

Clarks Chapel 106
TBD E Clarks Chapel RD
Greenwood, AR 72940

\$995,000
106± Acres
Sebastian County



Clarks Chapel 106
Greenwood, AR / Sebastian County

SUMMARY

Address

TBD E Clarks Chapel RD

City, State Zip

Greenwood, AR 72940

County

Sebastian County

Type

Hunting Land, Ranches, Recreational Land, Residential Property,
Undeveloped Land, Horse Property, Business Opportunity

Latitude / Longitude

35.147575 / -94.253325

Taxes (Annually)

142

Dwelling Square Feet

0

Bedrooms / Bathrooms

1 / 1

Acreage

106

Price

\$995,000

Property Website

<https://www.mossyoakproperties.com/property/clarks-chapel-106-sebastian-arkansas/79539/>



PROPERTY DESCRIPTION

106 Acres of Versatile Land on Clarks Chapel Rd, near Greenwood, AR

Unlock the possibilities of this +/-106-acre property located on Clarks Chapel Rd and Witcherville Cutoff Rd, conveniently located near Greenwood, Arkansas. This land offers a mostly cleared pasture and a wooded ridge, setting up multiple possibilities.

Key Features:

- **Mostly Cleared Pasture:** The majority of the acreage is open pastureland, ideal for grazing or for development.
- **Two Ponds:** Two ponds provide a valuable water source for livestock and enhance the property's natural beauty.
- **Wet Weather Creek:** A wet weather creek runs through the property, adding to the natural charm.
- **Wooded Areas:** Scattered wooded sections offer shade, wildlife habitat, and potential timber value.
- **Development Potential:** With its size and location, this property could be considered for future residential development, such as a subdivision (subject to local regulations, restrictions, and approvals).

Endless Possibilities:

This property is well-suited for a variety of uses, including:

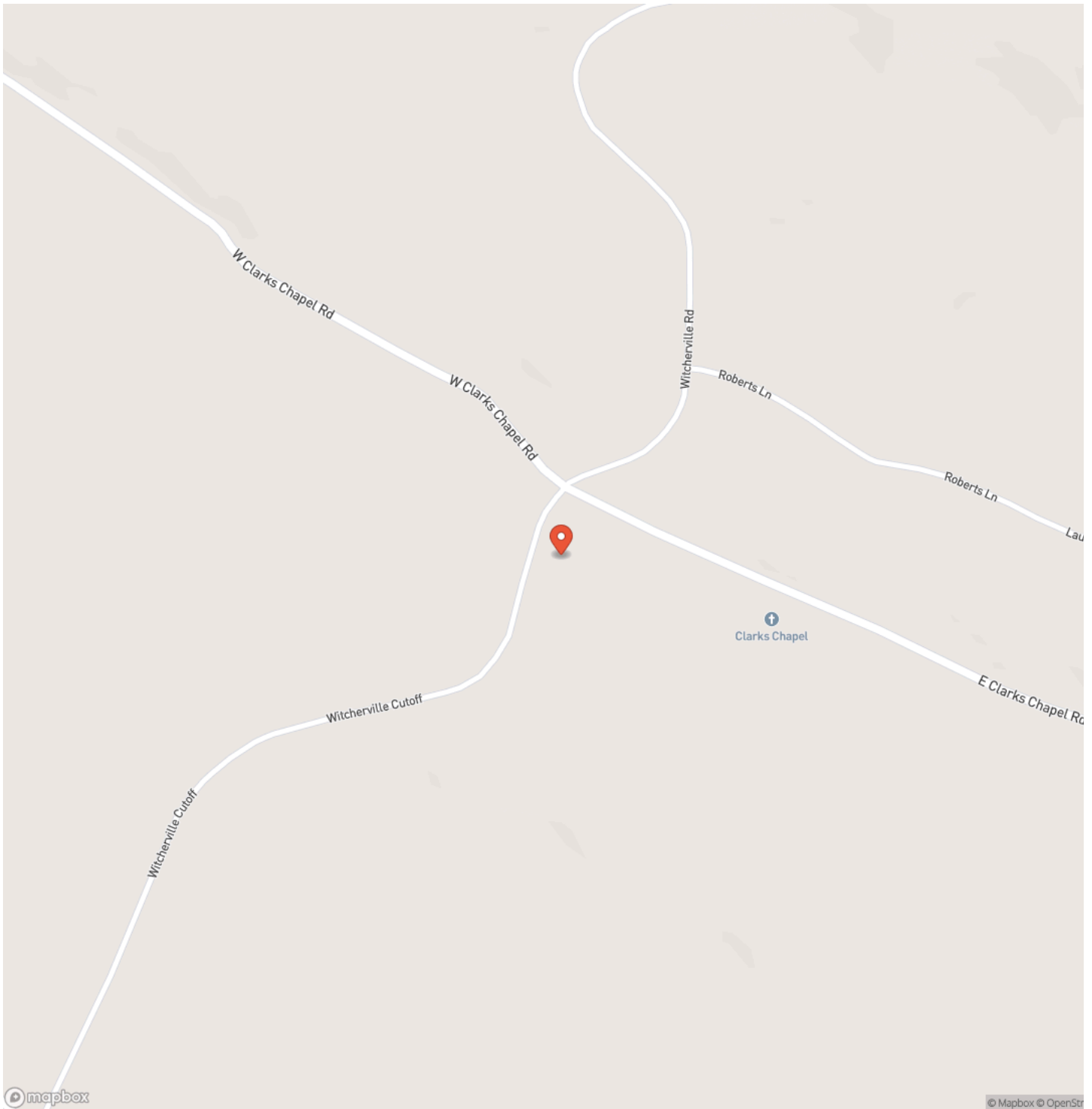
- **Cattle or Horse Farm:** The open pasture and available water make it perfect for raising livestock.
- **Recreational Use:** Enjoy hunting, fishing, or exploring outdoors.
- **Future Development:** Explore the potential for creating a desirable residential community.

Large tracts of land are becoming less common; here is your chance to own over 100 acres! Contact us today to learn more and schedule a viewing!

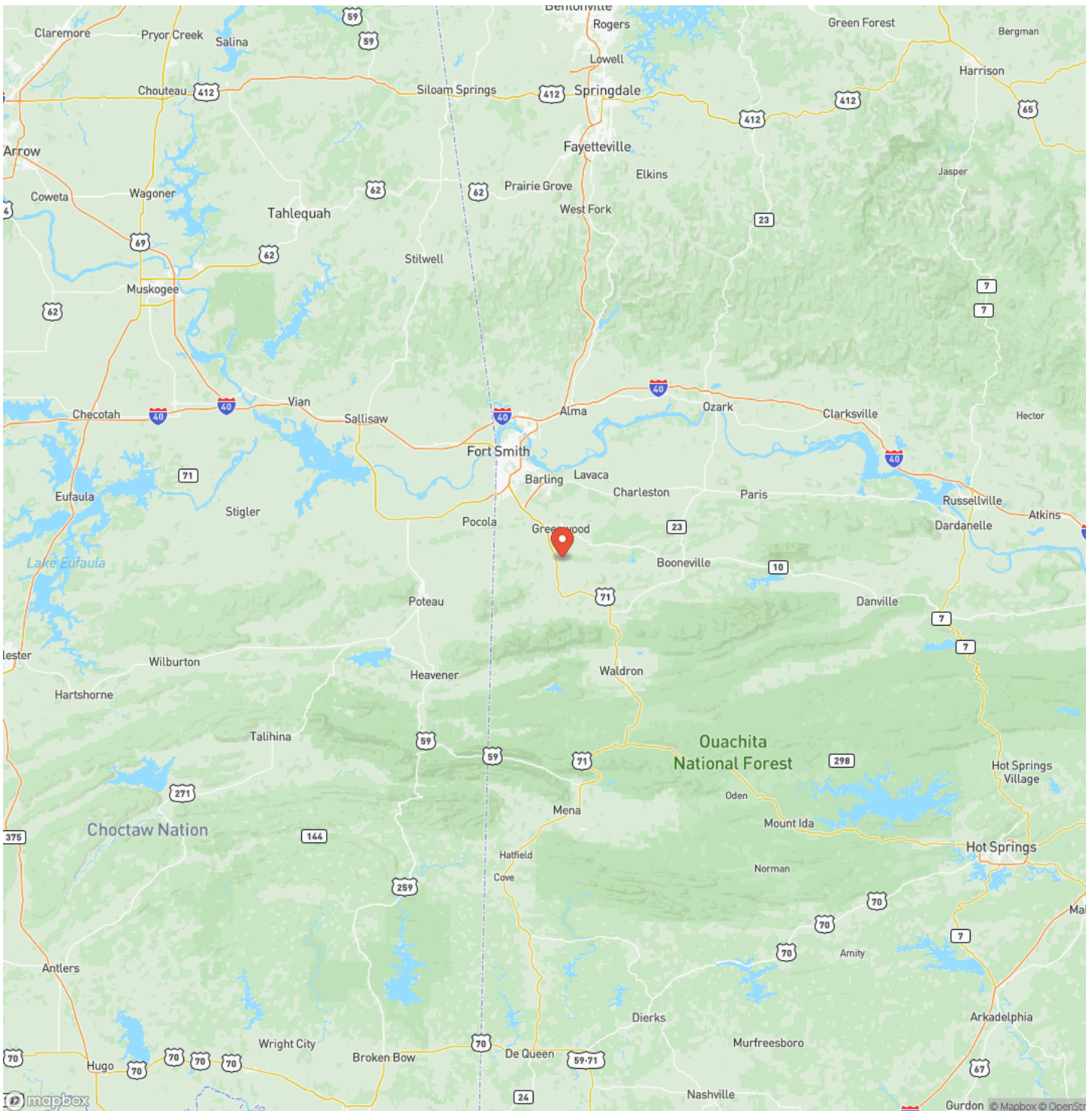
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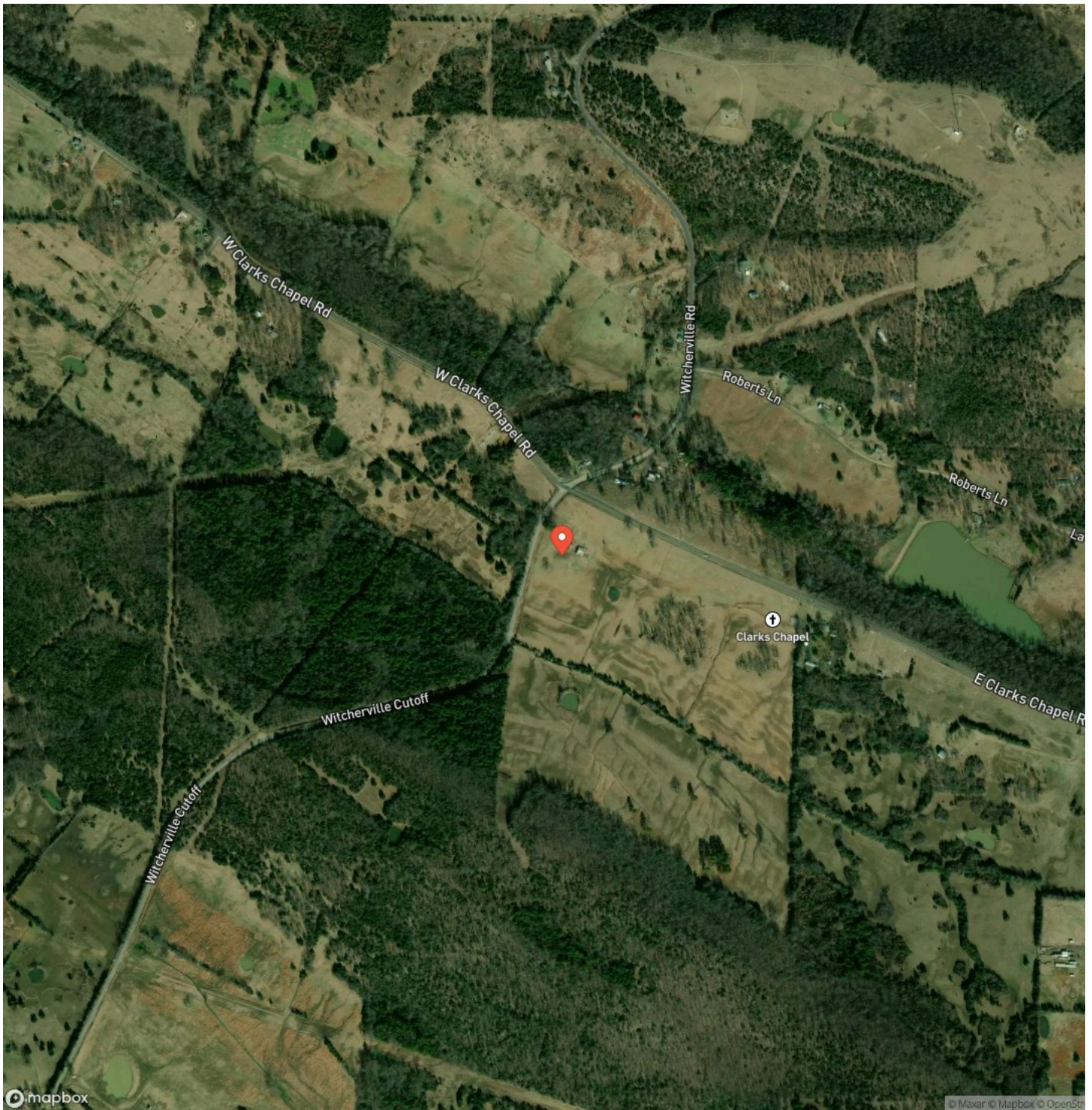
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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City / State / Zip

NOTES

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moparkansasland.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.

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