Fish Commission. On and Around the

Lake Anglers on Lake Erling can expect to catch white crappie but may also catch largemouth bass, channel catfish, bluegill, and redear

sunfish. There is a wildlife management area nearby that provides hunting opportunities for deer, quail, turkey, squirrel, rabbit, and

waterfowl as well as campsites on the shoreline of the lake including RV hookups. The Attwater Prairie Chicken National Wildlife Refuge provides a habitat for the nearly extinct Prairie-Chickens to repopulate. The refuge is excellent for viewing wildlife such as wildflowers and prairie grass. Dining Lake Erling residents can ease their hunger at the Bass Haven Restaurant on the lake or take the 16-minute drive to Sam's Southern Eatery.

Main Info

- Street Address : TBD S Cook RD
- Lot Size Acres : 25.00 Acres
- Postal / Zip Code : 71826
- Dwelling : No
- State / Province : Arkansas
- (Assessor) Parcel Number : 001-06012-1
- County : Lafayette
- Closest City : Bradley

Taxes

Tax Year : 2022

Estimated Taxes per year are \$154.00

Broker Info



Milton Dailey

Home & Ranch Sales

(P:) 870-648-6070

(M:)870-648-6070

miltondailey@gmail.com

homeranchsales.com

Since the inception of Home & Ranch Sales in 2002, Milton Dailey has etched an indelible mark on the realm of Real Estate, ascending to a distinguished position as a trailblazing leader in property sales, with a specialization in multi-million-dollar properties. With a career that spans over two decades, Milton's influence is not only felt within the Real Estate sector but also resonates within the realm of outdoor entertainment. As the charismatic host of the acclaimed TV show "Man vs Elk," Milton seamlessly transitioned into the upper echelons of the Hunting, Fishing, Ranch & Farm sales market, earning himself the coveted top producer accolade. His deep-rooted passion for the outdoors and keen understanding of the market dynamics enabled him to excel in this niche. Milton's innovative prowess shines brightly in his masterful utilization of digital and social media advertising campaigns to promote real estate. A true pioneer, he has harnessed the power of these platforms to create strategic campaigns that resonate with audiences at local, regional, and national levels. His unique stylistic approach captivates potential buyers and sellers alike, propelling him to the forefront of the industry as one of its most distinguished producers. Milton's driving philosophy, encapsulated in his mantra, "it's all about how many people I can get YOUR property in front of," underscores his customer-centric approach. This has become the cornerstone of his success, enabling him to forge enduring relationships and deliver exceptional results. Licensed in Colorado and Arkansas, Milton Dailey's story is one of relentless innovation, unwavering dedication, and a profound connection with the outdoors. As he continues to redefine the boundaries of what's possible in Real Estate and beyond, Milton's legacy remains an inspiring testament to the power of vision, determination, and an unyielding passion for excellence.

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