Weaver Creek 60
TBD Holley Mountain Road
Clinton, AR 72031

$200,000
60± Acres
Van Buren County







MOSSY OAK PROPERTIES
Field, Farm, and Homes
America's Land Specialist

MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
TBD Holley Mountain Road

City, State Zip
Clinton, AR 72031

County
Van Buren County

Type
Hunting Land, Recreational Land, Undeveloped Land, Riverfront, Timberland

Latitude / Longitude
35.655715 / -92.41194

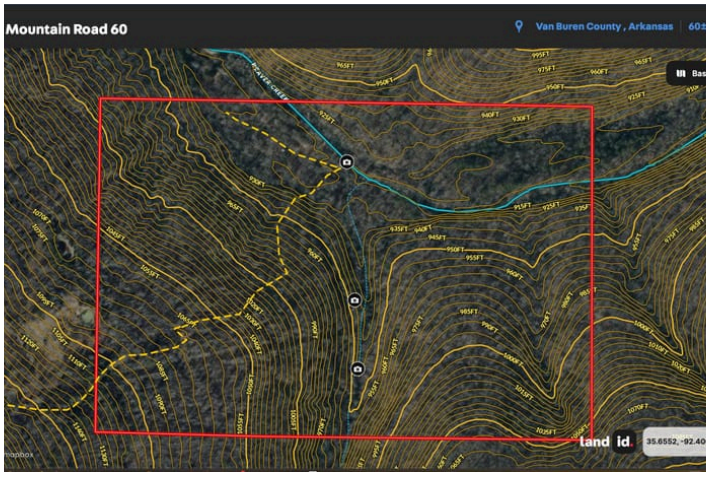
Acreage
60

Price
$200,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Discover the natural beauty and recreational potential of this 60-acre timber tract located just 5.3 miles northeast of Clinton, Arkansas. Comprised of two scenic hardwood ridges and split by a wet-weather creek that feeds directly into Weaver Creek, this property offers a rare combination of seclusion, water access, and wildlife habitat.

Property Highlights:

- 60 acres of mature hardwoods on north-facing slopes
- Established and well maintaned road traversing through the property from the entrance to the creek
- Over 1/4 mile of frontage on Weaver Creek, featuring numerous crystal-clear swimming holes
- Multiple waterfalls and natural rock features throughout
- Wet-weather creek divides two ridges and flows into Weaver Creek
- Floatable access: Seller says you can float from the property all the way to Greers Ferry Lake during high water
- Drilled water well near Weaver Creek, perfect for a future cabin or retreat site
- Power line easement in place for easy electric access
- Located just 1/2 mile north of Holley Mountain Air Park on Holley Mountain Road
- Abundant wildlife, including deer, turkey, and black bear

This property is a dream for hunters, outdoor enthusiasts, or anyone looking to build a cabin surrounded by the sights and sounds of Mountain life. With the water features ,proximity to town and Holley Mountain Air Park, this property offers both recreational use and long-term investment potential.

For more information contact Chris Malinowski @ 214-738-7320 or cmalinowski@mossyoakproperties.com

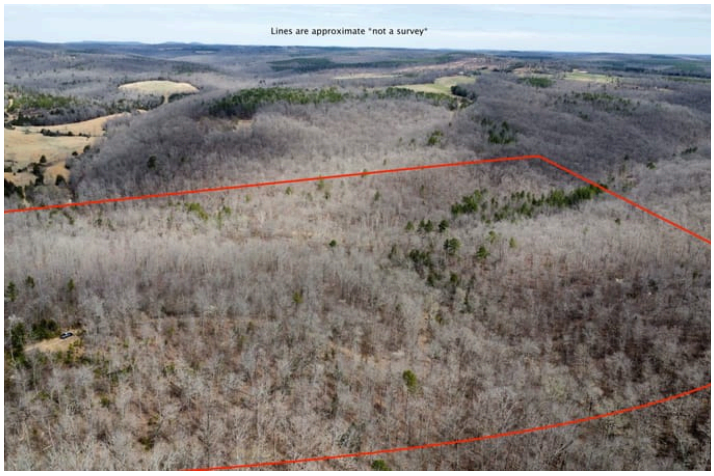
Little Rock, AR - 1 hour 25 minutes, 77 miles

Fayetteville, AR - 2 hour 55 minutes, 144 miles

Jonesboro, Ar - 2 hour 30 minutes, 136 miles

Dallas, TX - 6 hours, 387 miles

Memphis, TN - 3 hour 11 minutes, 136 miles


Lines are approximate *not a survey*



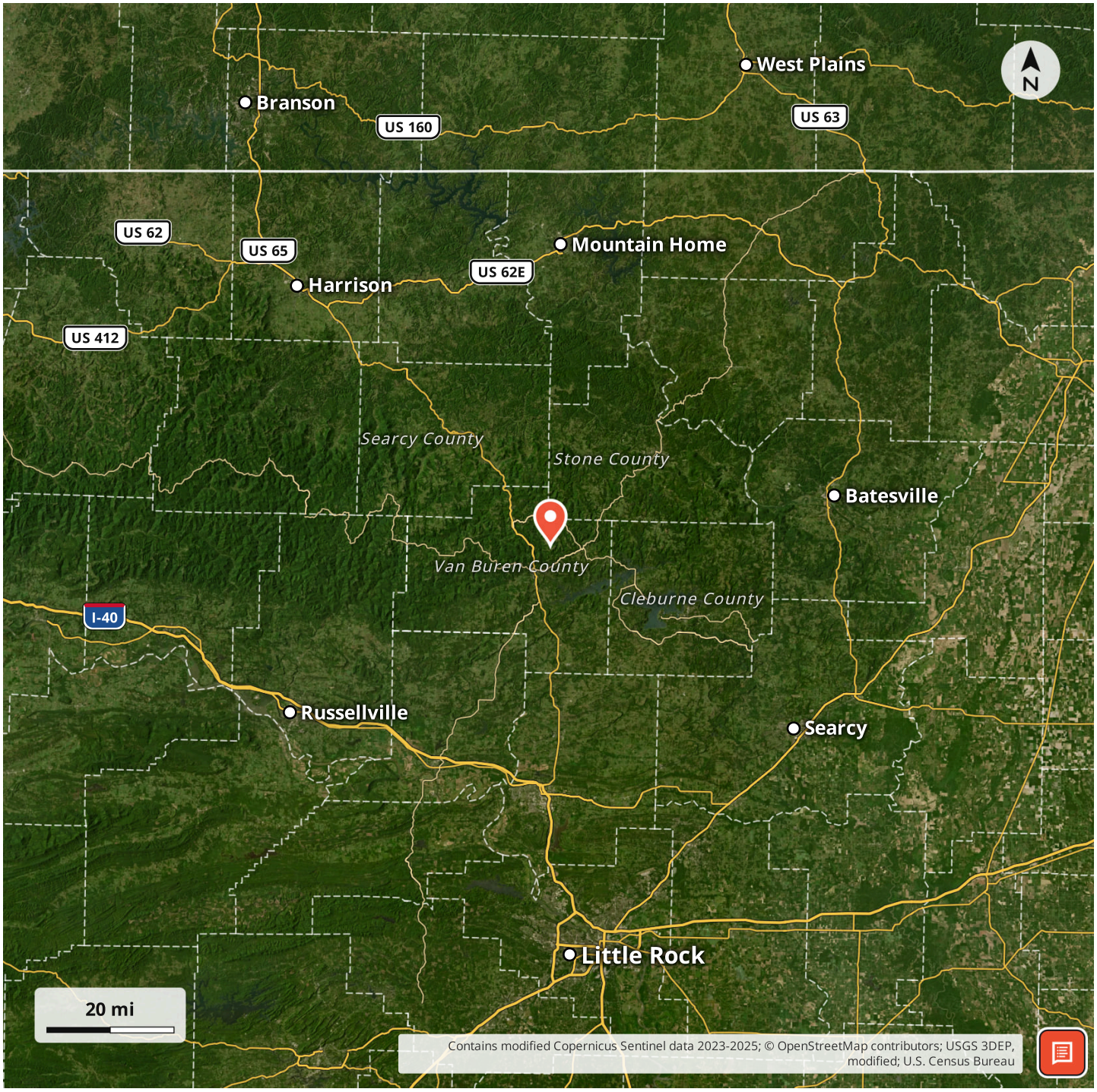




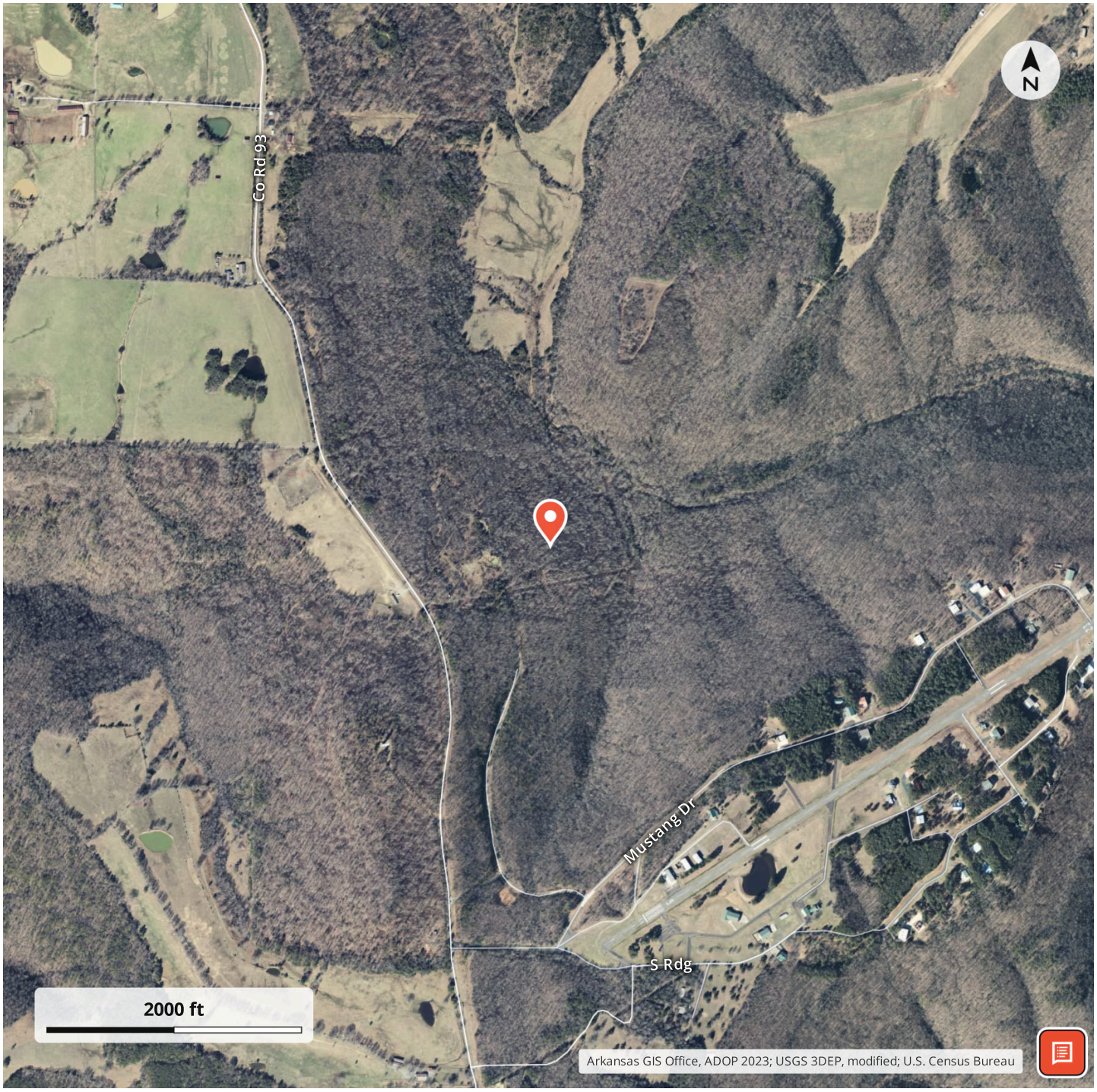




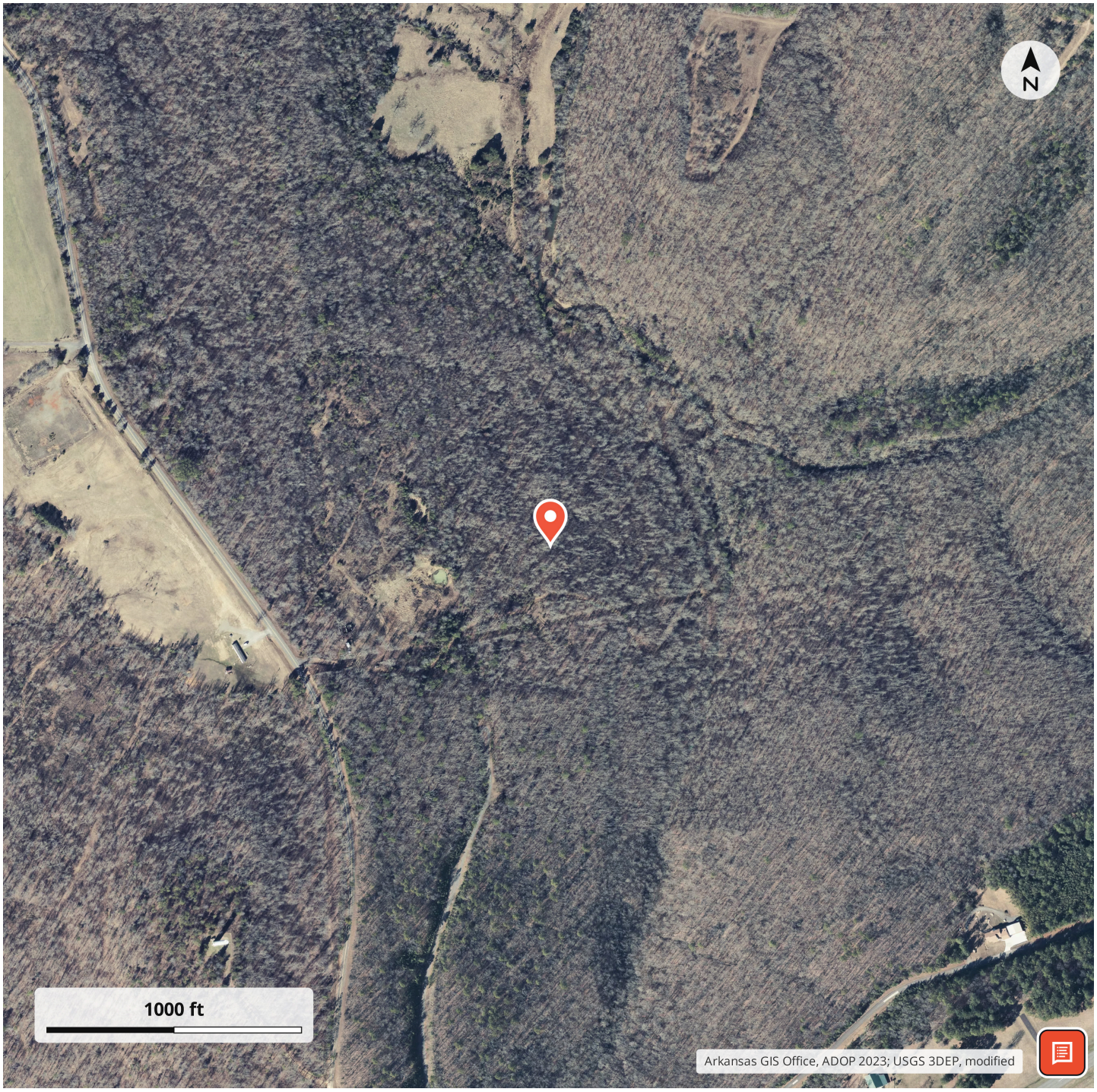
Regional Map



Locator Map


N
Co Rd 93
Mustang Dr
S Rdg
2000 ft
Arkansas GIS Office, ADOP 2023; USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Chris Malinowski

Mobile
(214) 738-7320

Office
(479) 480-7000

Email
cmalinowski@mossyoakproperties.com

Address
410 Frontage Rd

City / State / Zip
Fayetteville, AR 72704

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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.

Mossy Oak Properties Field, Farm, and Homes
1200 Fort Street
Barling, AR 72923
(479) 480-7000
https://www.mossyoakproperties.com/