

**116 +/- Acres Prime Pasture, Pond, Timber & Barn in
Van Buren Co.
00 Candy Ln
Clinton, AR 72031**

\$377,000
116± Acres
Van Buren County



**116 +/- Acres Prime Pasture, Pond, Timber & Barn in Van Buren Co.
Clinton, AR / Van Buren County**

SUMMARY

Address

00 Candy Ln

City, State Zip

Clinton, AR 72031

County

Van Buren County

Type

Ranches, Hunting Land, Residential Property

Latitude / Longitude

35.68491 / -92.628658

Taxes (Annually)

250

Acreage

116

Price

\$377,000

Property Website

<https://arkansaslandforsale.com/property/116-acres-prime-pasture-pond-timber-barn-in-van-buren-co-van-buren-arkansas/55324/>



MORE INFO ONLINE:

ArkansasLandForSale.com



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Clinton, AR / Van Buren County**

PROPERTY DESCRIPTION

116 +/- acres of excellent Van Buren County property. This tract is located a few minutes outside of Clinton, AR just off of Highway 16. This area provides the seclusion many of us seek while only being 15-20 minutes from the amenities and needs that Clinton will provide. This property has it all: beautiful pasture, pond, timber, wet weather creek, and barn. Both electricity and public water are nearby should you want to build a cabin or custom home. For those wanting to live on site, there is currently high-speed internet being ran down the side roads off highway 16 and should be available soon at this property. Whether you want to run a few cattle, cut hay, or just have this as a primary hunting tract, it will suit you well. The open pasture has a lot of wildlife moving through and around it with turkeys and plenty of deer observed on site. For more information or to schedule a showing, contact Kevin Keen at (870)215-1185.



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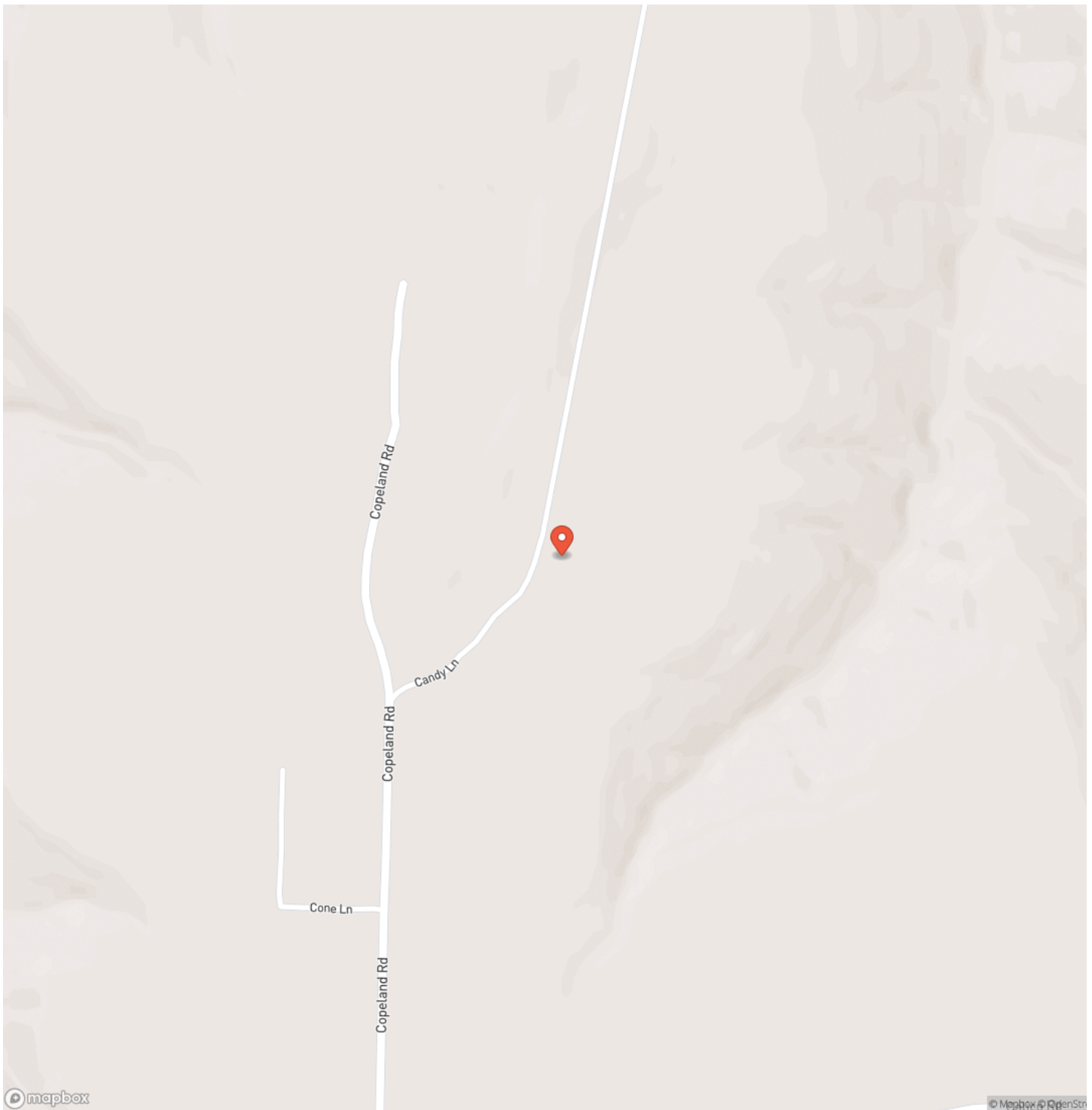
MORE INFO ONLINE:

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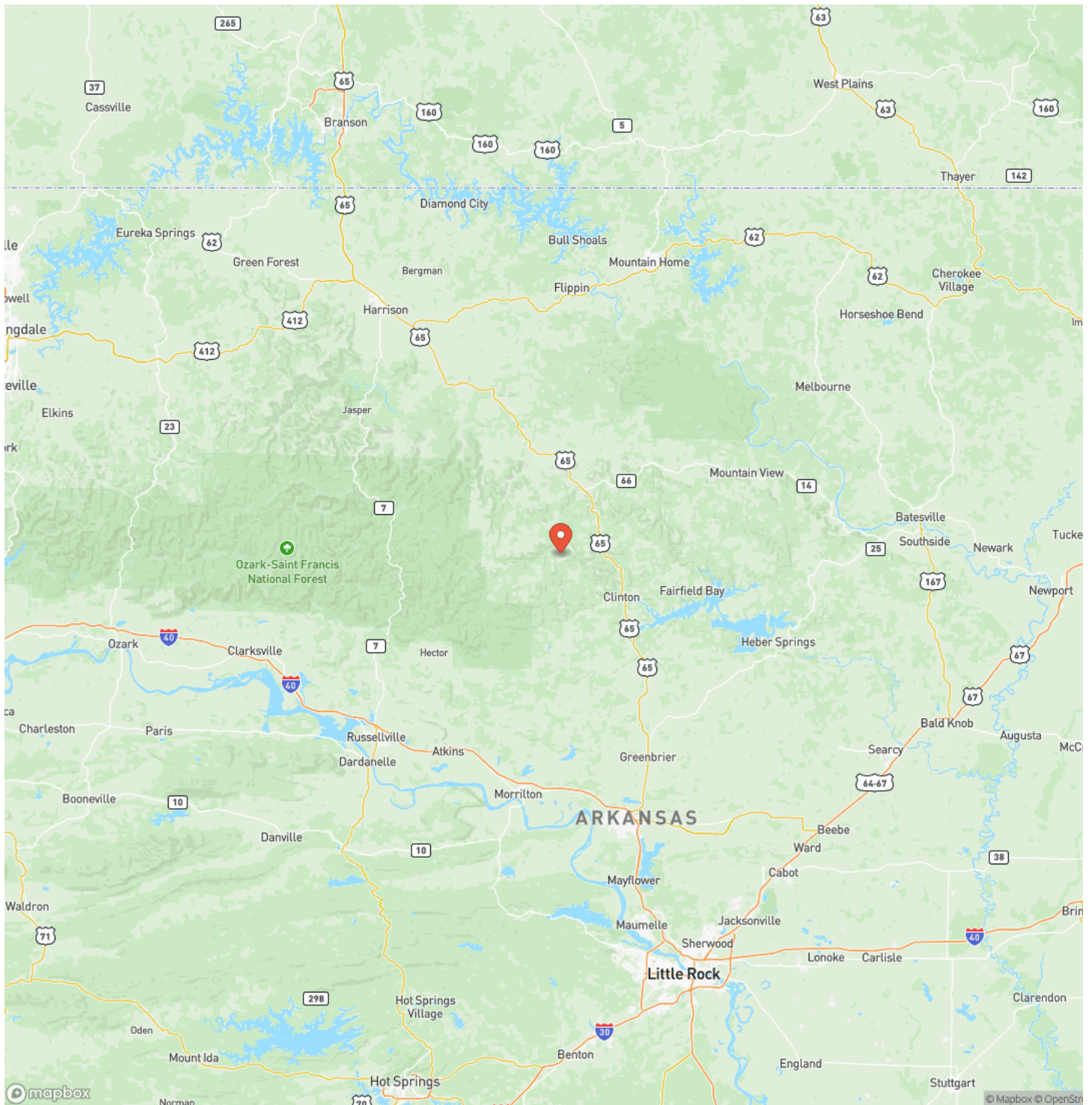
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Locator Map



Clinton, AR / Van Buren County

Locator Map



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Satellite Map



MORE INFO ONLINE:

[ArkansasLandForSale.com](https://www.ArkansasLandForSale.com)



116 +/- Acres Prime Pasture, Pond, Timber & Barn in Van Buren Co. 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 blue 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.



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