

50 +/- Acres Pasture/Timber w/ Barns
01 Calico Road
Clinton, AR 72031

\$147,500
50± Acres
Van Buren County



50 +/- Acres Pasture/Timber w/ Barns
Clinton, AR / Van Buren County

SUMMARY

Address

01 Calico Road

City, State Zip

Clinton, AR 72031

County

Van Buren County

Type

Farms, Hunting Land, Recreational Land, Ranches

Latitude / Longitude

35.674904 / -92.627134

Taxes (Annually)

100

Acreage

50

Price

\$147,500

Property Website

<https://arkansaslandforsale.com/property/50-acres-pasture-timber-w-barns-van-buren-arkansas/65698/>



MORE INFO ONLINE:

ArkansasLandForSale.com



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PROPERTY DESCRIPTION

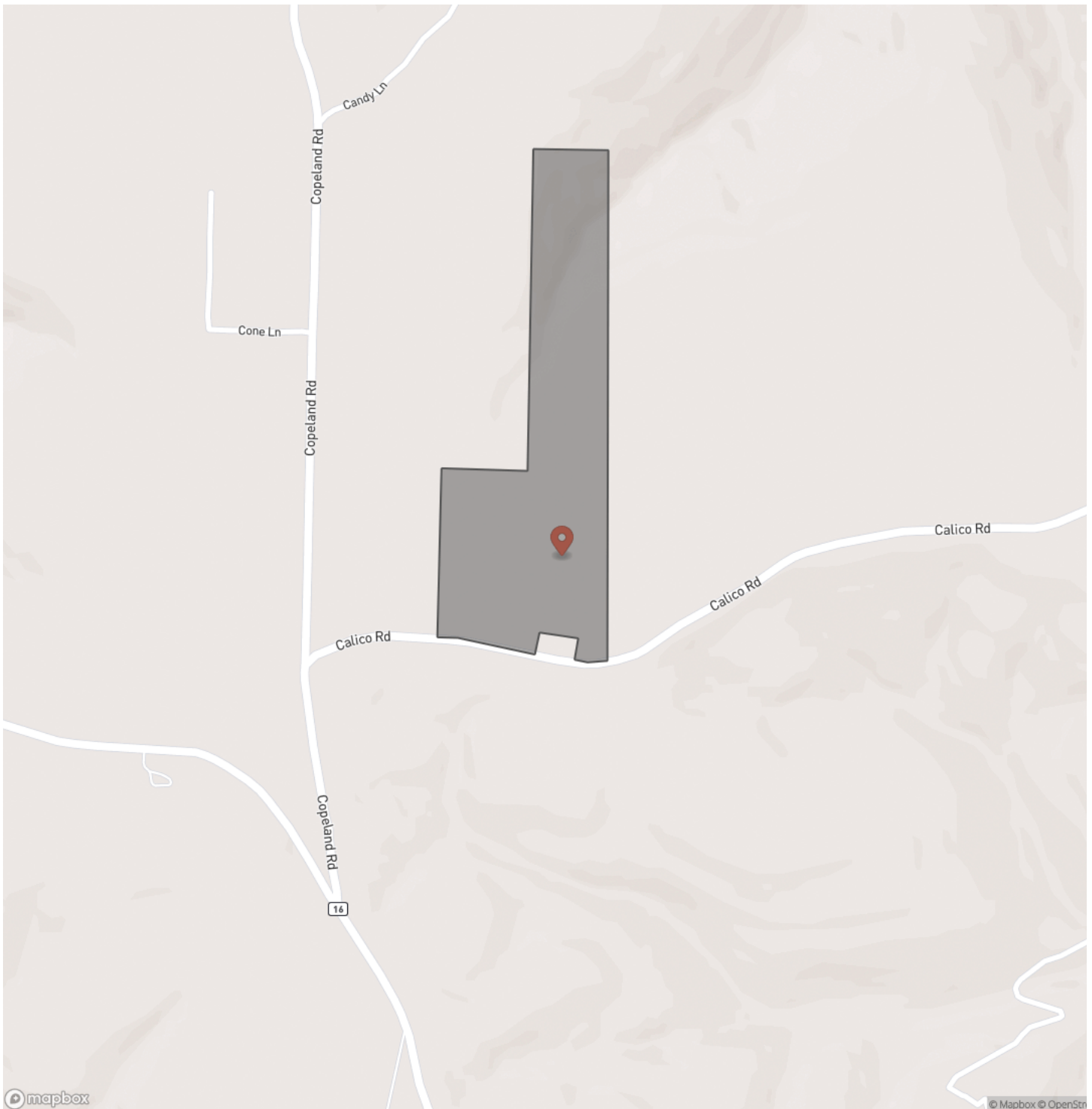
It's a rarity to be in rural Van Buren County yet have paved road frontage, multiple barns, a pond, public water access, electricity available, and high-speed internet service all on the same tract. But this one has all of those! Not to mention several acres of pristine pasture for your use whether building a home, cutting hay, or running cattle/horses. In addition to the pasture acreage is both planted pine and natural hardwoods. This tract is 50 +/- acres and is located approximately 20 minutes West of Clinton, Arkansas off of highway 16. If you need more acreage, there is an additional 56.3 +/- acre tract adjoining that is listed for the same price/acre. Contact Kevin Keen at [\(870\)215-1185](tel:8702151185) for additional information.



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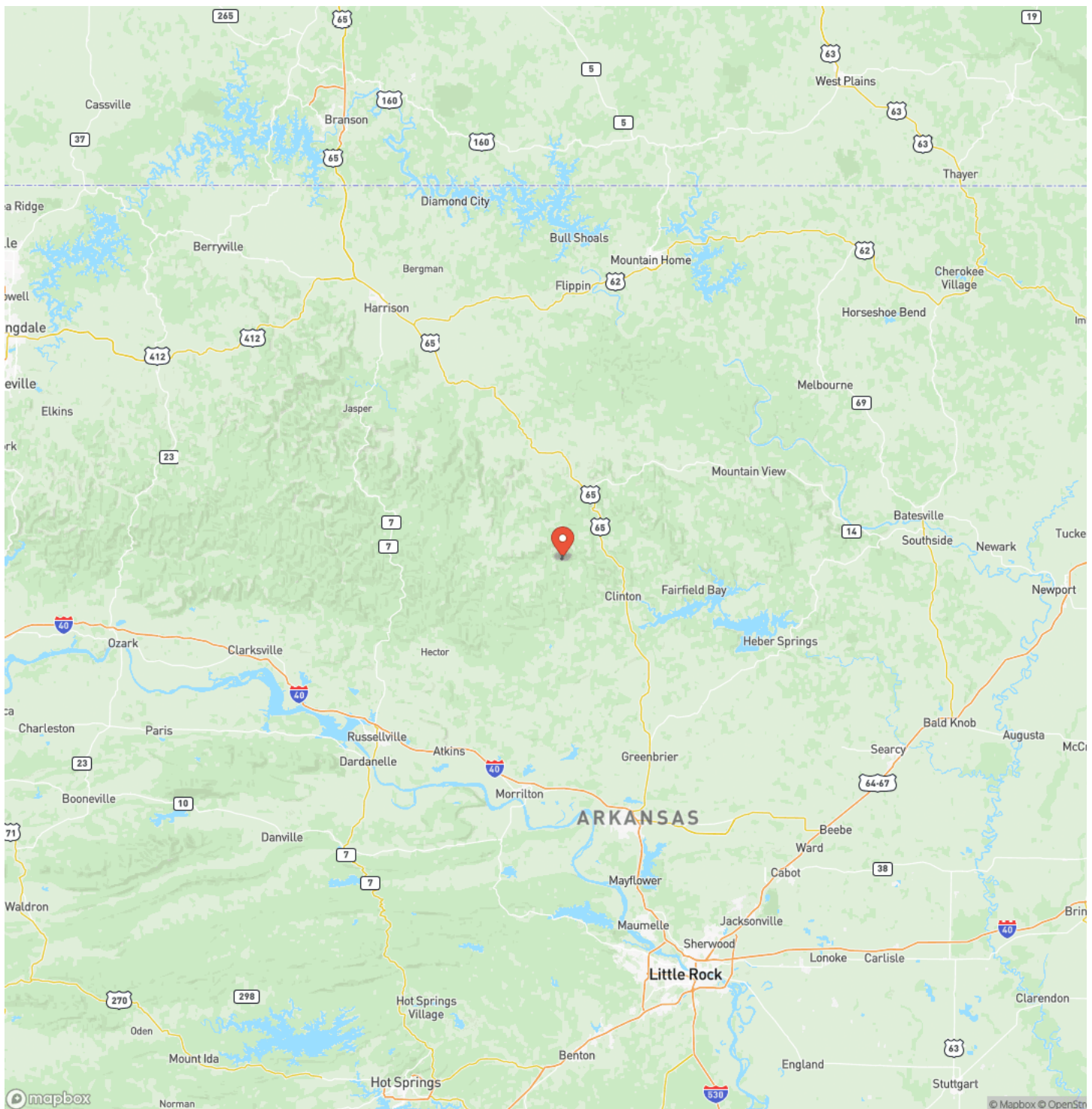


Locator Map



50 +/- Acres Pasture/Timber w/ Barns
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Locator Map



50 +/- Acres Pasture/Timber w/ Barns
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Satellite Map



50 +/- Acres Pasture/Timber w/ Barns
Clinton, AR / Van Buren County

LISTING REPRESENTATIVE

For more information contact:



Representative

Kevin Keen

Mobile

(870) 215-1185

Email

kevin@arkansas.land

Address

2024 North Main Street

City / State / Zip

North Little Rock, AR 72114

NOTES



MORE INFO ONLINE:

ArkansasLandForSale.com

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.



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.



Arkansas Land Company
2024 North Main Street
North Little Rock, AR 72114
(501) 604-4565
ArkansasLandForSale.com

