

Cove Creek 275
00 Inlet Road
Damascus, AR 72039

\$598,500
275 +/- acres
Van Buren County



Cove Creek 275
Damascus, AR / Van Buren County

SUMMARY

Address

00 Inlet Road

City, State Zip

Damascus, AR 72039

County

Van Buren County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

35.3772 / -92.4689

Taxes (Annually)

275

Acreage

275

Price

\$598,500

Property Website

<https://habitatlandcompany.com/property/cove-creek-275-van-buren-arkansas/12487>



PROPERTY DESCRIPTION

Live water, turkeys gobbling, whitetail deer, creek bottoms, pine ridges, scenic overlook, trails and food plots. This is one beautiful piece of property. There's a great trail system that gets you most places on the tract but most importantly it gets you to the clear moving water of Cove Creek. Cove creek is surprisingly wide with some deeper pools offering great opportunity for fishing, swimming and kayaking. It flows along the eastern boundary in two different areas giving you almost a half mile of frontage.

The place is covered up with turkey sign and we saw one of the longbeards responsible. Get it purchased in time and we'll show you the roost tree we came across. The trails we mentioned double as food plots and there are multiple openings that could be planted. The timber has been managed over the years so there is a variety of tree sizes/age in both pine and hardwood. Another result of that timber management is the open canopy in areas providing more ground cover, bedding and browse for the deer.

The western side is beautifully framed by a steep ridge whos' north/south orientation is only interrupted by 2 east/west draws. The view from the top looking east and north is stunning.

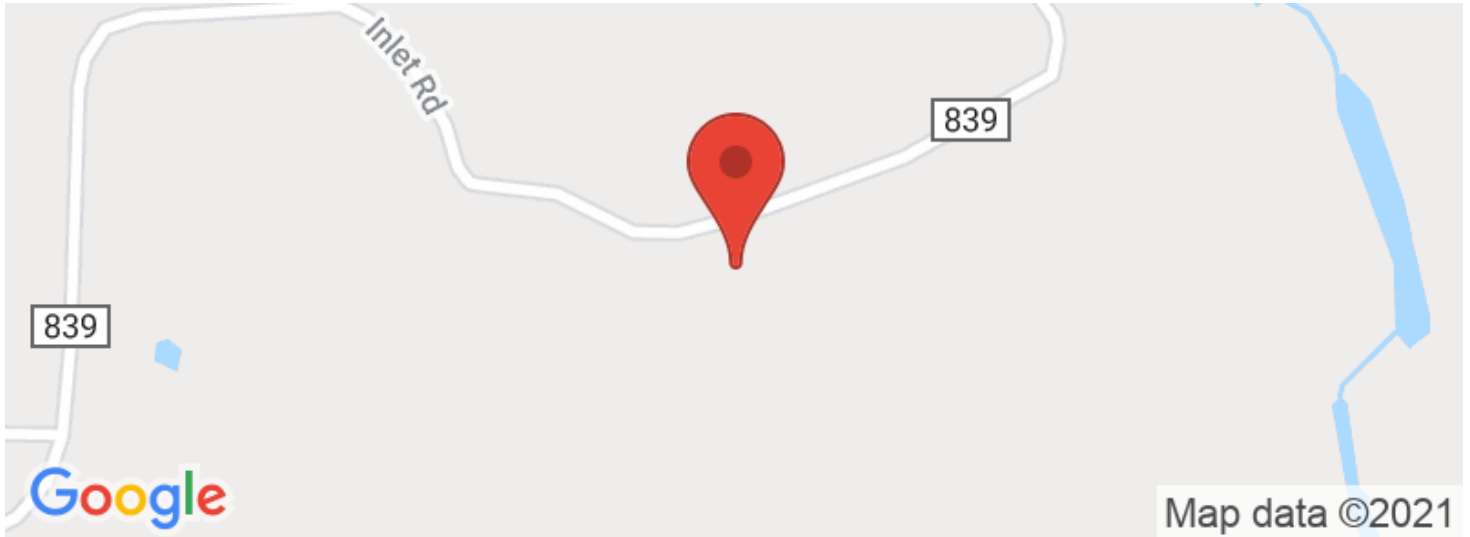
To the south is a large tract of "boy scout" land. The place feels so protected and peaceful you'll forget you are just a short drive from Greenbrier and Conway. Between the water, the view and the wildlife you'll have trouble picking a favorite, but then again you don't have to when they all come in one property! Give us a call and we can go show you around.



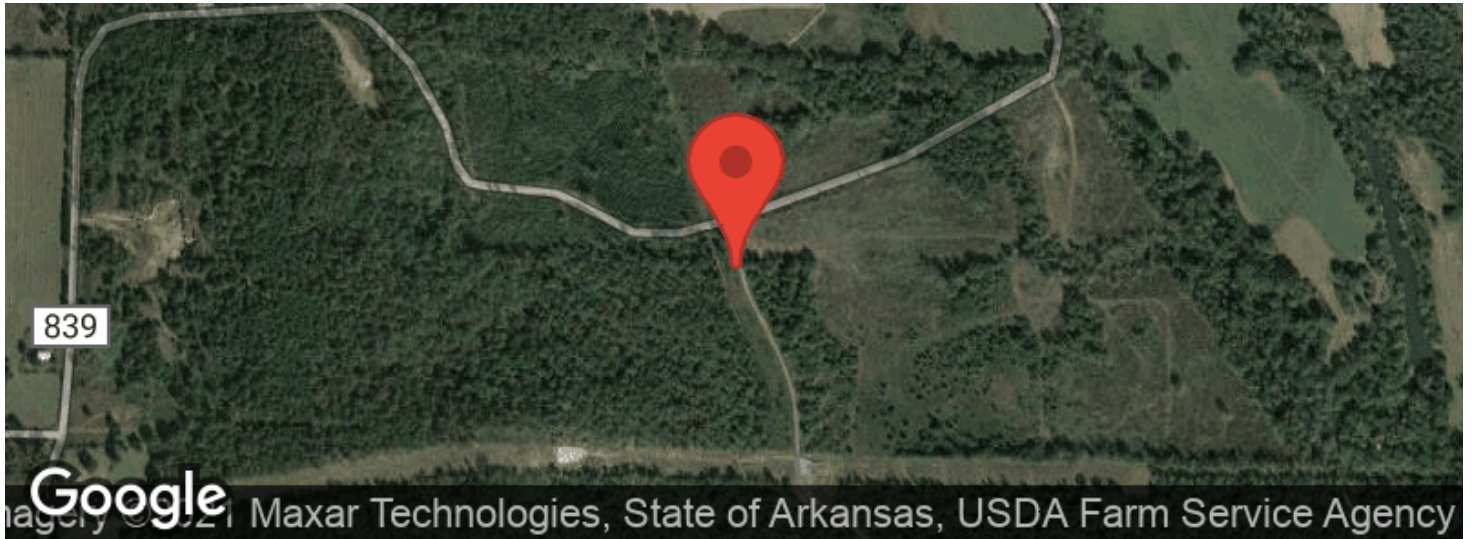
Cove Creek 275
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Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

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City / State / Zip

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NOTES



This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



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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