

Crabtree 80
TBD Denver Road
Clinton, AR 72031

\$278,000
80± Acres
Van Buren County



Crabtree 80
Clinton, AR / Van Buren County

SUMMARY

Address

TBD Denver Road

City, State Zip

Clinton, AR 72031

County

Van Buren County

Type

Recreational Land, Hunting Land, Timberland, Business Opportunity

Latitude / Longitude

35.6416 / -92.608

Acreage

80

Price

\$278,000

Property Website

<https://habitatlandcompany.com/property/crabtree-80-van-buren-arkansas/110148/>



PROPERTY DESCRIPTION

Welcome to The Crabtree 80 - a diverse and turnkey-ready recreational property nestled in the rolling hills of the Ozarks.

With county road frontage and easy access, this property is already equipped for a variety of uses and offers an impressive amount of existing infrastructure. Located on the northeast corner of the property, you'll find electricity, a well, three shipping containers for storage, and a covered pavilion designed to accommodate a travel trailer complete with power and septic. Also in place is a ready-to-build homesite featuring an existing house foundation and a 1,000-gallon septic system, all positioned to overlook a beautiful Ozark mountain canyon.

Whether you envision building a full-time residence, cabin, barndominium, establishing a deer camp with a ready-to-go setup, or simply creating your own recreational retreat, The Crabtree 80 offers the flexibility to bring your plans to life.

The land itself showcases the natural beauty the Ozarks are known for, with a diverse mix of mature hardwood timber, pines, flowering dogwoods, and striking rock formations scattered throughout the landscape. During the winter months, once the leaves have dropped, the property opens up to reveal impressive southern and western views from a scenic rock point located just beyond the camp area.

A thoughtfully developed trail system winds through much of the property, providing easy access by ATV, UTV, horseback, or on foot. Hunters and outdoor enthusiasts will appreciate the multiple flat benches and natural openings throughout the terrain that offer excellent opportunities for stand locations and food plot development. Combined with abundant native browse and a strong presence of mast-producing hardwoods-particularly White Oaks-the habitat supports healthy populations of wildlife including whitetail deer and the area's well-known black bear population.

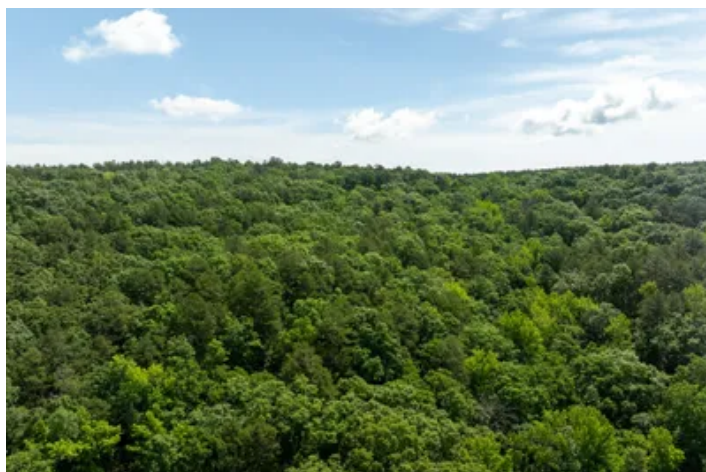
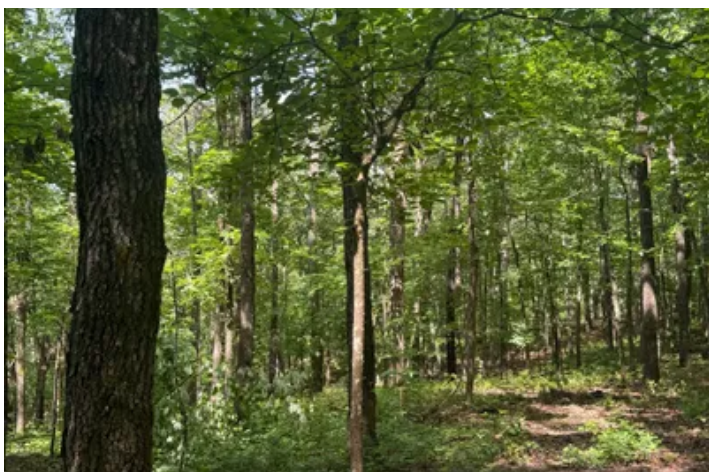
Conveniently located just west of Clinton, Arkansas, the property offers a private setting without sacrificing access to everyday conveniences including healthcare, shopping, dining, recreation, and travel amenities.

Approximate drive times:

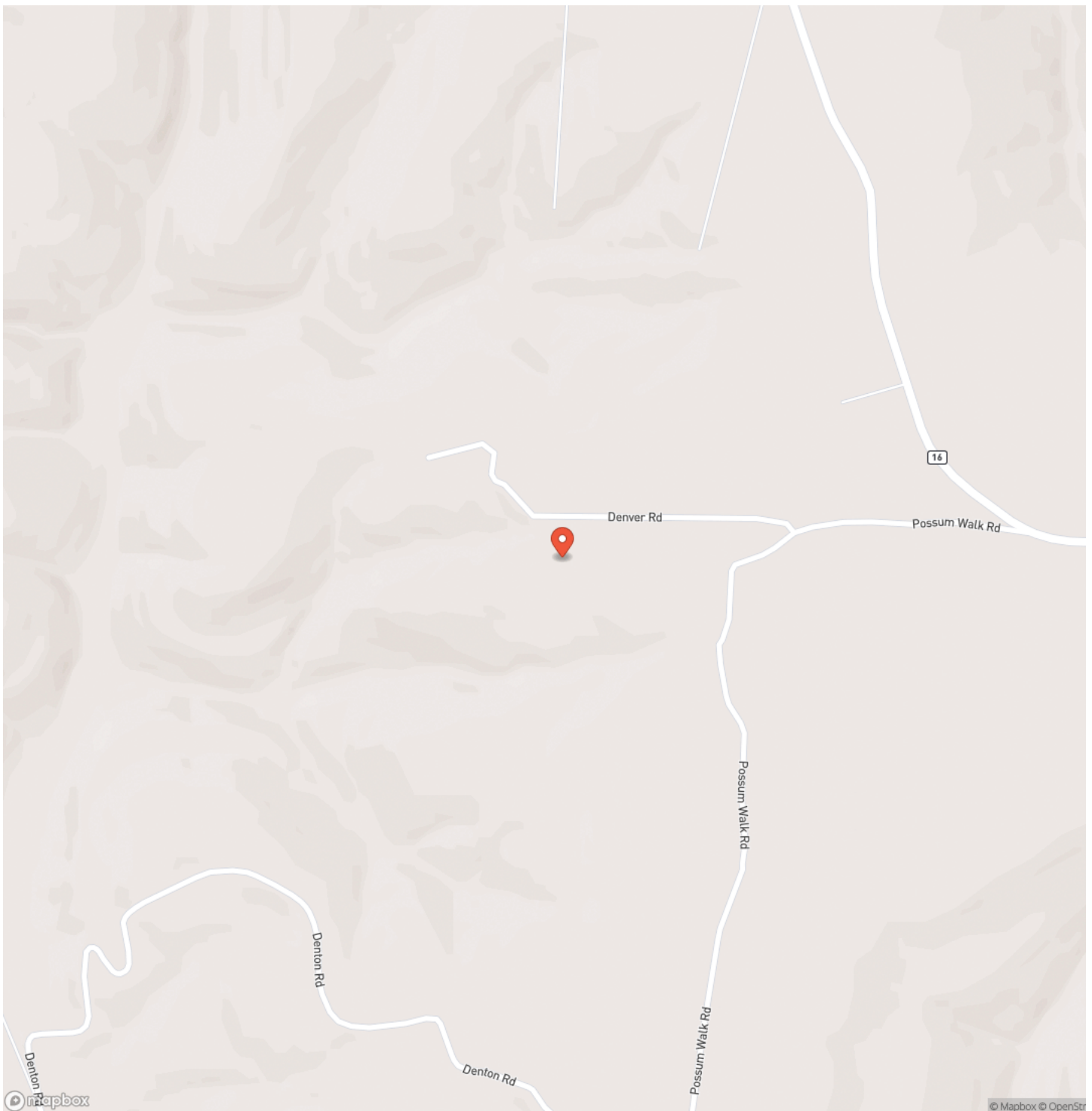
- 15 minutes to Clinton
- 1 hour 30 minutes to Conway
- 2 hours to Little Rock International Airport
- 2 hours 35 minutes to Branson

If you've been searching for an Ozark property that combines infrastructure, recreational opportunity, and future homesite potential, The Crabtree 80 deserves a closer look.





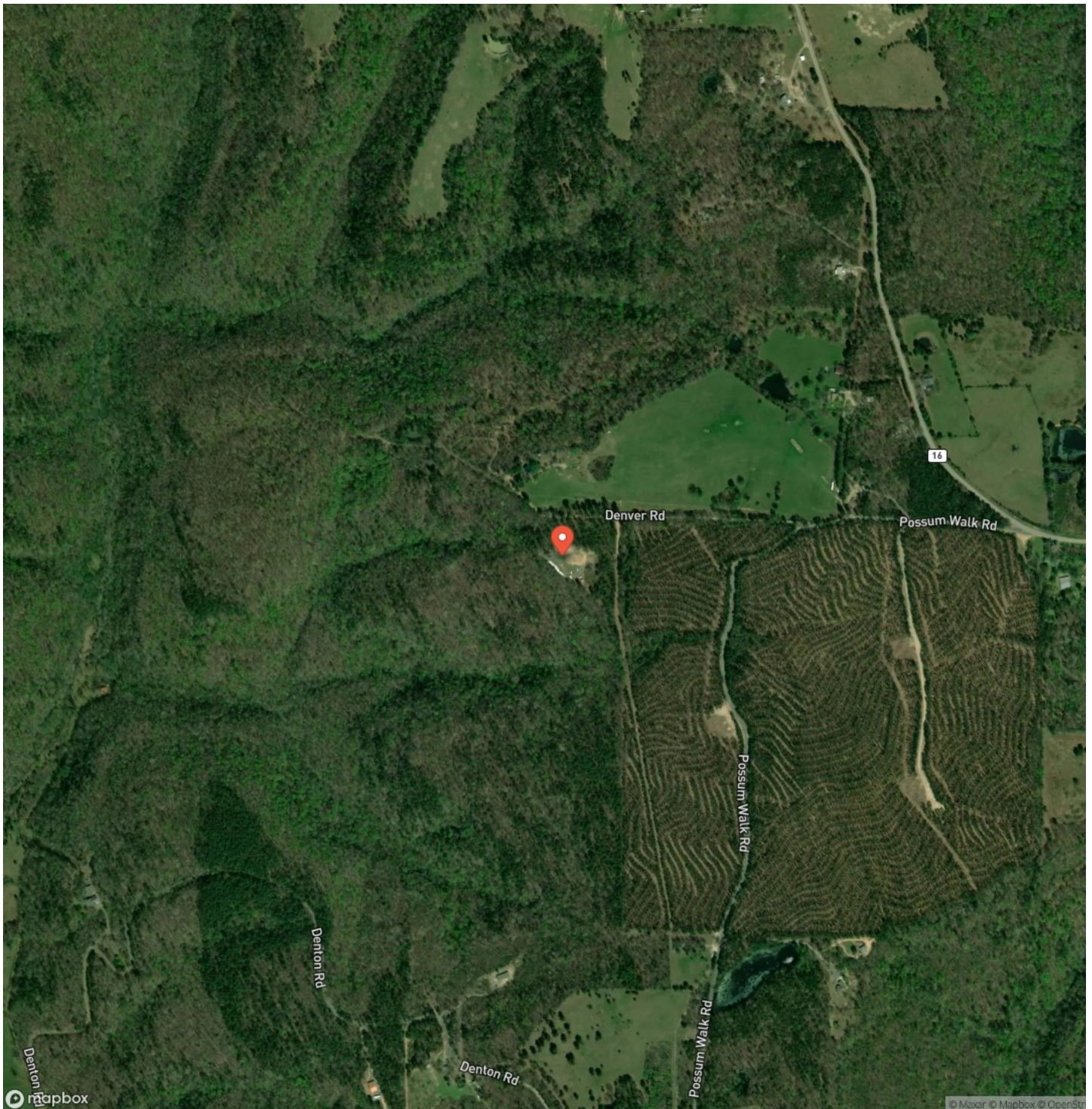
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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NOTES

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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.



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