

**GREAT BUSINESS OPPORTUNITY!!!**

171 Kay Lane  
Clinton, AR 72031

**\$230,000**

1.760± Acres  
Van Buren County



**MORE INFO ONLINE:**

**[ArkansasLandForSale.com](http://ArkansasLandForSale.com)**



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**Clinton, AR / Van Buren County**

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**SUMMARY**

**Address**

171 Kay Lane

**City, State Zip**

Clinton, AR 72031

**County**

Van Buren County

**Type**

Commercial, Business Opportunity

**Latitude / Longitude**

35.470701 / -92.417614

**Dwelling Square Feet**

1840

**Bedrooms / Bathrooms**

6 / 3

**Acreage**

1.760

**Price**

\$230,000

**Property Website**

<https://arkansaslandforsale.com/property/great-business-opportunity-van-buren-arkansas/78650/>



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Clinton, AR / Van Buren County

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### PROPERTY DESCRIPTION

#### **Commercial Property with Exceptional Business Potential Near Clinton, AR**

This versatile commercial property, located just minutes from Clinton, Arkansas, and the scenic Greers Ferry Lake, offers a multitude of opportunities for business ventures.

#### **Main Building:**

- **Private Bedrooms:** Six private bedrooms, providing comfortable accommodations for staff or guests.
- **Common Area:** Features two walk-in showers, two toilets with vanities, and washer and dryer hookups for added convenience.

#### **Second Building:**

- **Full Kitchen & Dining:** Equipped with a complete kitchen and dining area, suitable for communal meals or catering services.
- **Additional Facilities:** Includes a full bathroom and two washer and dryer hookups, enhancing operational efficiency.

#### **Outdoor Amenities:**

- **Parking & Recreation:** A graveled parking lot accommodates ample vehicles, complemented by a patio area ideal for grilling and outdoor gatherings.
- **RV Hookups:** Three full RV hookups present an opportunity for additional income through short-term rentals or accommodating traveling professionals.

#### **Proximity Highlights:**

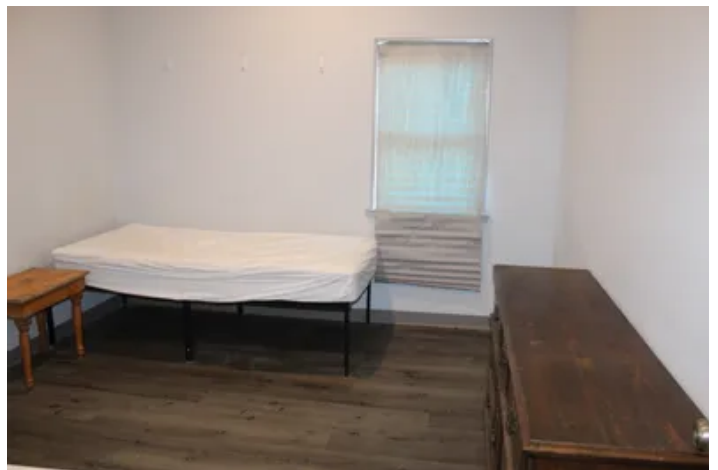
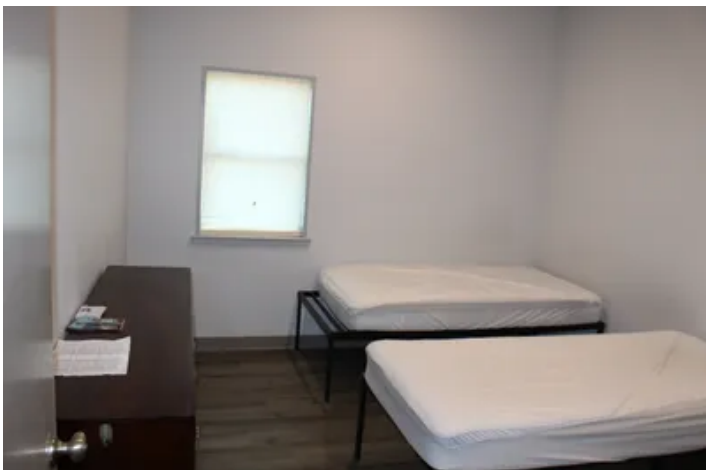
- **Clinton, AR:** Easily accessible, ensuring convenience for both staff and visitors.
- **Greers Ferry Lake:** A renowned destination for fishing, boating, and recreational activities, attracting tourists year-round.

This property's strategic location and diverse facilities position it as an excellent investment for various business endeavors, including hospitality services, recreational rentals, or communal gatherings. All furnishings convey with sale at no monetary value. Mineral Rights do not convey.

To set up a viewing contact Exclusive Listing Agent David Wallis [870-448-7280](tel:870-448-7280)

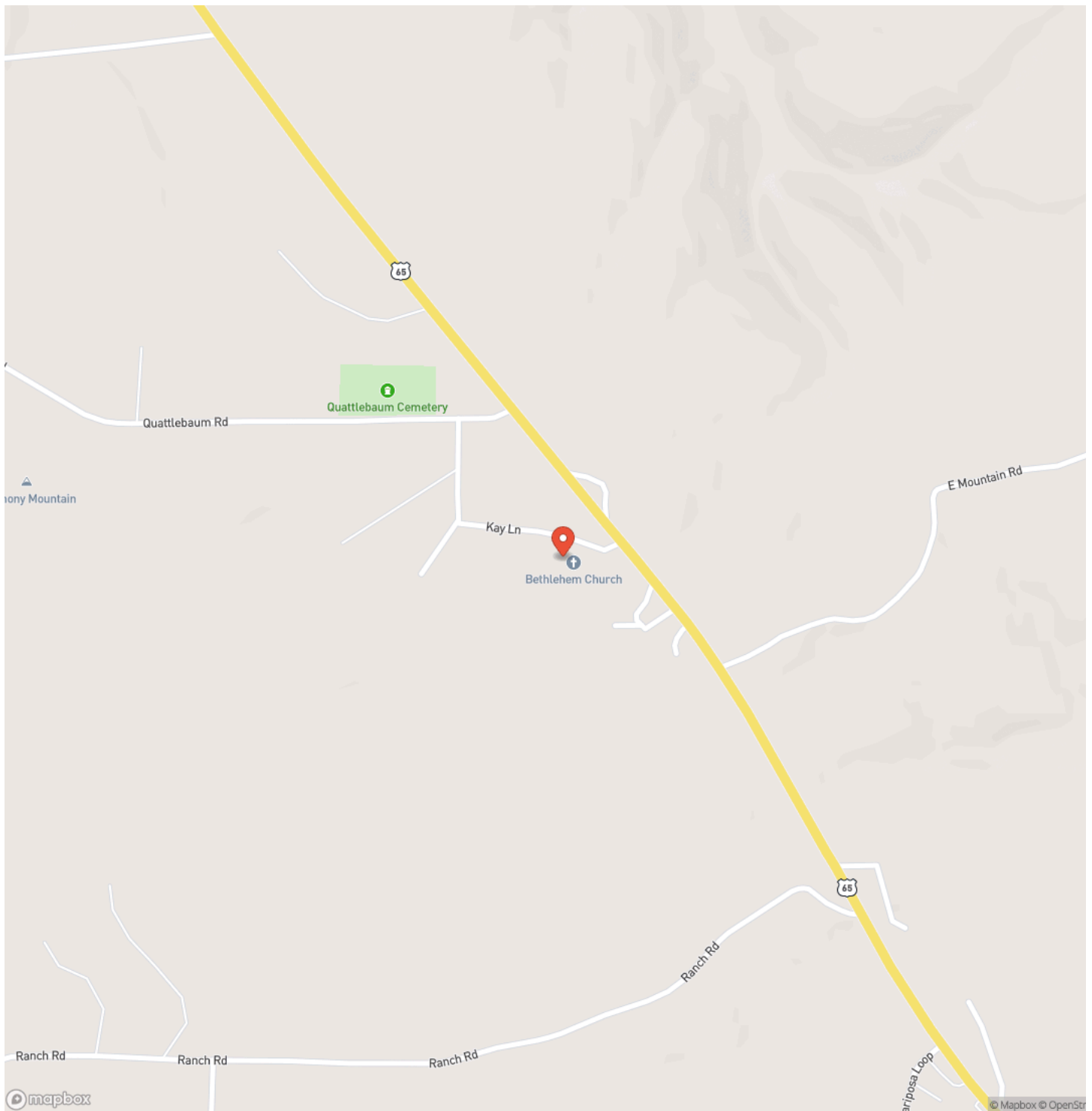


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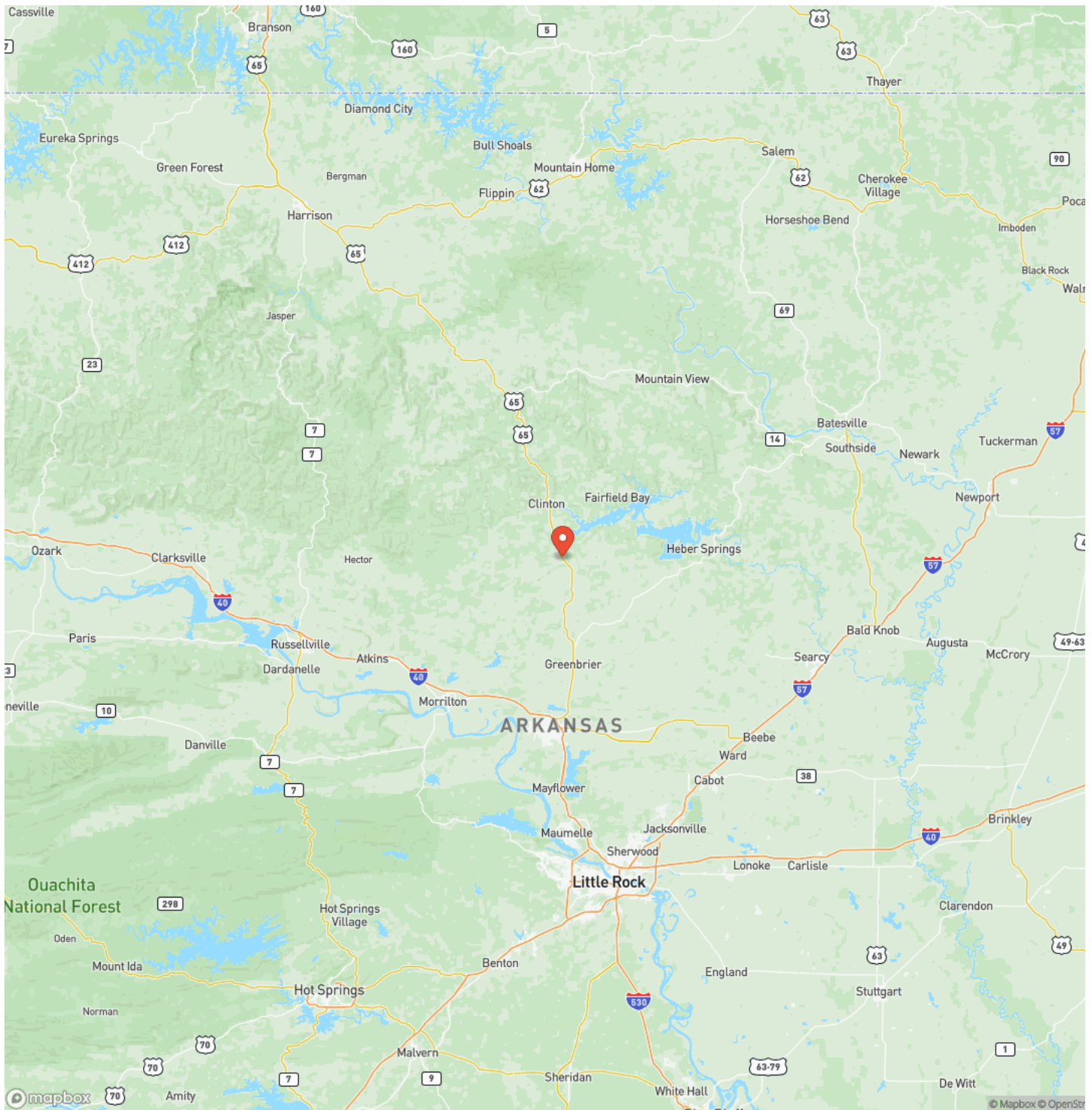




## Locator Map



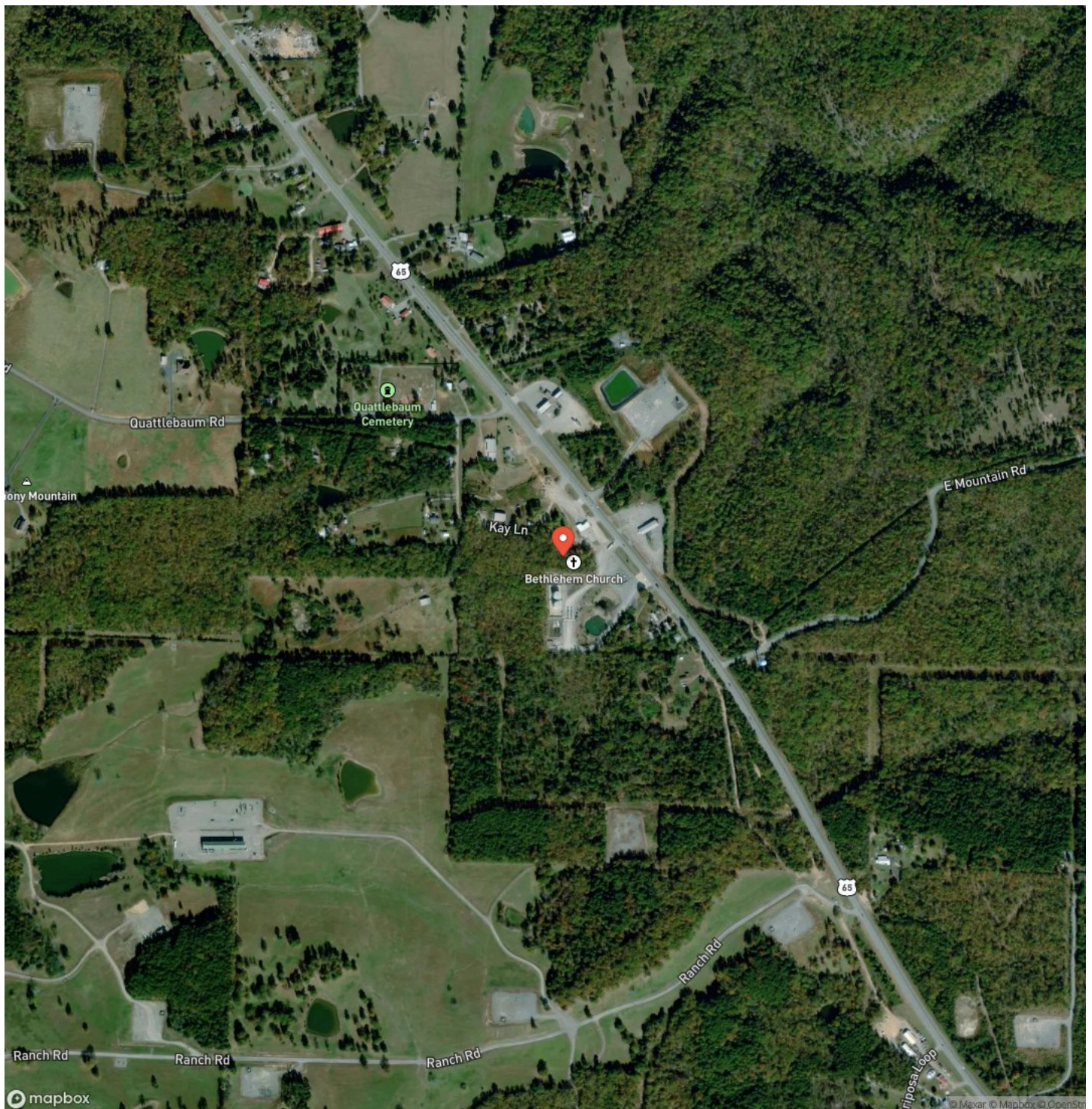
## Locator Map





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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





## NOTES

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.





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