

Botkinburg 120  
TBD  
Botkinburg, AR 72031

**\$240,000**  
120± Acres  
Van Buren County



**Botkinburg 120**  
**Botkinburg, AR / Van Buren County**

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**SUMMARY**

**Address**

TBD

**City, State Zip**

Botkinburg, AR 72031

**County**

Van Buren County

**Type**

Hunting Land

**Latitude / Longitude**

35.70045 / -92.47585

**Acreage**

120

**Price**

\$240,000

**Property Website**

<https://www.mossoakproperties.com/property/botkinburg-120-van-buren-arkansas/110230/>



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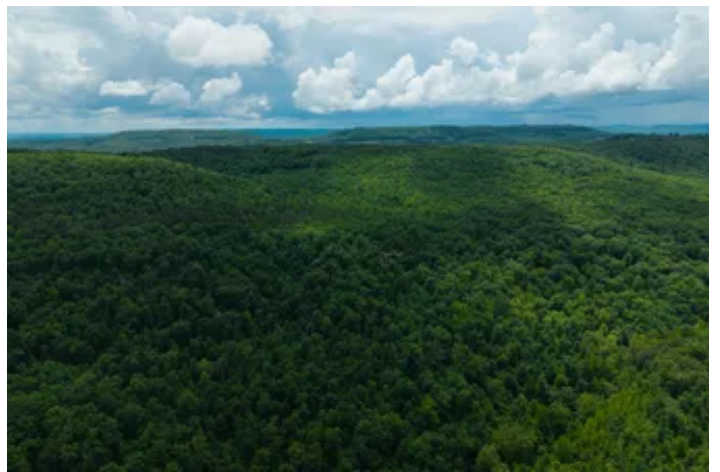
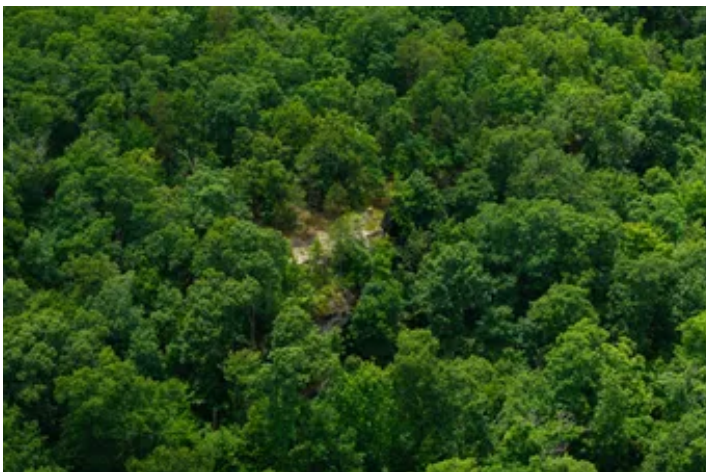
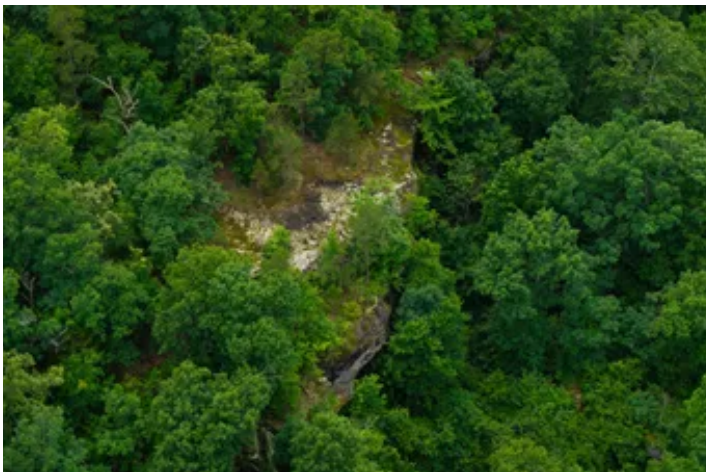
**PROPERTY DESCRIPTION**

120 Acres of Ozark Paradise - Incredible Bluff Views & Premier Hunting! Escape to your own private slice of the Ozarks with this breathtaking 120-acre tract just 12 miles from Clinton. Featuring an absolutely unbelievable lookout bluff with long-range mountain views, this property offers the kind of scenery that's becoming nearly impossible to find. Outdoor enthusiasts will appreciate the outstanding hunting opportunities with a healthy population of deer, turkey, and bear roaming the property. The diverse terrain provides excellent wildlife habitat, making it a true sportsman's paradise. Access is secured through a deeded easement, providing privacy and seclusion while still being conveniently located near town amenities. Whether you're looking for a hunting retreat, recreational getaway, future cabin site, or long-term land investment, this property checks all the boxes

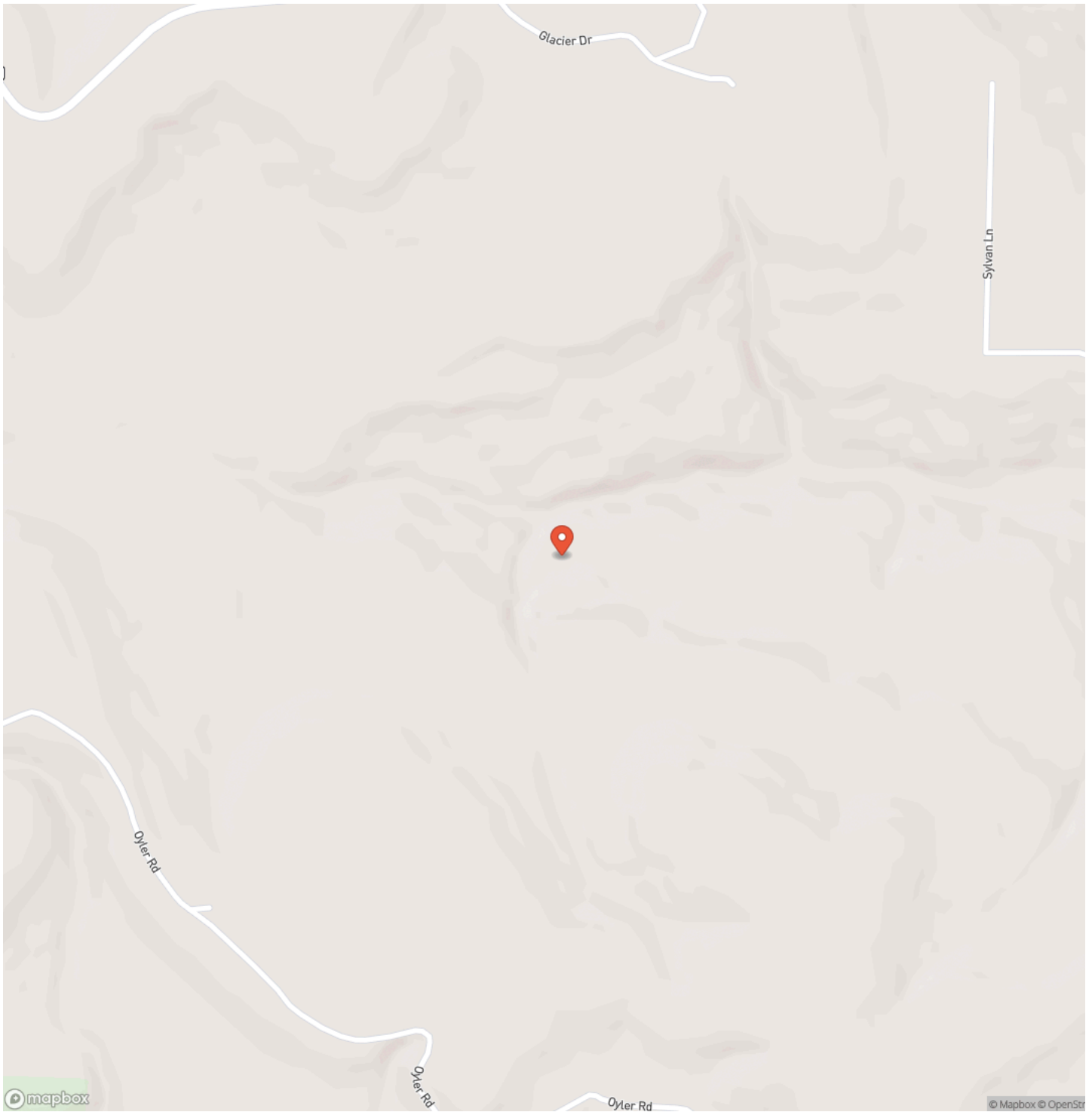


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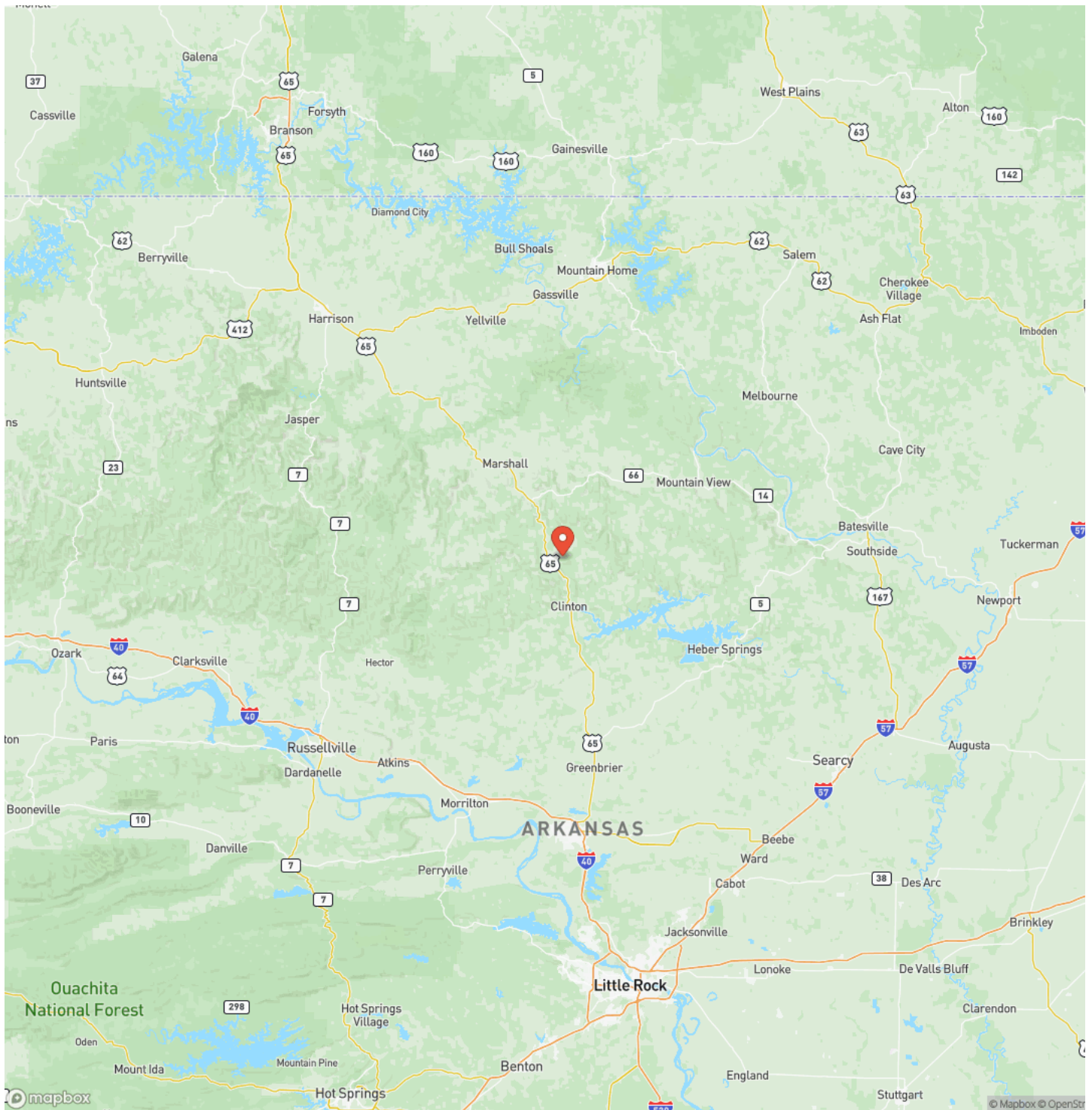
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## Locator Map



# Locator Map



## Satellite Map







## **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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**Mossy Oak Properties Field, Farm, and Homes**

1200 Fort Street

Barling, AR 72923

(479) 480-7000

<https://www.mossoakproperties.com/>

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