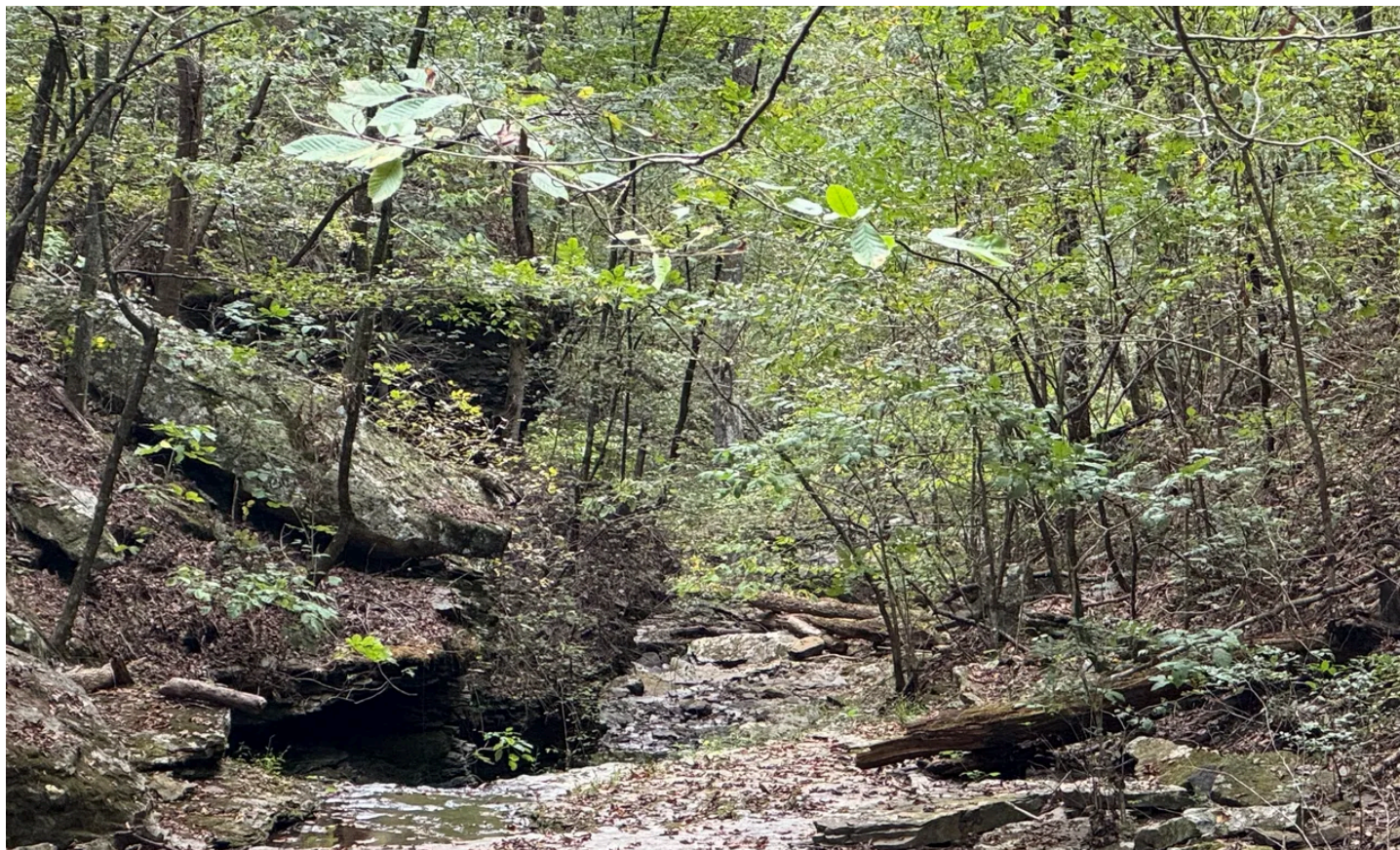


Clinton 140
000 HWY 65
Clinton, AR 72031

\$149,000
140± Acres
Van Buren County



Clinton 140
Clinton, AR / Van Buren County

SUMMARY

Address

000 HWY 65

City, State Zip

Clinton, AR 72031

County

Van Buren County

Type

Timberland, Lot, Hunting Land, Recreational Land

Latitude / Longitude

35.646932 / -92.466371

Acreage

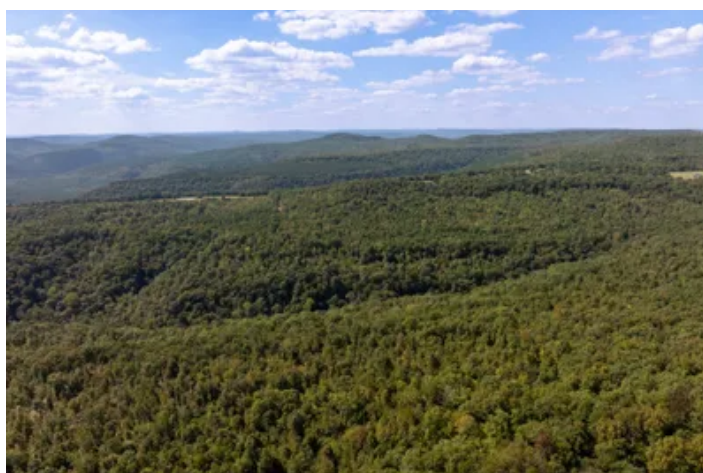
140

Price

\$149,000

Property Website

<https://habitatlandcompany.com/property/clinton-140-van-buren-arkansas/91469/>



Clinton 140

Clinton, AR / Van Buren County

PROPERTY DESCRIPTION

The Clinton 140 is a rare find, especially at this price point. This property consists of approximately 140 acres +/- within one of Van Buren County's beautiful canyons, stretching almost three-quarters of a mile long. Although it does not currently have deeded access, its location—just a short distance off Arkansas State Highway 65 to the east and Graystone County Road to the west—and proximity to multiple landowners suggest potential for legal access for a future owner. The current owner has not pursued an easement as it was not needed for their purposes, which is reflected in the price. Establishing legal access will be the buyer's responsibility.

The property offers excellent habitat for various wildlife, including Whitetail Deer, Turkey, Black Bear, and numerous small game. It features a seasonal wet-weather branch that provides water for most of the year and a variety of natural food sources like acorns and muscadines. An existing old trail system runs throughout most of the property and could easily be reclaimed to improve accessibility.

The Clinton 140 is conveniently located just 10 minutes from Clinton, AR, which provides amenities such as RV parks, motels, grocery stores, a municipal airport, and restaurants. It is also:

- * 45 minutes from Conway, AR
- * 1 hour 15 minutes from Little Rock, AR
- * 2.5 hours or less from Branson, MO

If you are seeking a great recreational or investment property with immediate equity potential, this is an excellent opportunity. Call today to learn more, this property won't last long!



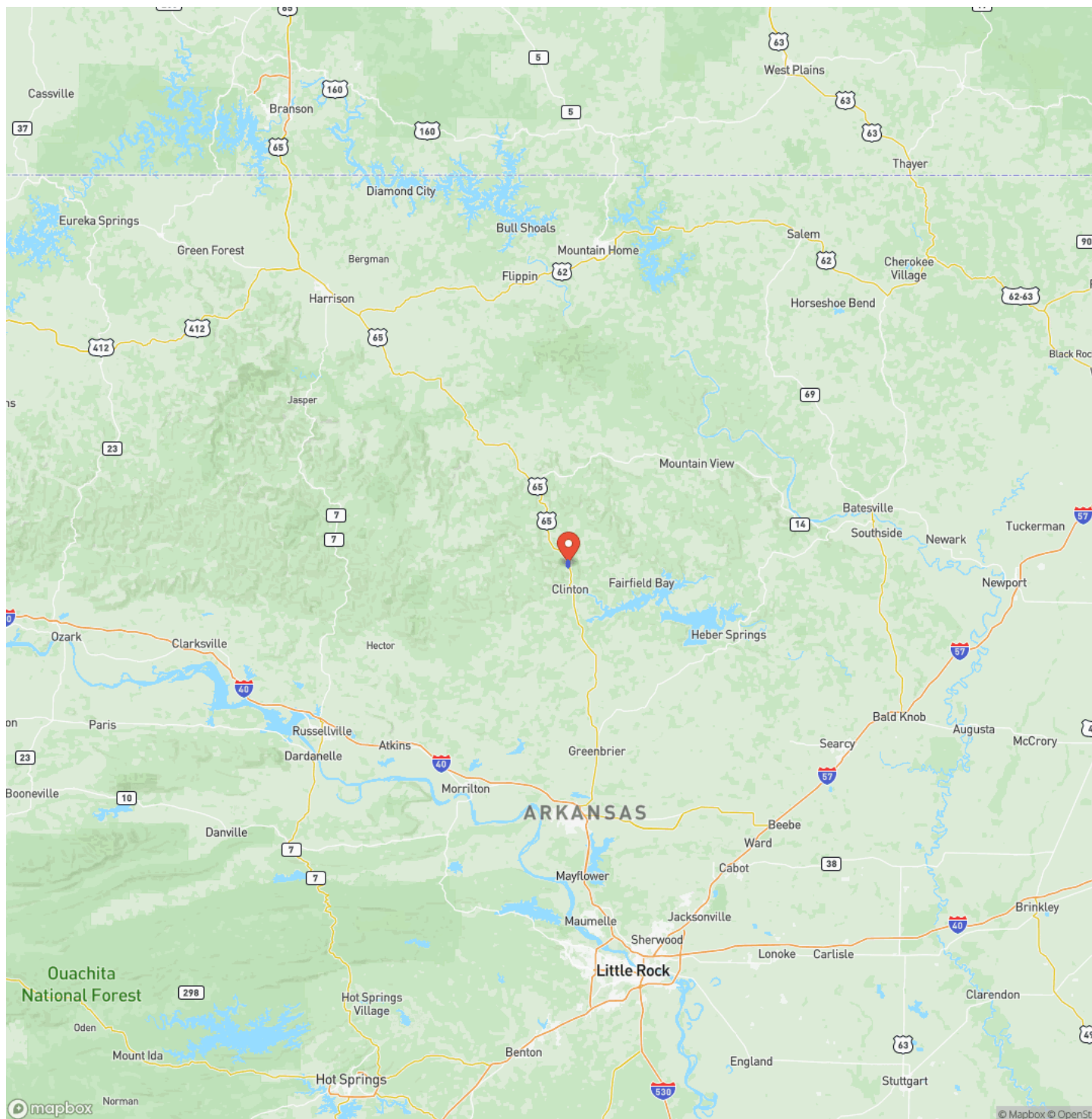
Clinton 140
Clinton, AR / Van Buren County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Cody Louks

Mobile

(501) 207-2609

Email

cody@habitatlandcompany.com

Address

418 E Booth

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.

This image shows a single 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.



<https://www.habitatlandcompany.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.



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