

SECLUDED WITH ENDLESS POSSIBILITIES!!!

Greta Road
Clinton, AR 72031

\$410,000

175± Acres
Van Buren County



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Clinton, AR / Van Buren County

SUMMARY

Address

Greta Road

City, State Zip

Clinton, AR 72031

County

Van Buren County

Type

Hunting Land, Business Opportunity, Recreational Land,
Timberland, Undeveloped Land

Latitude / Longitude

35.61564 / -92.53415

Acreage

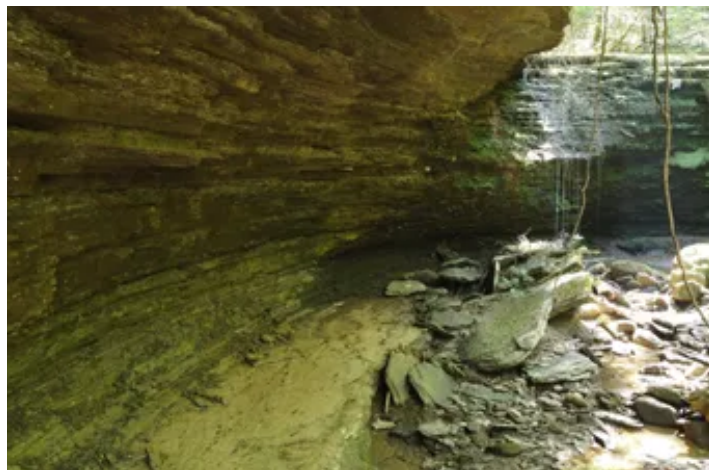
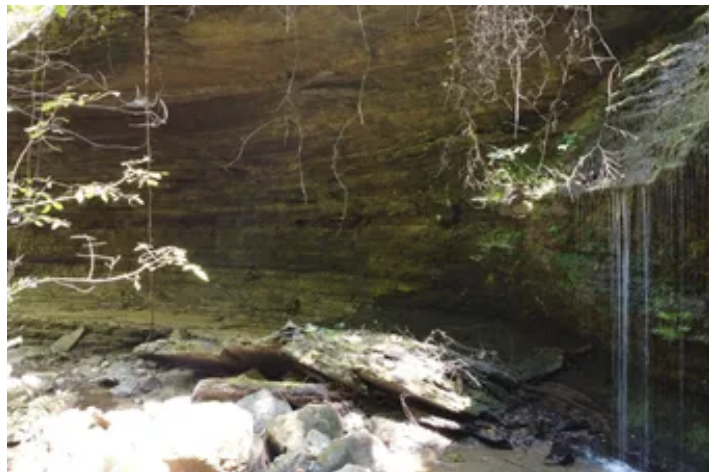
175

Price

\$410,000

Property Website

<https://arkansaslandforsale.com/property/secluded-with-endless-possibilities-van-buren-arkansas/89393/>



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PROPERTY DESCRIPTION

175 +/- Acres of Secluded Ozark Recreational, Hunting, Timberland with Modern Amenities and Untouched Beauty

Your dream escape awaits in the rolling hills of the Ozark Mountains—175 acres of pristine, mostly wooded property offering a rare combination of seclusion, natural beauty, recreational opportunities, and modern connectivity. Whether you're looking to build your forever home, a hunting retreat, or simply invest, this property checks all the boxes offering endless opportunities.

Privacy and Security

Accessed by a **locked gate and deeded easement**, this expansive property ensures unmatched privacy and peace of mind. Where you'll enjoy the serenity of the mountains without sacrificing convenience.

Modern Infrastructure

Unlike most remote tracts, this land offers **easy access to electricity and high-speed fiber internet**, making it ideal for those seeking to live off-grid without disconnecting completely. Whether you're working remotely or just want to stream your favorite shows at your cabin in the woods, you'll have everything you need.

Ideal Location

- **15 minutes to Clinton, AR** for groceries, fuel, hardware stores, restaurants, and healthcare
- **25 minutes to Greers Ferry Lake**—a popular destination for boating, fishing, and all kinds of water recreation
- **About 1 hour to Conway, AR**, offering a wider range of shopping, dining, and cultural activities
- **Just over 2 hours to Branson, MO**, for weekend getaways, entertainment, and family fun

Nature Lover's Paradise

The land is a diverse mix of **hardwoods and pine**, with **marketable timber** for those interested in forestry income or land management. The terrain features rolling hills, **creeks, waterfalls, rock outcroppings**, and **natural overhangs**—perfect for hiking, photography, or simply relaxing in nature.

Wildlife is abundant in the area, consisting of **whitetail deer, turkey, black bear**, and various small game species. Whether you're an avid hunter, a wildlife watcher, or just love the outdoors, this property offers **year-round recreational opportunities**.

Unlimited Potential

- Build your **off-grid homestead** or luxury mountain retreat
- Develop **hunting cabins or a lodge** for friends, family, or guests
- Create a **recreational compound** with trails, campsites, and adventure spots
- Use as a **land investment** with future timber income and appreciation potential
- Or simply hold it as your own **private nature sanctuary**

Rare Opportunity

In today's fast-paced world, it's rare to find land that offers privacy and natural beauty **without giving up access to modern essentials**. Whether you're an outdoor enthusiast, an investor, or someone who just wants room to breathe, this 175-acre Ozark haven is the

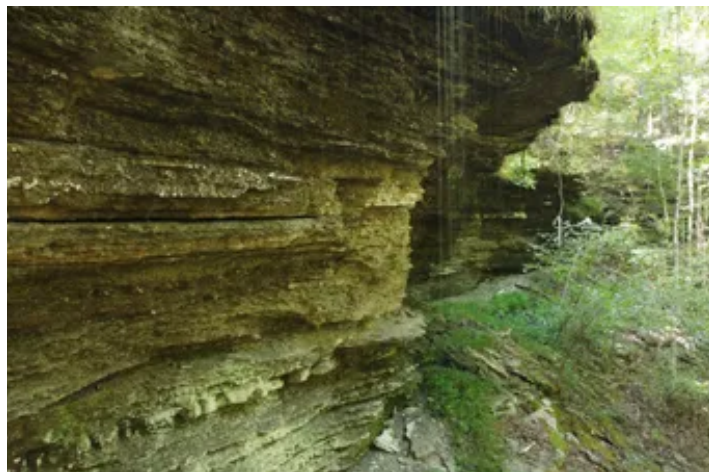
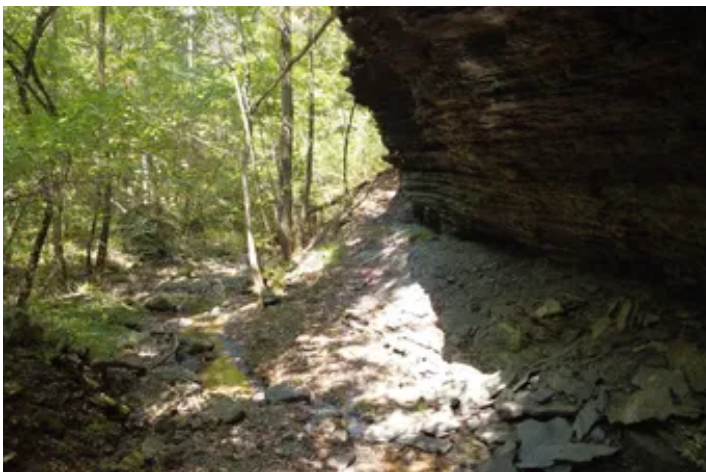


canvas for your vision. Make your vision a reality.

Come experience the freedom, peace, and wild beauty of the Ozark mountains. Properties like this don't come around often—schedule a visit today and see what makes this land so special. To set up a private showing contact Exclusive Listing Agent David Wallis [870-448-7280](tel:870-448-7280)



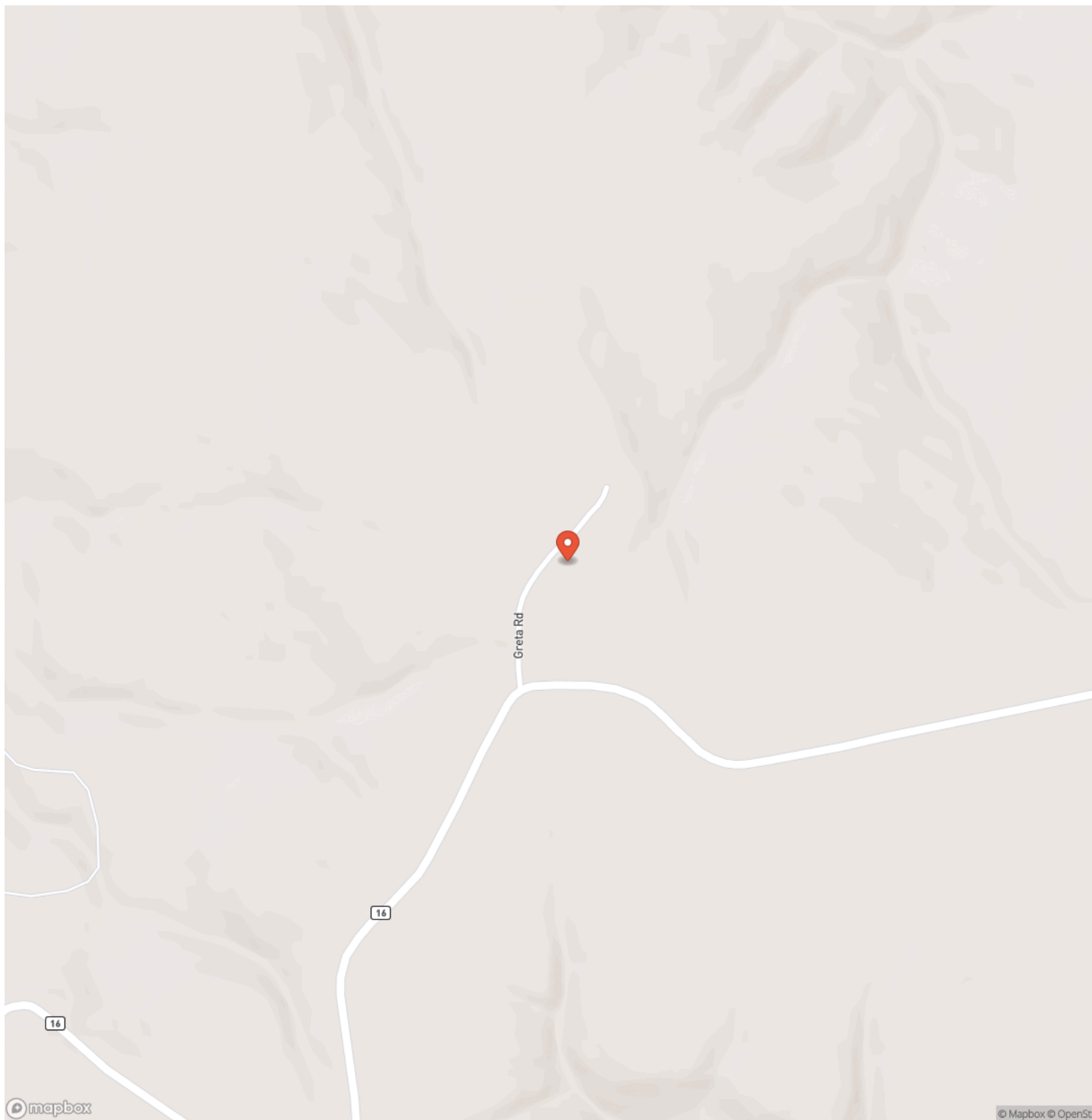
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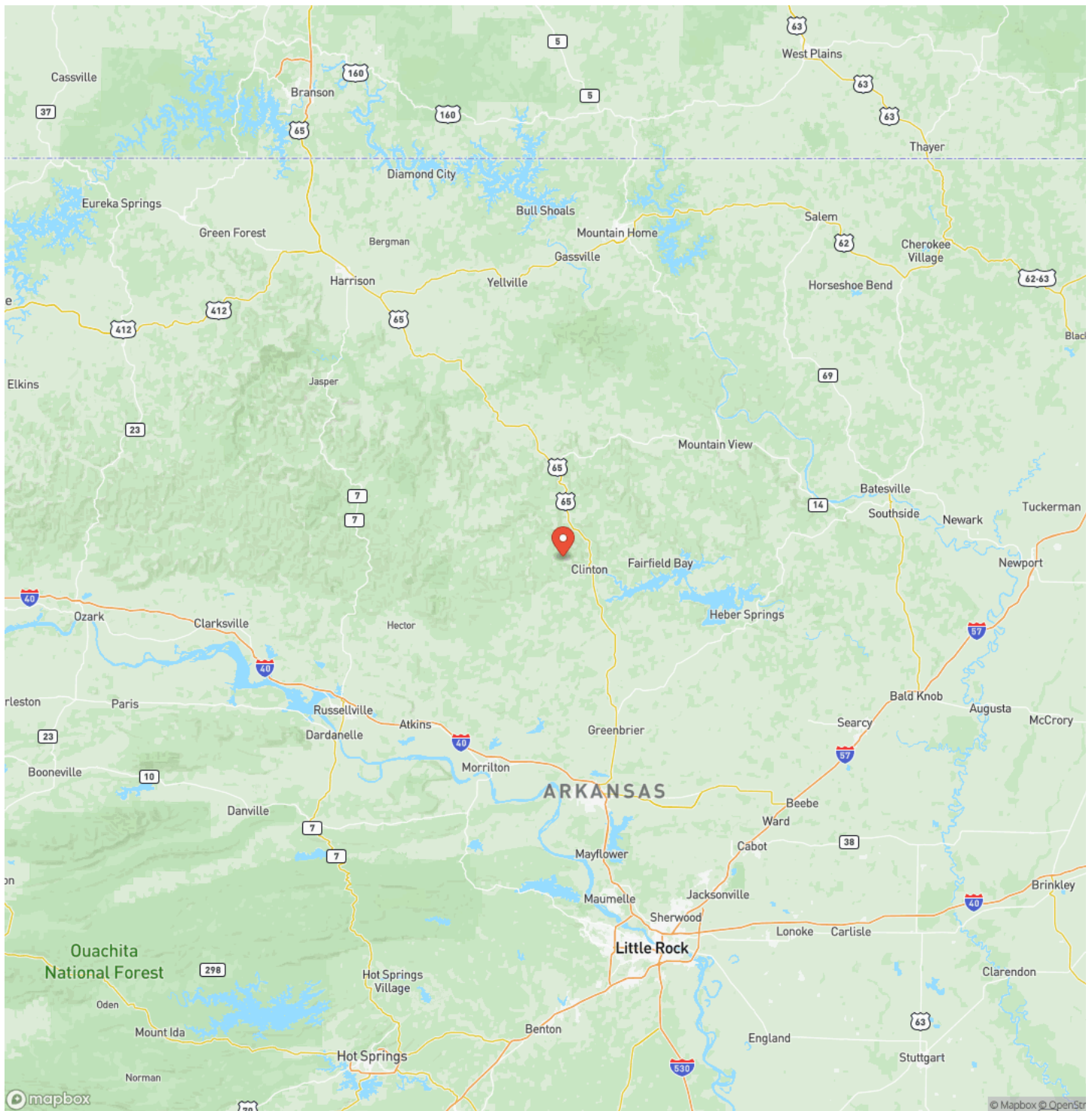
Locator Map



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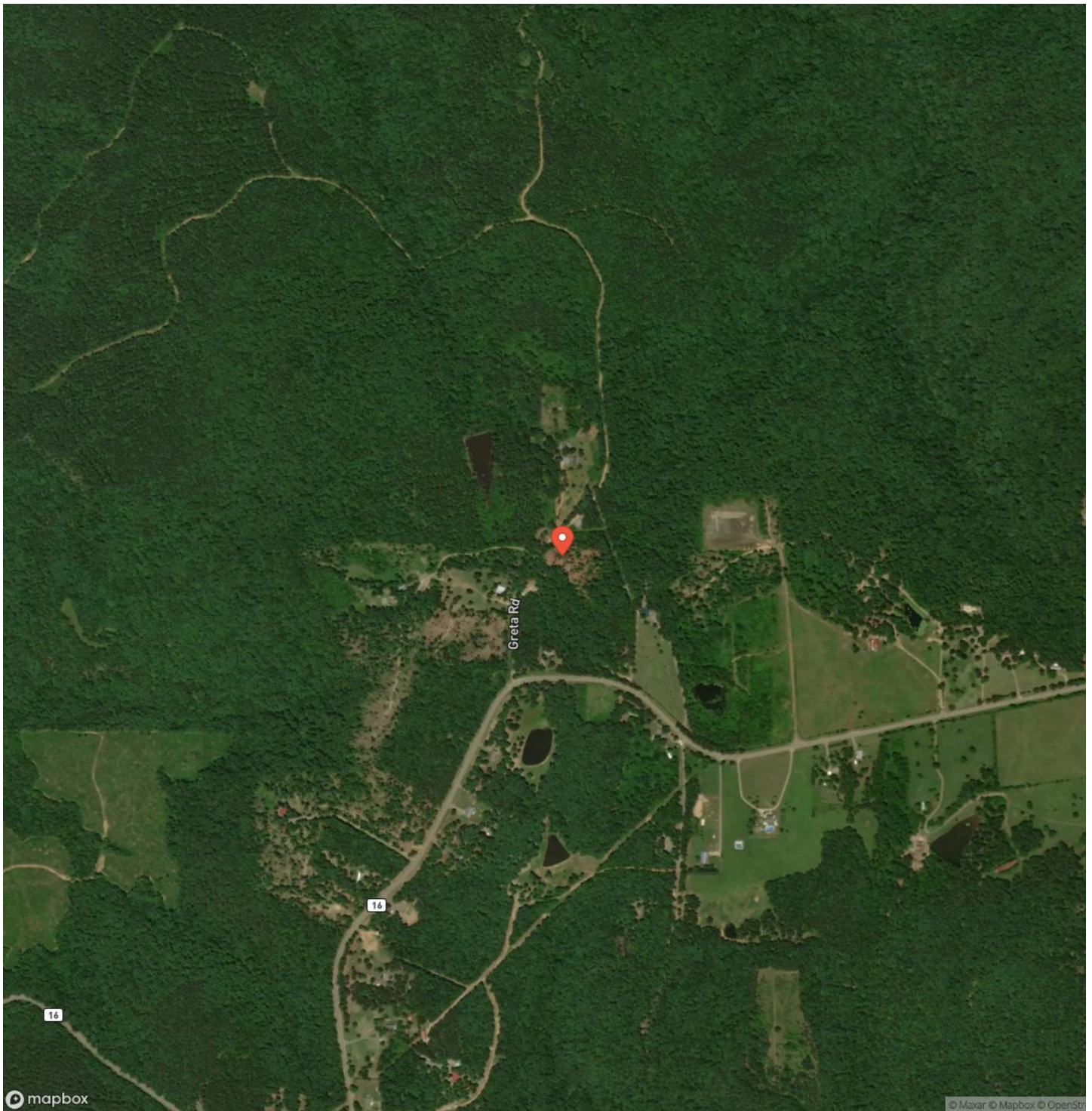
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Locator Map



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Satellite Map



Clinton, AR / Van Buren County

For more information contact:



David Wallis

(870) 448-7280

(870) 448-7280

david@arkansas.land

City / State / Zip

NOTES



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.

ArkansasLandForSale.com

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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