

Ride from Your Land to Town, 54+/- Acres with
Waterfall & Established ATV Trails – Shirley, AR
Peel Rd
Shirley, AR 72153

\$324,500
54± Acres
Van Buren County



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Shirley, AR / Van Buren County

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

\$324,500

Property Website

<https://www.mossoakproperties.com/property/ride-from-your-land-to-town-54-acres-with-waterfall-established-atv-trails-shirley-ar-van-buren-arkansas/98863/>



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PROPERTY DESCRIPTION

54 +/- Acres of Mature Timber with Established ATV Trails - Shirley, AR

An incredible opportunity off Peel Road in Shirley, Arkansas, Van Buren County. This approximately 54 +/- acre tract of large, mature timber offers privacy, beauty, and exceptional recreational appeal.

Access to this property is excellent.

You enter by a legal, recorded easement that is fully graveled (chatted) and easily drivable. You can comfortably drive a pickup - or even a car - all the way to the entrance of the property. Quality access like this is rare for recreational tracts and adds tremendous value and convenience. The property will include a recorded easement for utilities and ingress/egress.

I personally rode this property - and it is impressive.

The established ATV and UTV trail system winds throughout the acreage, thoughtfully created to allow full enjoyment of the land while preserving its natural beauty. As you ride, you'll cross creek beds, travel through mature hardwood timber, and pass stunning rock formations.

And then - you discover the jewel.

Tucked deep within the timber is a breathtaking rock bluff with an overhang and a **waterfall** spilling into a clear pool below, forming a small natural swimming hole. It is picture-perfect. Peaceful. Secluded. An unexpected treasure hidden within the woods.

There are **multiple creek** crossings and adventurous trails that will absolutely get your heart racing. I rode alongside the seller and our drone operator while capturing the **GoPro footage** - and I can tell you firsthand, some of those rides are exhilarating. For the **adventure enthusiast**, this property delivers.

At the same time, there are plenty of well-maintained, tame trails where you can ride comfortably for hours without anything overly technical or dangerous. Whether you're hosting friends for the weekend or simply enjoying a quiet evening ride, the options here are incredible.

One of the most unique features of this property is its proximity to **Fairfield Bay - an ATV/UTV-friendly community** (buyers to verify local regulations and requirements - see link below).

The seller often rides his ATV directly from the property into Fairfield Bay to grab dinner at local restaurants or meet friends to ride some of the designated trail systems in the area. When company comes over, this property becomes the hub - everyone gathers here, unloads, and then has access to everything right at their fingertips.

Imagine owning the basecamp.

Your private 54 acres... with town, food, trails, and recreation just a ride away.

In addition to recreation, the property offers multiple potential homesites tucked among mature hardwoods. Whether you envision a private hunting cabin or a full-time residence, the setting is scenic, quiet, and secluded.

For the outdoorsman, the tract is loaded with whitetail deer and tom turkey - making it an exceptional hunting and recreational property wrapped into one.

Properties that combine:

- Strong legal access
- Extensive trail systems
- Water features

- Hunting opportunities
- Build sites
- ATV access into an active recreational community

...rarely come available in this area.

This is truly a special piece of ground - and one you need to see in person to fully appreciate. Stay tuned for the ride along that will follow in the next few days!

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

[Ride with Us!](#)

Proudly listed by

Mossy Oak Properties Selling Arkansas

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Equal Housing Opportunity, www.WeSellArkansas.com.

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.

See below info from the Chamber

<https://www.ffbchamber.com/90-miles-of-off-road-trails/>

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City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

[illegible]

wesellarkansas.com

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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