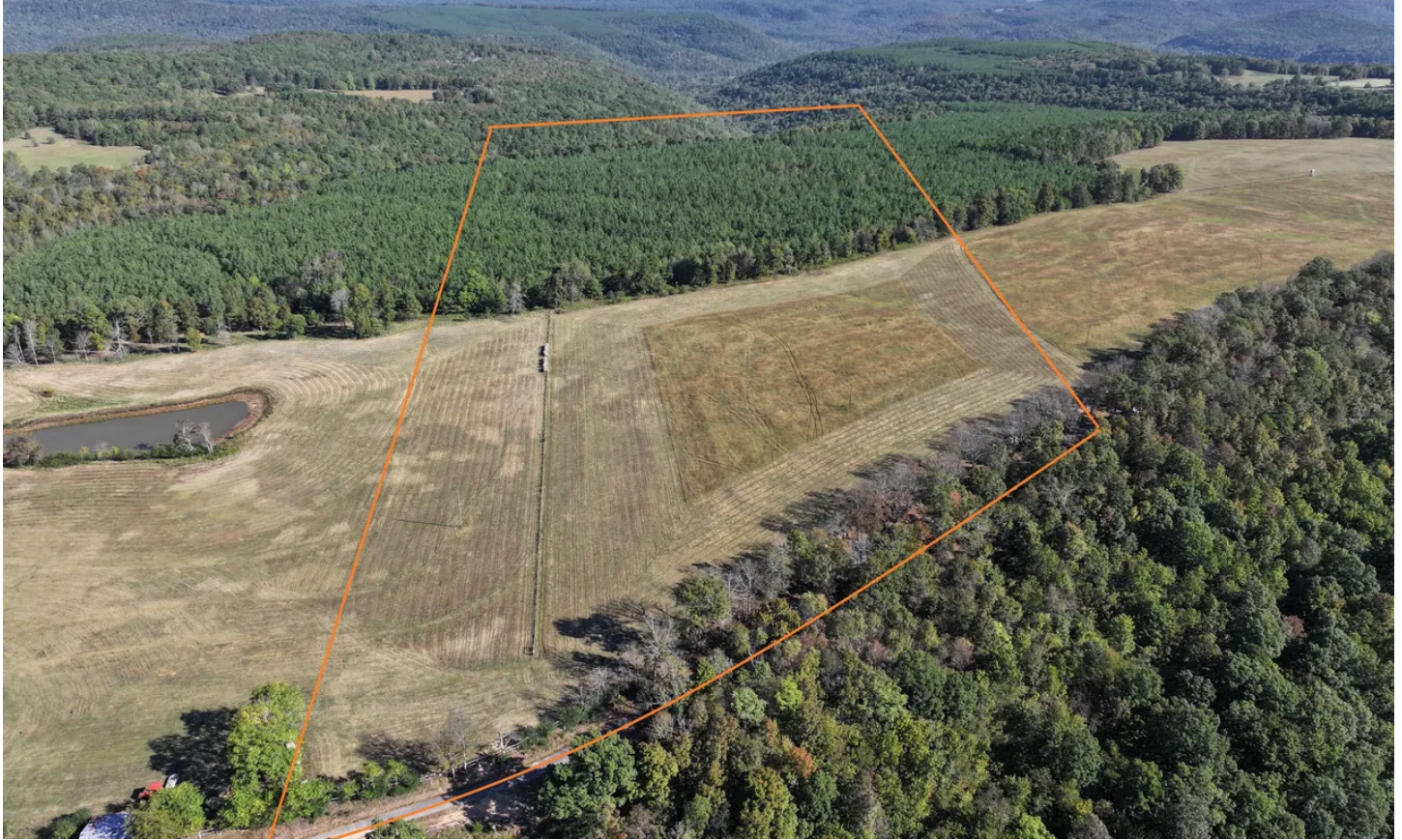


56.3 +/- Acres of Pasture, Timber, & Wildlife
00 Calico Road
Clinton, AR 72031

\$166,085
56.300± Acres
Van Buren County



56.3 +/- Acres of Pasture, Timber, & Wildlife
Clinton, AR / Van Buren County

SUMMARY

Address

00 Calico Road

City, State Zip

Clinton, AR 72031

County

Van Buren County

Type

Farms, Ranches, Hunting Land, Recreational Land

Latitude / Longitude

35.674867 / -92.624423

Taxes (Annually)

100

Acreage

56.300

Price

\$166,085

Property Website

<https://arkansaslandforsale.com/property/56-3-acres-of-pasture-timber-wildlife-van-buren-arkansas/65697/>



MORE INFO ONLINE:

ArkansasLandForSale.com



56.3 +/- Acres of Pasture, Timber, & Wildlife Clinton, AR / Van Buren County

PROPERTY DESCRIPTION

56.3 surveyed acres located in Van Buren County, Arkansas approximately 20 minutes West of Clinton. This property has paved road frontage, public water access, electricity access, and high-speed internet access. It consists of 13 +/- acres of pasture, 27 +/- acres of plantation pine, and the remainder in natural hardwoods. It is ideal for building a home, cutting hay, running a few cattle/horses, or just park a camper for an escape from the fast pace of life. There is an additional 50 +/- acre tract for sale that joins if you're needing more acreage. For information contact Kevin Keen at [\(870\)215-1185](tel:8702151185).



56.3 +/- Acres of Pasture, Timber, & Wildlife
Clinton, AR / Van Buren County

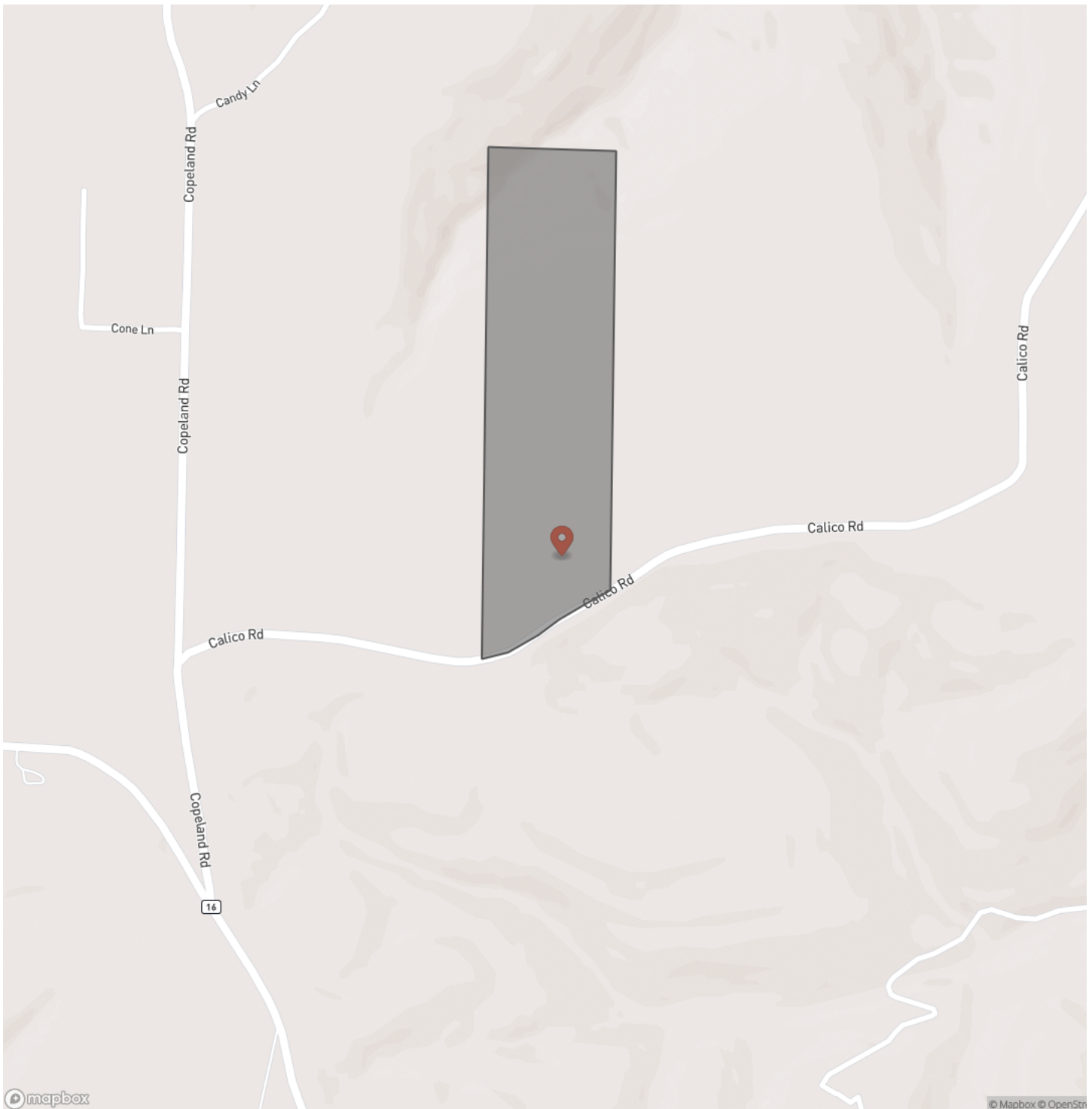


MORE INFO ONLINE:

ArkansasLandForSale.com

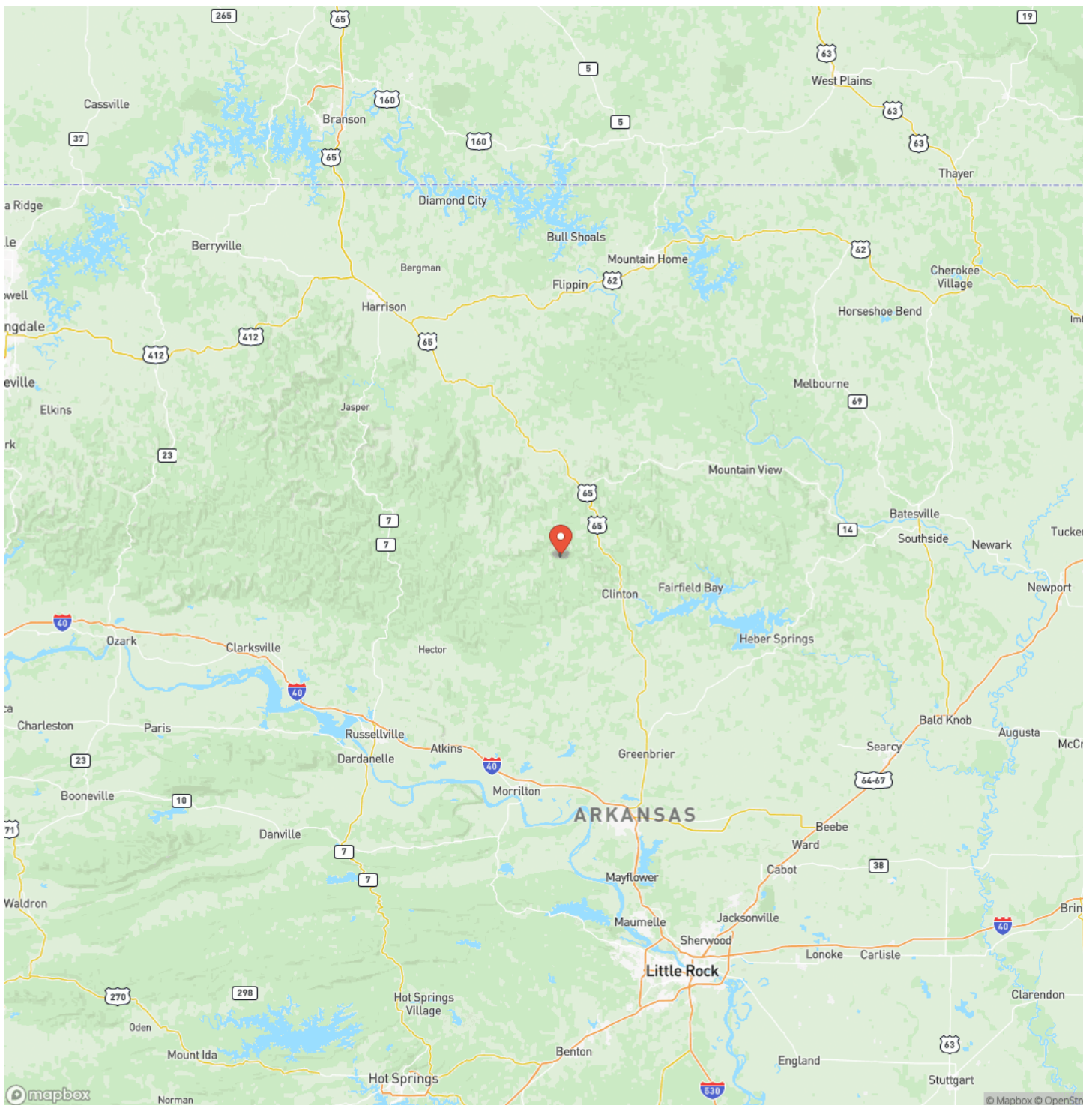


Locator Map

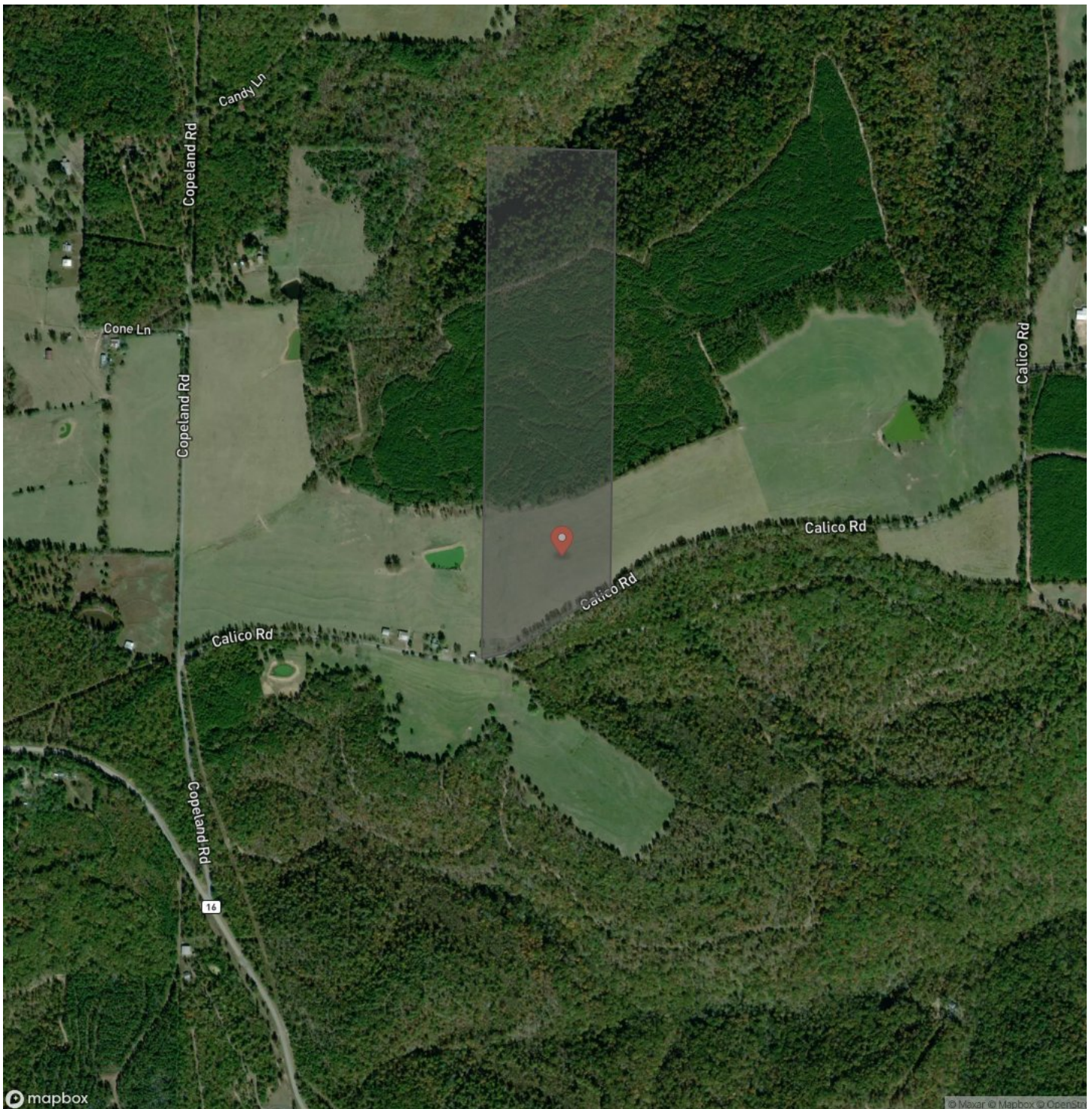


56.3 +/- Acres of Pasture, Timber, & Wildlife
Clinton, AR / Van Buren County

Locator Map



Satellite Map



56.3 +/- Acres of Pasture, Timber, & Wildlife 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 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.



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.

MORE INFO ONLINE:

ArkansasLandForSale.com



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

MORE INFO ONLINE:

ArkansasLandForSale.com

