

**54 +/- Acres of Prime Hunting Land with Gorgeous
Homesites & Trail System – Shirley, AR**
Peel Rd
Shirley, AR 72153

\$243,000
54± Acres
Van Buren County



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SUMMARY

Address

Peel Rd

City, State Zip

Shirley, AR 72153

County

Van Buren County

Type

Recreational Land, Undeveloped Land, Hunting Land, Timberland

Latitude / Longitude

35.618994 / -92.380993

Acreage

54

Price

\$243,000

Property Website

<https://www.mossoakproperties.com/property/54-acres-of-prime-hunting-land-with-gorgeous-homesites-trail-system-shirley-ar-van-buren-arkansas/98863/>



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PROPERTY DESCRIPTION

54 +/- Acres of Mature Timber with Trails, Hunting, and Gorgeous Homesites - Shirley, Arkansas

Located off Peel Road in Shirley, Arkansas, in beautiful Van Buren County, this **54 +/- acre tract of mature hardwood timber** offers privacy, natural beauty, and outstanding recreational opportunity.

Access to the property is exceptional. You enter by a **legal, recorded easement**, allowing comfortable access all the way to the property entrance! Access like this is rare for recreational land and adds tremendous value and convenience. The property will include a **recorded easement for utilities as well as ingress and egress**, making it even more appealing for those considering building.

As you explore the property, you'll quickly see why this land is so special.

A well-established **ATV and UTV trail system winds throughout the acreage**, allowing easy travel across the property for personal enjoyment. The trails make it simple to explore the entire tract, ride through the mature hardwood timber, and experience the natural beauty of the land without disturbing the peaceful setting. Whether you're taking an evening ride or simply exploring your own ground, the trail system adds tremendous enjoyment and usability.

The property itself offers **multiple gorgeous homesite locations tucked among towering hardwood trees**. With the privacy and beauty of the surrounding timber, these sites would make the perfect location for a secluded cabin, weekend retreat, or even a full-time residence. Imagine building your dream home surrounded by nature, where the only sounds you hear are the wind through the trees and wildlife moving through the woods.

For the outdoorsman, this tract is equally impressive.

The area is well known for **excellent whitetail deer and turkey hunting**, along with the occasional **bear** and this property provides ideal habitat with mature timber, natural travel corridors, and water features. Whether you're an experienced hunter or simply enjoy watching wildlife, you'll appreciate the quality of this land.

One of the standout natural features hidden within the property is a **beautiful rock bluff with an overhang and seasonal waterfall** that spills into a clear pool below. Tucked deep in the woods, it creates a peaceful and scenic setting that feels like a private natural retreat.

Another unique advantage is the property's **proximity to Fairfield Bay**, an ATV and outdoor recreation friendly community (buyers should verify local regulations). From this property, owners can enjoy access to nearby restaurants, recreational opportunities, and trail systems while still maintaining the privacy of their own acreage.

Properties offering this combination of features are becoming increasingly difficult to find:

- Mature hardwood timber
- Established personal trail system
- Multiple beautiful homesites
- Excellent hunting opportunities
- Scenic rock formations and water features
- Legal access with utilities available
- Close proximity to Fairfield Bay recreation

Whether you're looking for a **private hunting property, recreational getaway, or a peaceful place to build your dream home in the woods**, this tract checks all the boxes.

This is truly a **special piece of Arkansas ground that must be seen to fully appreciate**.

(Mineral rights will not convey; seller will retain.)

Proudly listed by

Mossy Oak Properties Selling Arkansas

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At **Mossy Oak Properties Selling Arkansas**, you are always welcome. Whether you stop by our office or schedule a private appointment, you'll be greeted by a friendly, knowledgeable team ready to assist you. If you prefer a quieter, more private setting, we are happy to meet with you at our conference table and connect you with trusted lenders who can help-whether you're purchasing a home, farm, recreational land, or beginning your investment journey.

No matter the season, we make viewing property comfortable. During the colder months, our **fully enclosed six-seater ATV** keeps you warm and protected from the elements. In the hotter months, it provides a **cool, shaded ride**, allowing you to tour property comfortably without battling the heat. Weather should never stand in the way of finding the right property.

With **flexible hours** to fit your schedule, we're here when you need us. Call to set up an appointment or stop by our office at **8111 North St. Louis Street, Cave City, Arkansas**, and let us work for you.

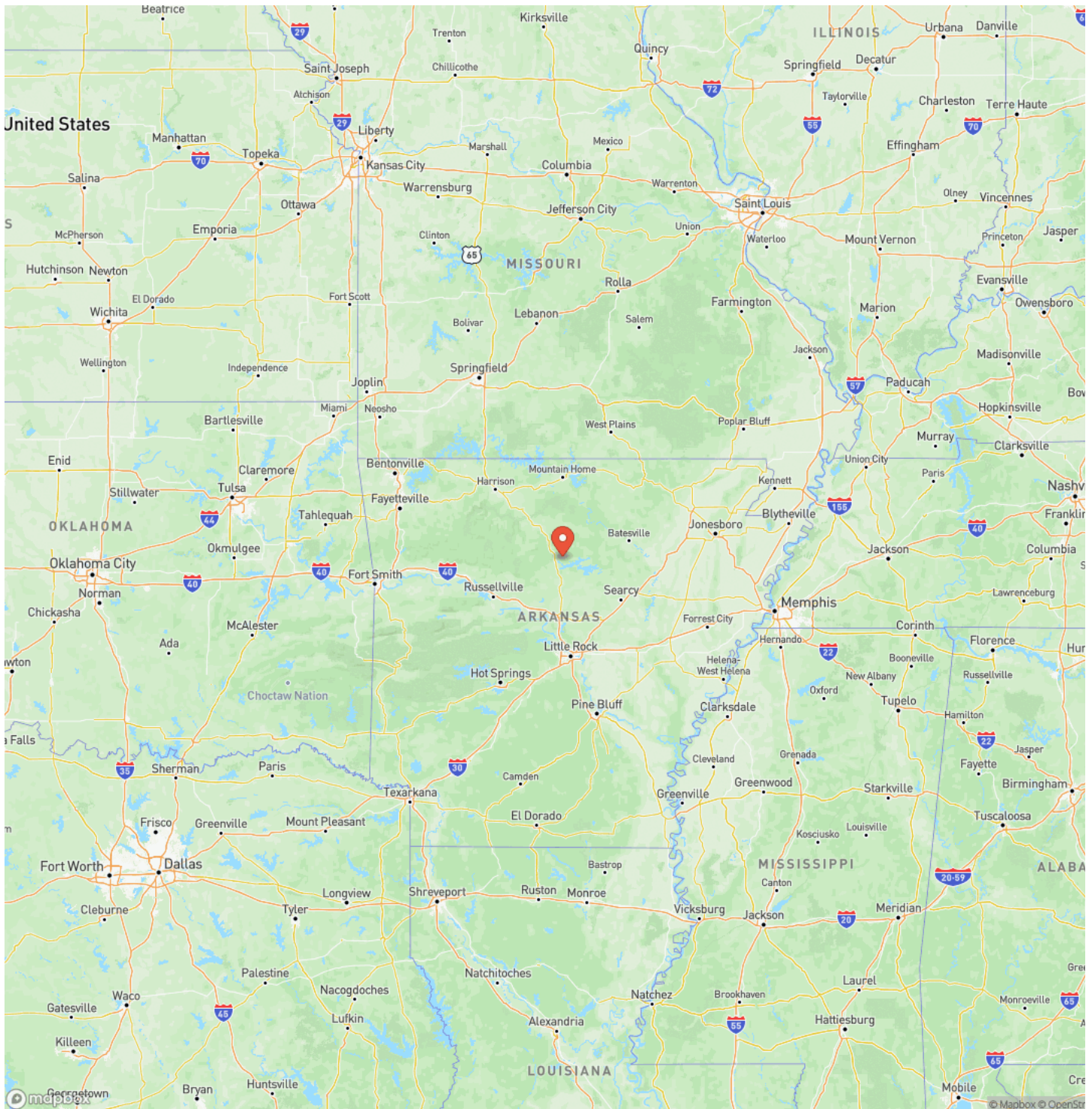


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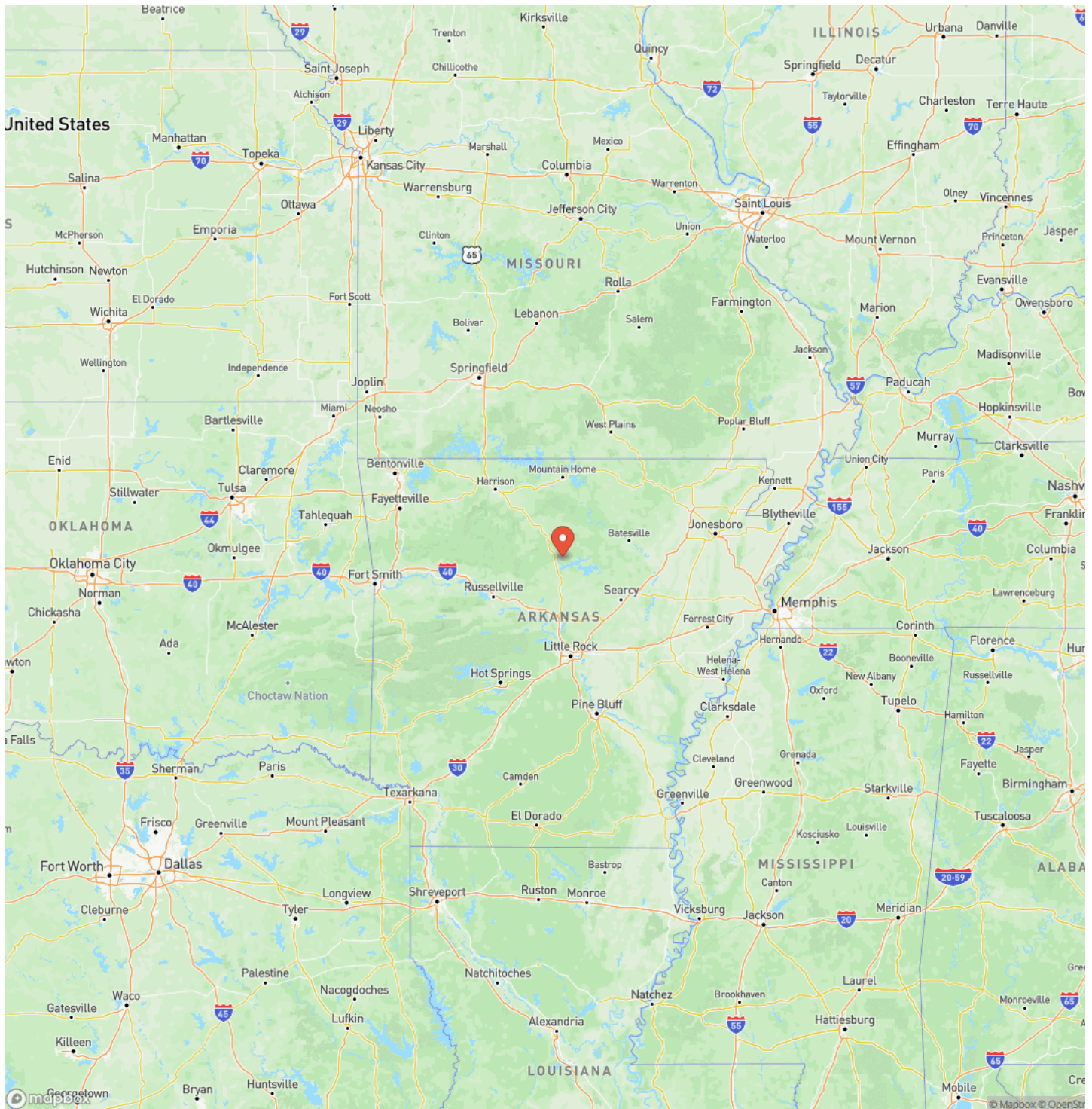
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Locator Map

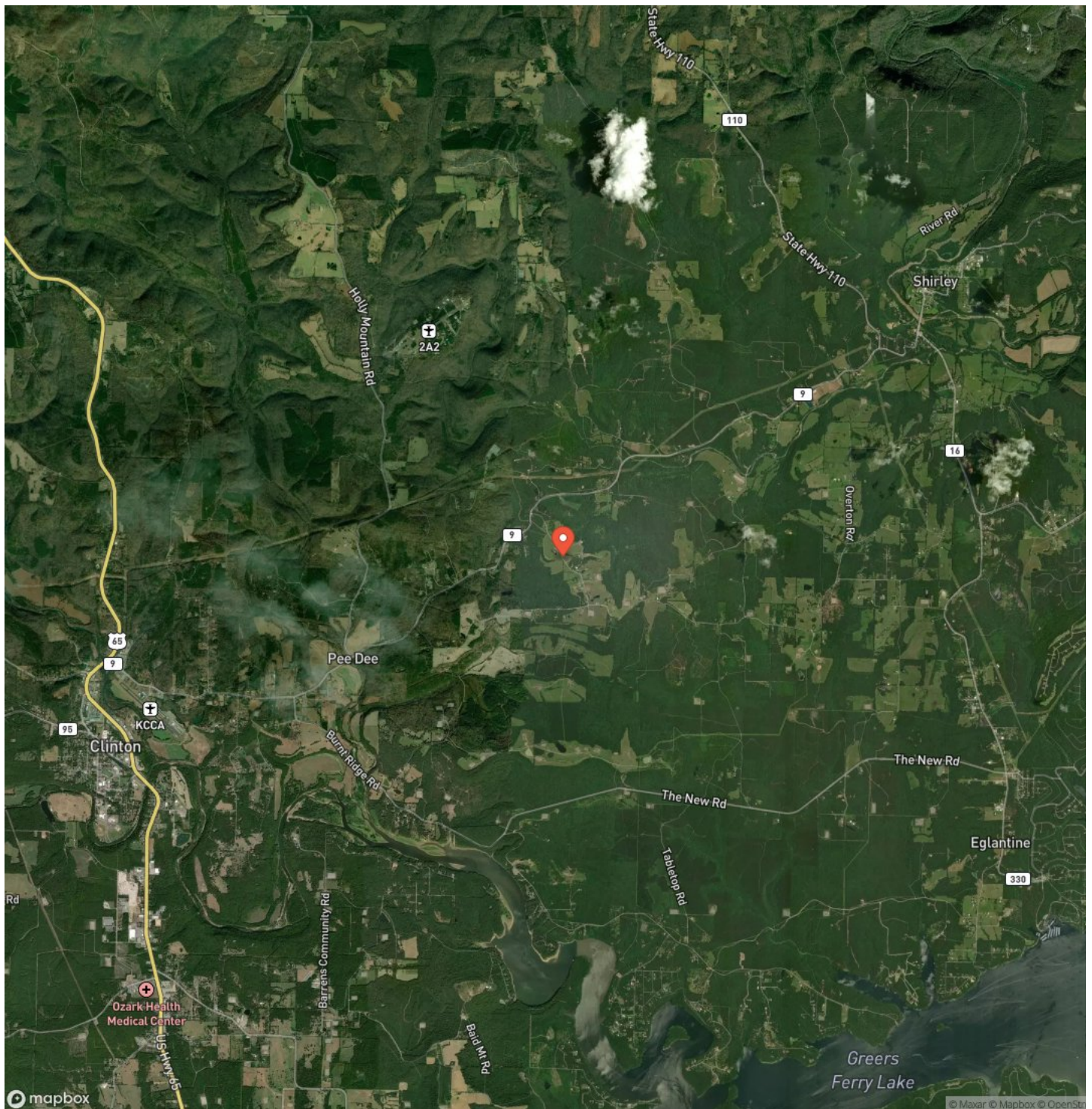


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Locator Map



Satellite Map



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LISTING REPRESENTATIVE

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NOTES

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