

Linn 120
Shirley, AR 72153

\$375,000
120± Acres
Van Buren County



Linn 120
Shirley, AR / Van Buren County

SUMMARY

City, State Zip

Shirley, AR 72153

County

Van Buren County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

35.573119 / -92.321339

Acreage

120

Price

\$375,000

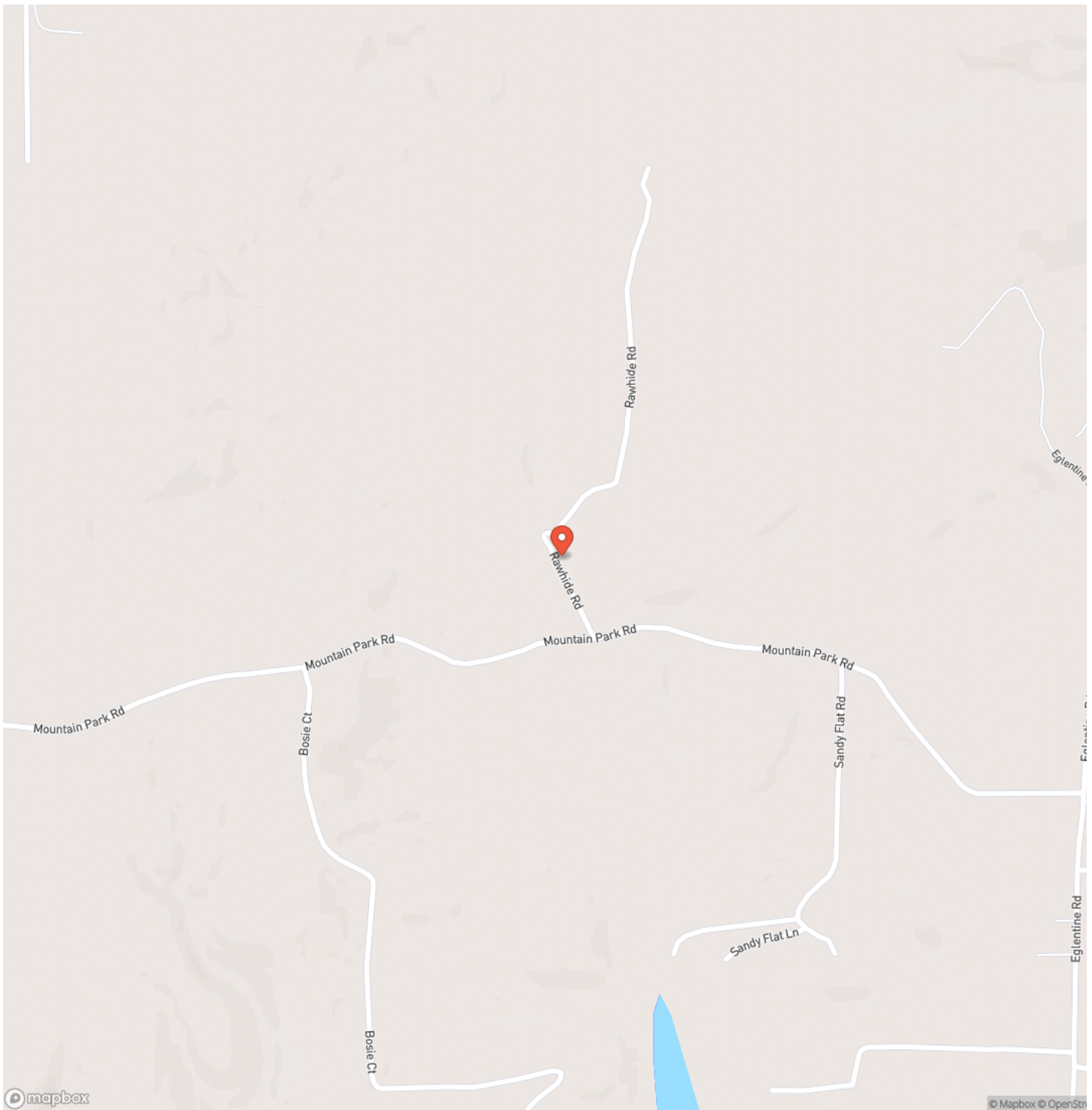


PROPERTY DESCRIPTION

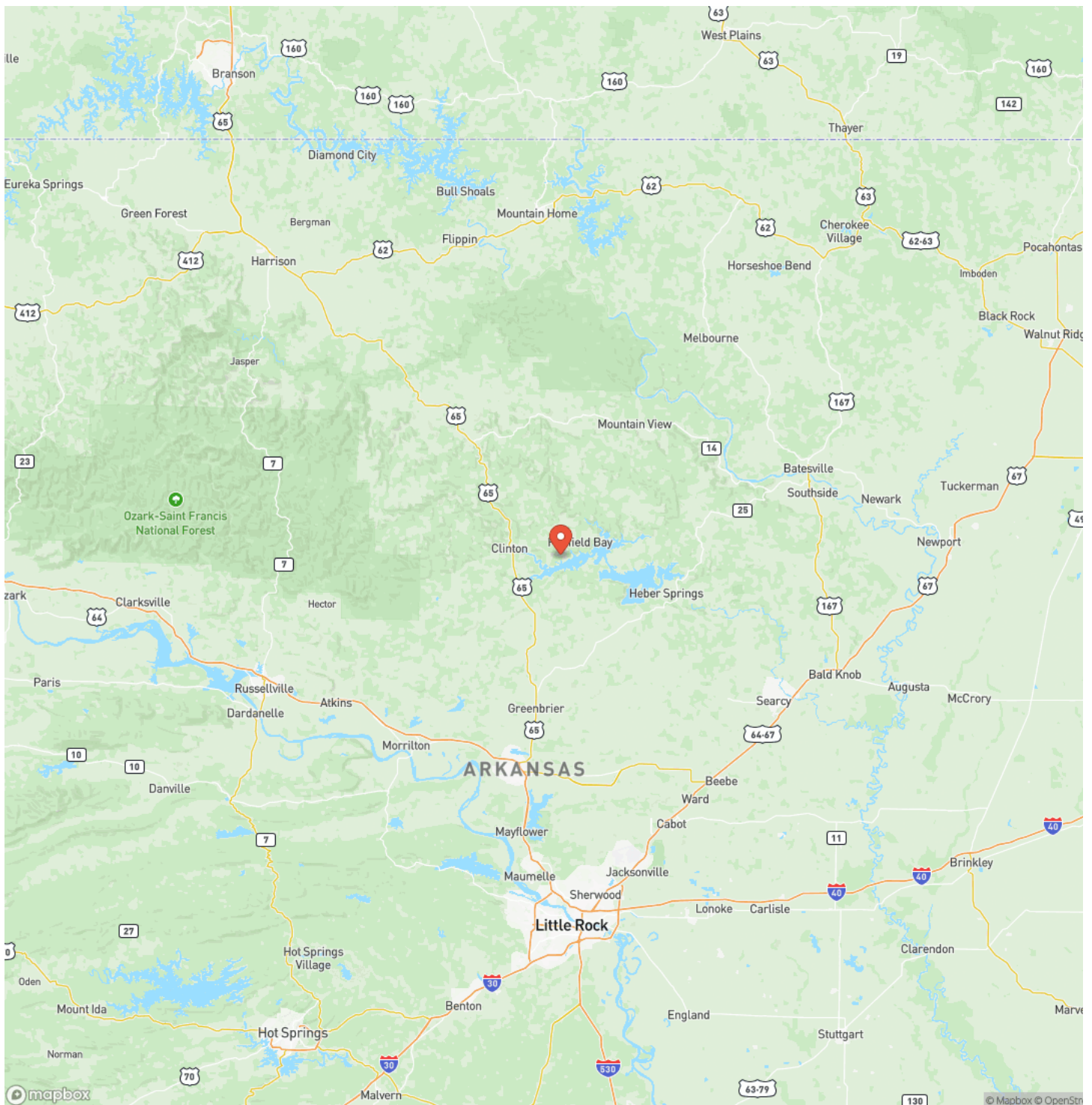
This 120 acres is only 5 minutes from Fairfield Bay Marina and would make for a great recreational tract. Green Creek runs through the property offering over 1/2 mile of mature creek bottoms and great rock features. Although the creek does not flow year round, it does hold pools of water for the wildlife. The property is loaded with both deer and turkey. The lay of the land is gentle which allows for easy atv access and hiking. Electric at the county road, no public water, and although the preliminary search does not reveal a deeded easement, there is an old woods road being used to access directly off the county road. Seller does not own mineral rights.



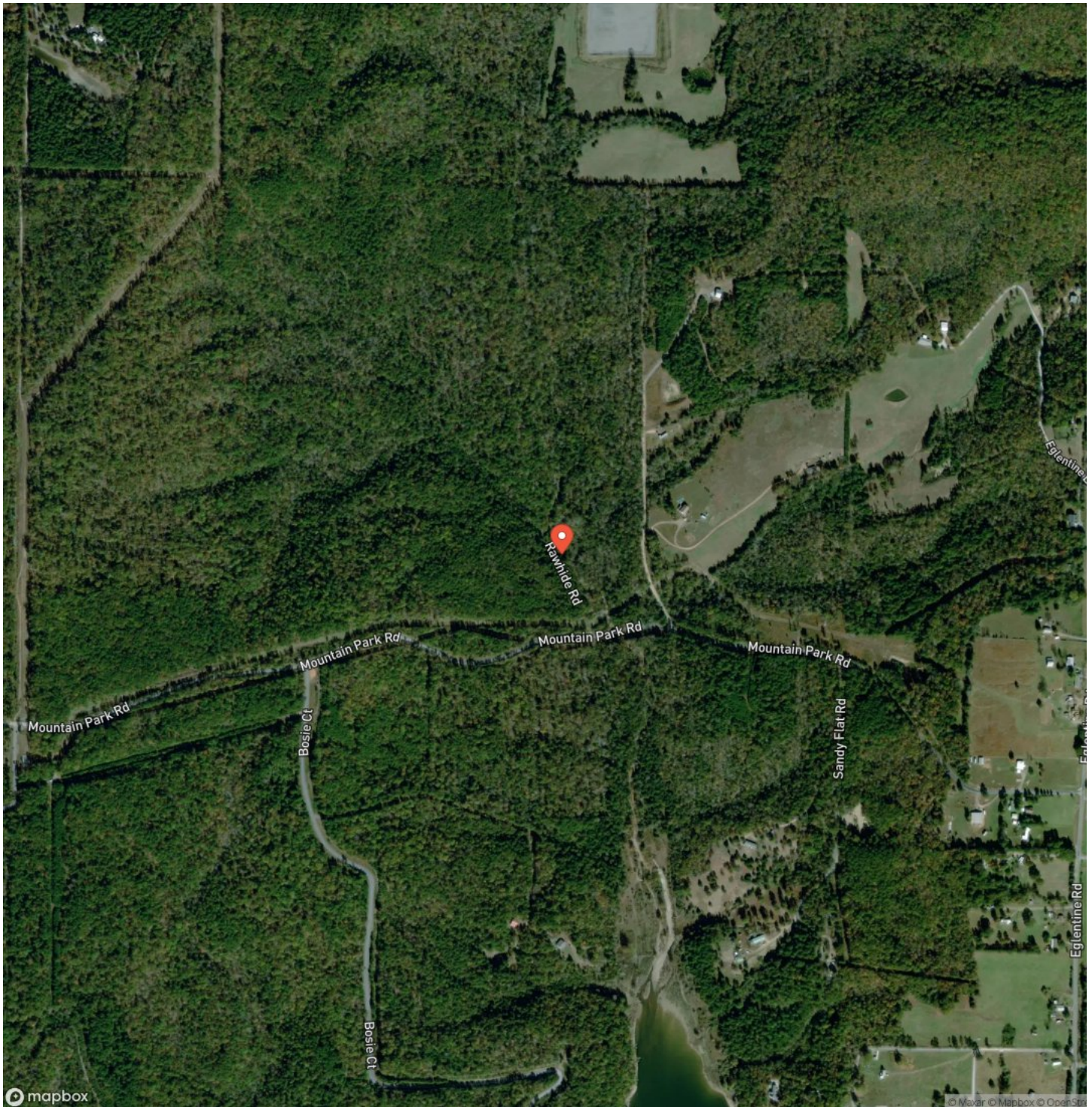
Locator Map



Locator Map



Satellite Map



For more information contact:



Mike Kingsbury

(501) 339-6822

(501) 339-6822

mike@habitatlandcompany.com

418 E Booth

Searcy, AR 72143

NOTES



MORE INFO ONLINE:

<https://www.habitatlandcompany.com>

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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.



Habitat Land Company
418 E. Booth Rd
Searcy, AR 72143
(870) 830-5263
<https://www.habitatlandcompany.com/>

