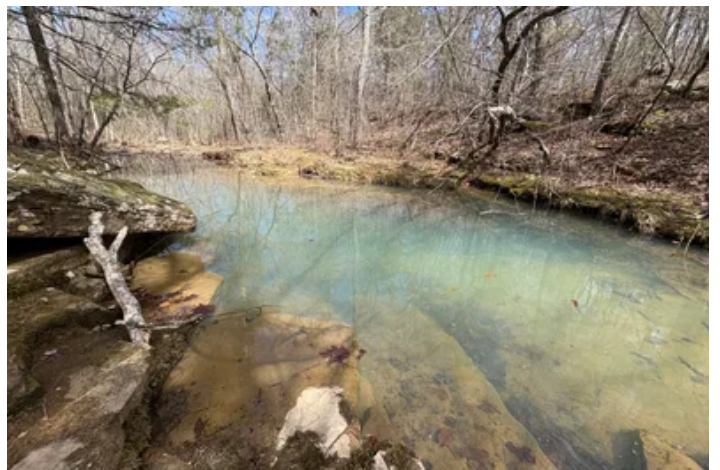


Weaver Creek 60
TBD Holley Mountain Road
Clinton, AR 72031

\$200,000
60± Acres
Van Buren County



Weaver Creek 60
Clinton, AR / Van Buren County

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

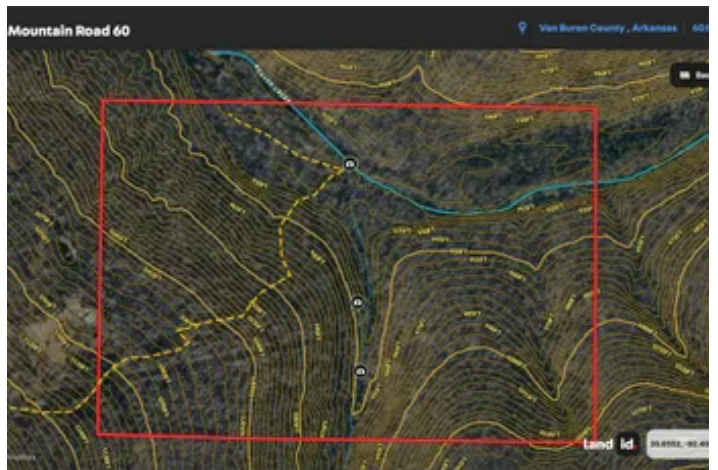
60

Price

\$200,000

Property Website

<https://www.mossyoakproperties.com/property/weaver-creek-60-van-buren-arkansas/82165/>



Weaver Creek 60

Clinton, AR / Van Buren County

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 maintained 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](tel: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

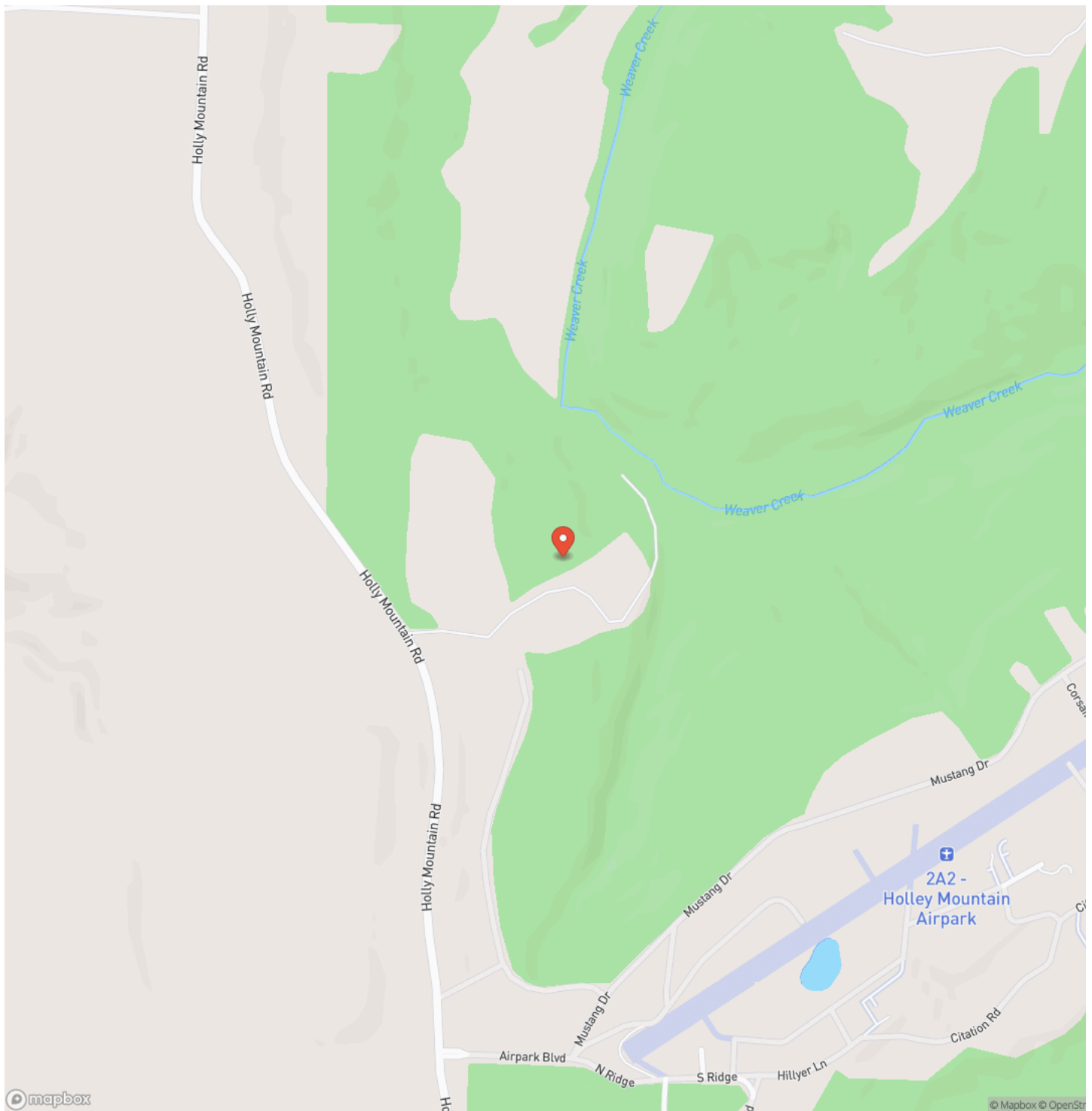
Dallas, TX - 6 hours, 387 miles

Memphis, TN - 3 hour 11 minutes, 136 miles

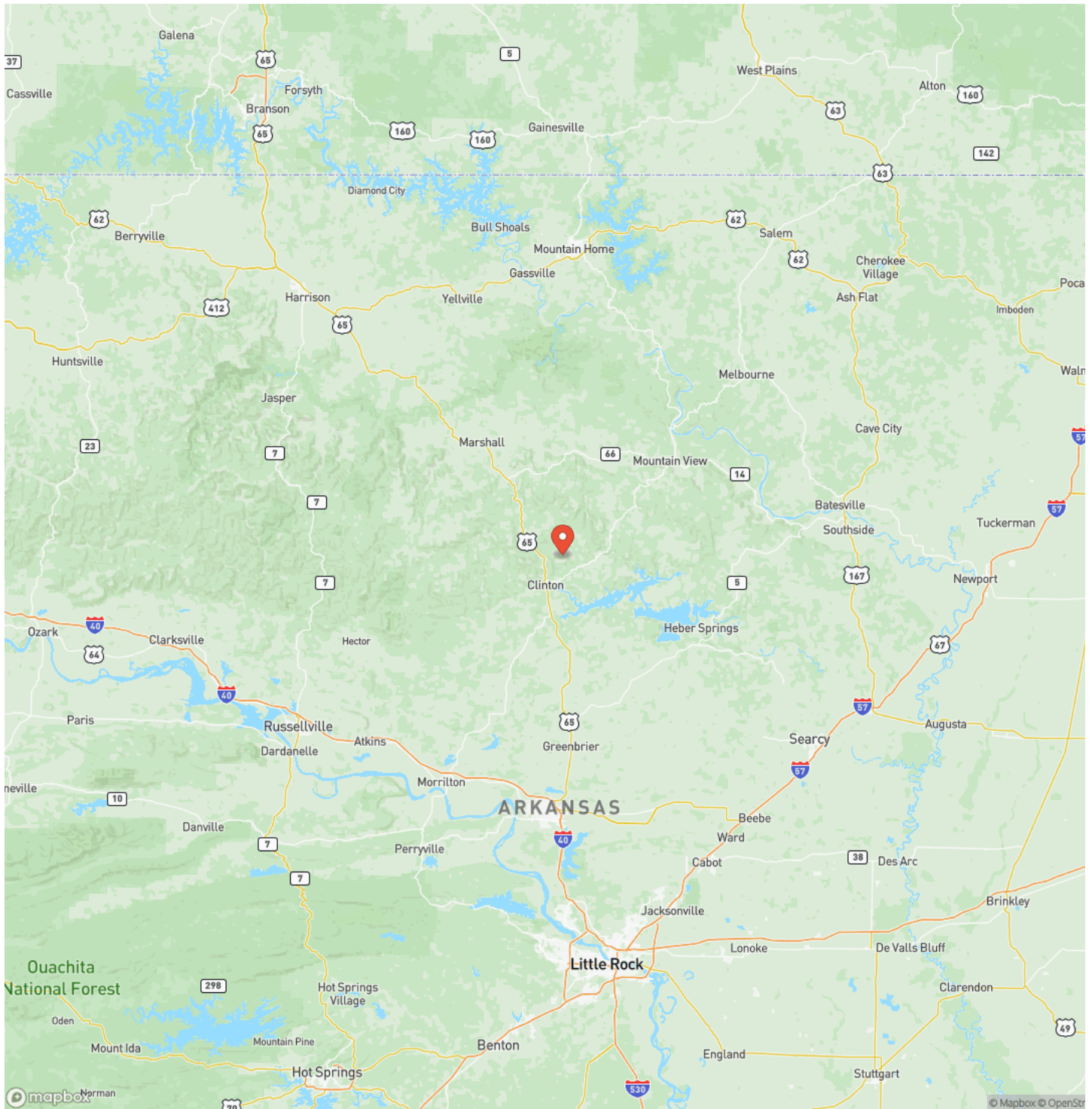
Weaver Creek 60
Clinton, AR / Van Buren County



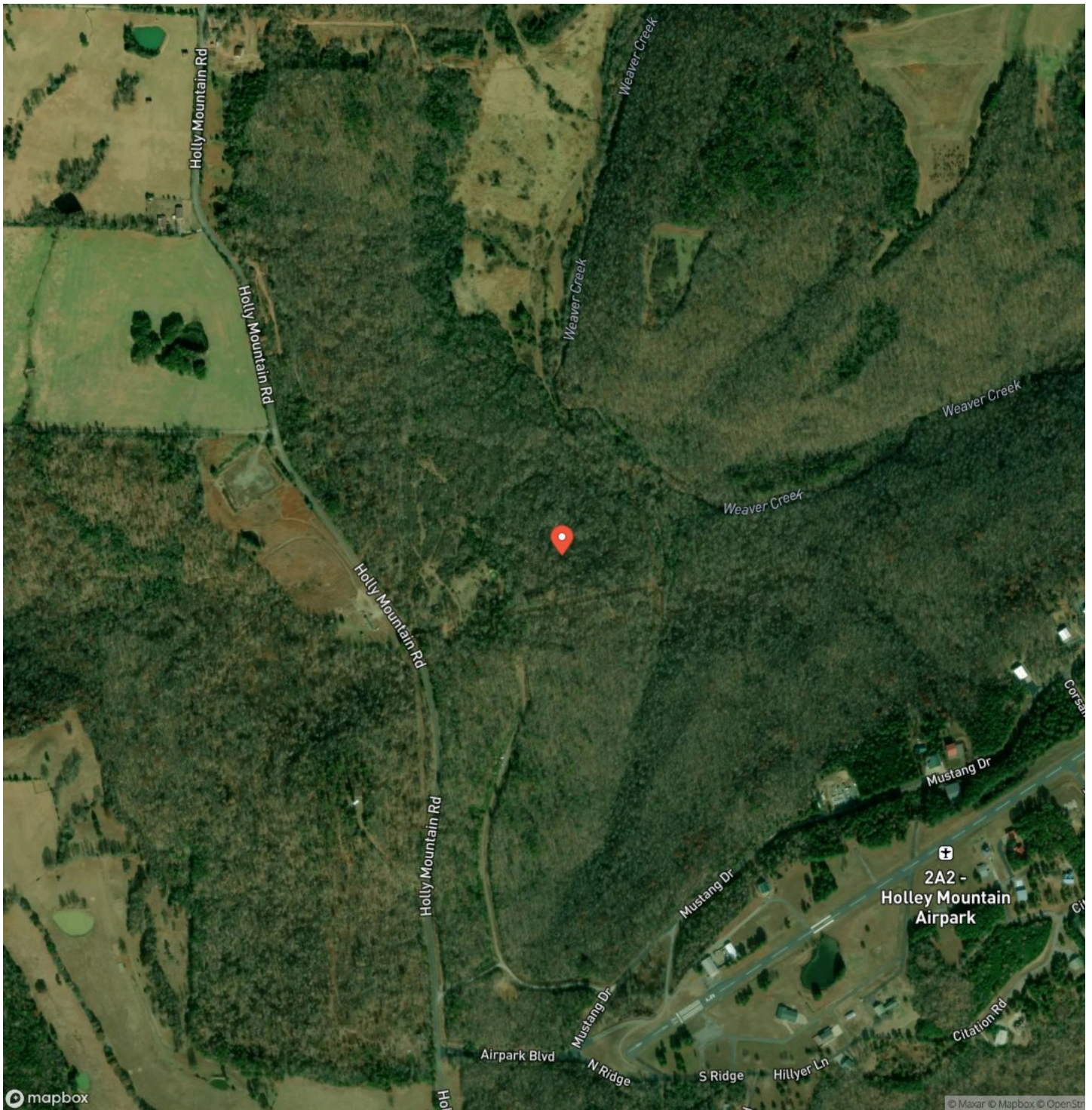
Locator Map



Locator Map



Satellite Map



Weaver Creek 60
Clinton, AR / Van Buren County

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

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.

MORE INFO ONLINE:

<https://www.mossyoakproperties.com/>

[illegible]

<https://www.mossyoakproperties.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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

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Barling, AR 72923

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