Van Buren 12
TBD Shilow LN
Clinton, AR 72031

$40,000
12.5± Acres
Van Buren County

MORE INFO ONLINE:

https://moplandandhome.com/

SUMMARY

Address
TBD Shilow LN

City, State Zip
Clinton, AR 72031

County
Van Buren County

Type
Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude
35.761501 / -92.425874

Taxes (Annually)
$48

Acreage
12.5

Price
$40,000

Property Website
https://moplandandhome.com/property/van-buren-12-van-buren-arkansas/111848/

PROPERTY DESCRIPTION

Escape to the tranquility of Van Buren 12, a remarkable 12.5-acre parcel nestled in the heart of Arkansas. This diverse property presents an exceptional opportunity for those seeking a personal hunting retreat, a future residential haven, or a strategic timberland investment. With its prime location and abundant natural beauty, Van Buren 12 invites you to craft your ideal outdoor lifestyle or capitalize on its promising potential.

Location

Situated near Clinton, Arkansas, within Van Buren County, this property offers the perfect blend of secluded natural beauty and convenient access. Its proximity to local amenities ensures that while you enjoy the peace of your private acreage, essential services are never far away. The region is renowned for its scenic landscapes and recreational opportunities, making it an ideal setting for both adventure and relaxation.

Land and terrain

Spanning 12.5 acres, this undeveloped land boasts a natural state, offering a pristine canvas for your vision. The varied terrain provides an engaging environment, perfect for exploring, developing, or simply enjoying the untouched wilderness. Buyers will appreciate the freedom to shape this landscape to their desires, whether that involves creating trails, building a dream home, or managing timber resources.

Improvements and infrastructure

The property awaits your personal touch regarding improvements, offering a blank slate for development. This allows for complete customization, enabling you to design and build structures precisely to your specifications, ensuring they perfectly complement your lifestyle or investment goals.

Water and utilities

Essential utilities are readily available, including cable, electricity, and water, simplifying any future development plans. These connections provide a significant advantage, paving the way for immediate enjoyment and long-term sustainability. The presence of these crucial services ensures a smooth transition for building a residence or establishing recreational facilities.

Wildlife and vegetation

The land is a haven for diverse wildlife, including dove, small game, turkey, and whitetail deer, making it an ideal spot for hunting and bird watching enthusiasts. The natural vegetation further enhances the property's appeal, providing a rich habitat for local fauna and contributing to the serene, natural ambiance.

Current and potential use

Currently utilized for hunting and investment, Van Buren 12 offers a multitude of possibilities. Its potential uses extend to recreational activities, residential development, and timber management. This versatility allows future owners to tailor the property to their evolving needs, whether for a private getaway, a permanent residence, or a strategic long-term asset.

Access and easements

Access to the property is facilitated by both county and private gravel roads, ensuring ease of entry while maintaining a sense of privacy. This combination of road frontage provides excellent accessibility for vehicles and equipment, making it convenient for both daily use and larger projects.

Contact us today to learn more or to schedule a visit and explore the vast potential of Van Buren 12.

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Locator Map

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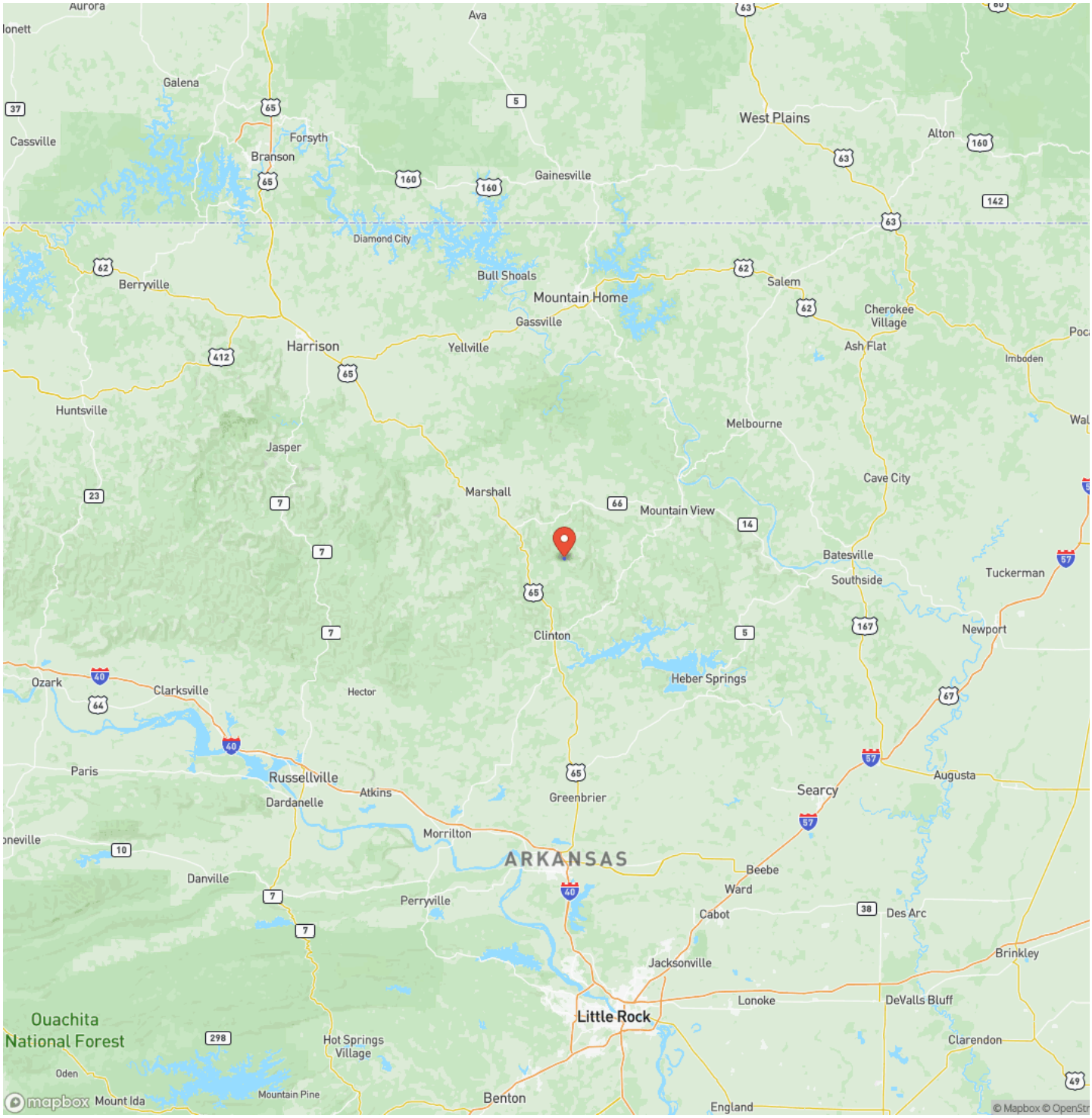
Locator Map



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Satellite Map

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LISTING REPRESENTATIVE

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NOTES

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