

**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**

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**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.mossoakproperties.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

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### **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](tel:870-495-2123)

**Pamela Welch, Listing Agent:** [870-897-0700](tel:870-897-0700) (call or text)

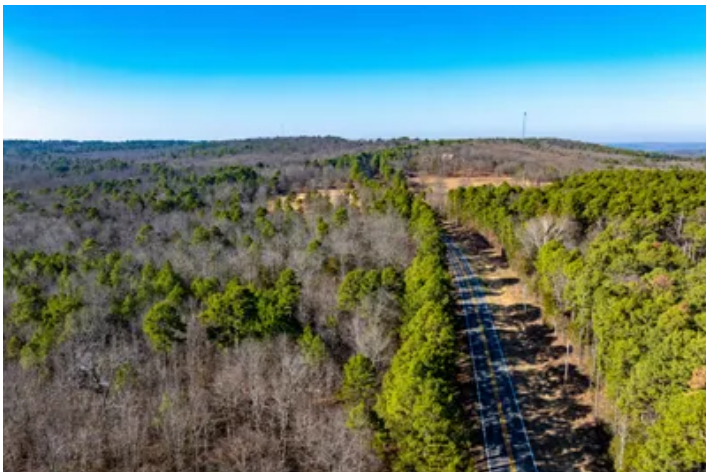
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Shirley, AR / Cleburne County

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Shirley, AR / Cleburne County**

### LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Pamela Welch

## Mobile

(870) 897-0700

## Office

(870) 495-2123

## Email

pwelch@mossyoakproperties.com

**Address**

8111 N. St. Louis

## City / State / Zip

## NOTES

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## **DISCLAIMERS**

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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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**Mossy Oak Properties Selling Arkansas**

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