

22 +/- Acres with Highway Frontage Near Greers Ferry
Lake | Cleburne County
Edgemont Rd
Shirley, AR 72153

\$138,500
22± Acres
Cleburne County



22 +/- Acres with Highway Frontage Near Greers Ferry Lake | Cleburne County Shirley, AR / Cleburne County

SUMMARY

Address

Edgemont Rd

City, State Zip

Shirley, AR 72153

County

Cleburne County

Type

Undeveloped Land, Hunting Land, Recreational Land, Timberland, Business Opportunity

Latitude / Longitude

35.619475 / -92.232357

Acreage

22

Price

\$138,500

Property Website

<https://www.mossyoakproperties.com/property/22-acres-with-highway-frontage-near-greers-ferry-lake-cleburne-county-cleburne-arkansas/96838/>



**22 +/- Acres with Highway Frontage Near Greers Ferry Lake | Cleburne County
Shirley, AR / Cleburne County**

PROPERTY DESCRIPTION

22 +/- Acres on Edgemont Road | Cleburne County, Arkansas

Opportunities like this do not come along often. This **approximately 22 +/- acre wooded tract** is located in **Cleburne County** on **Edgemont Road**, offering valuable **highway frontage**, excellent visibility, and outstanding potential for a variety of uses.

The property is **wooded with mature timber**, providing privacy, natural beauty, and multiple possibilities for future development. Whether you envision clearing a single private homesite or creating several building spots, this land offers flexibility and room to design your ideal setup.

One of the most unique features of this tract is its location. While it offers strong highway frontage and easy access, the property also **backs up to an established and thriving subdivision**, providing a balance of seclusion and nearby neighborhood presence. **Golf courses are close by**, and outdoor recreation is right at your doorstep.

This property is also conveniently located near **Greers Ferry Lake**, as well as the **Middle Fork of the Little Red River and Devil's Fork**, where they flow into the lake-making this an excellent location for those who enjoy boating, fishing, and lake life.

Finding acreage of this size with **highway frontage, mature timber, nearby development, and close proximity to Greers Ferry Lake** is extremely rare. Whether you've been actively searching or just beginning to think about building, this tract checks boxes that are hard to find in today's market.

Mossy Oak Properties Selling Arkansas is proud to offer this unique piece of land.

For more information or to schedule a showing, contact:

Office: 870-495-2123

Pamela Welch, Listing Agent: 870-897-0700 (call or text)

Don't let this rare opportunity pass you by.

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Shirley, AR / Cleburne County**



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LISTING REPRESENTATIVE

For more information contact:



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NOTES



MORE INFO ONLINE:

wesellarkansas.com

NOTES

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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