

5640 Hwy 65
5640 Hwy 65
Clinton, AR 72031

\$142,500
9± Acres
Van Buren County



5640 Hwy 65
Clinton, AR / Van Buren County

SUMMARY

Address

5640 Hwy 65

City, State Zip

Clinton, AR 72031

County

Van Buren County

Type

Residential Property, Business Opportunity

Latitude / Longitude

35.659413 / -92.472185

Taxes (Annually)

\$40

Dwelling Square Feet

768

Bedrooms / Bathrooms

2 / 2

Acreage

9

Price

\$142,500

Property Website

<https://www.mossyoakproperties.com/property/5640-hwy-65-van-buren-arkansas/112119/>



PROPERTY DESCRIPTION

Endless possibilities await on this unique 9-acre property with Highway 65 frontage in Clinton, Arkansas. Whether you're looking for an investment opportunity, short-term rental potential, or a weekend getaway, this property is ready for its next owner.

The property features a 16' x 24' two-story dwelling with an attached garage, offering flexible living or rental space. Also included is a charming 12' x 16' cabin complete with a beautiful tile shower, providing a comfortable and inviting retreat for guests or tenants. A separate 8' x 9' detached laundry building adds convenience and functionality.

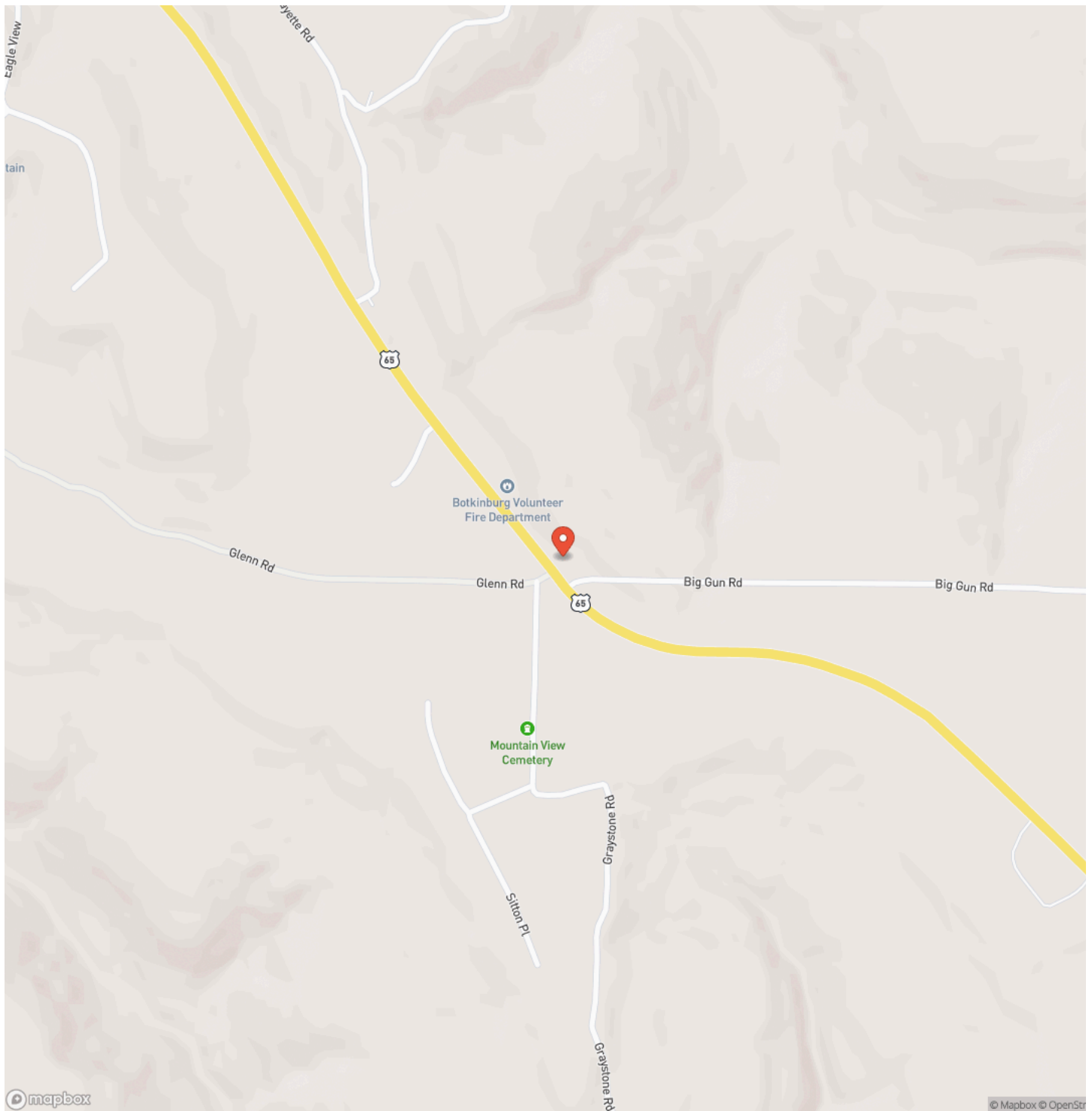
With multiple structures already in place and excellent visibility and access from Highway 65, this property offers outstanding potential for rental income, weekend retreats, or future expansion. Enjoy the peaceful setting while remaining just minutes from the amenities and recreation that Clinton and the surrounding area have to offer.

Don't miss this rare opportunity to own a versatile property with acreage, highway frontage, and income-producing potential.

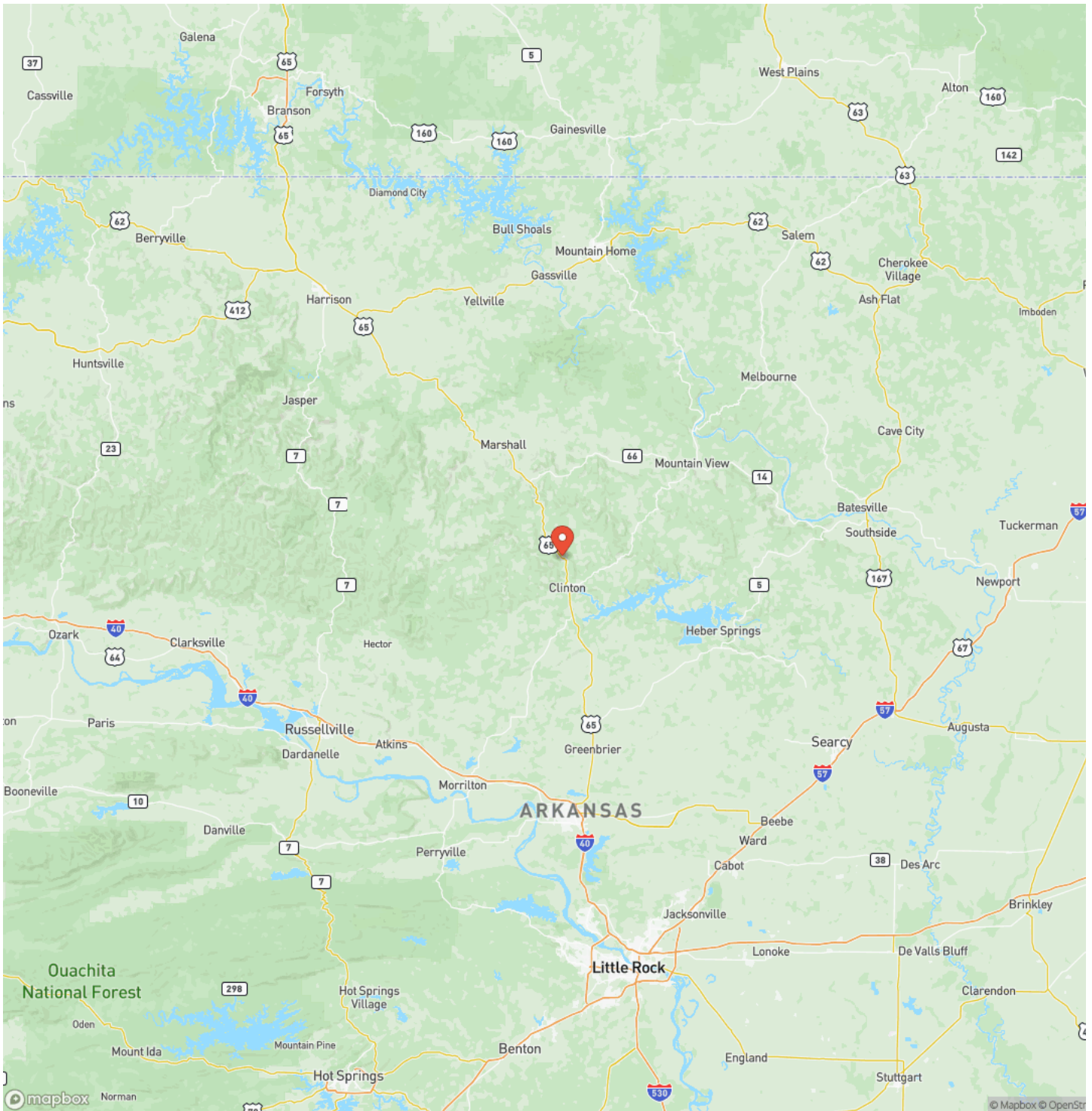
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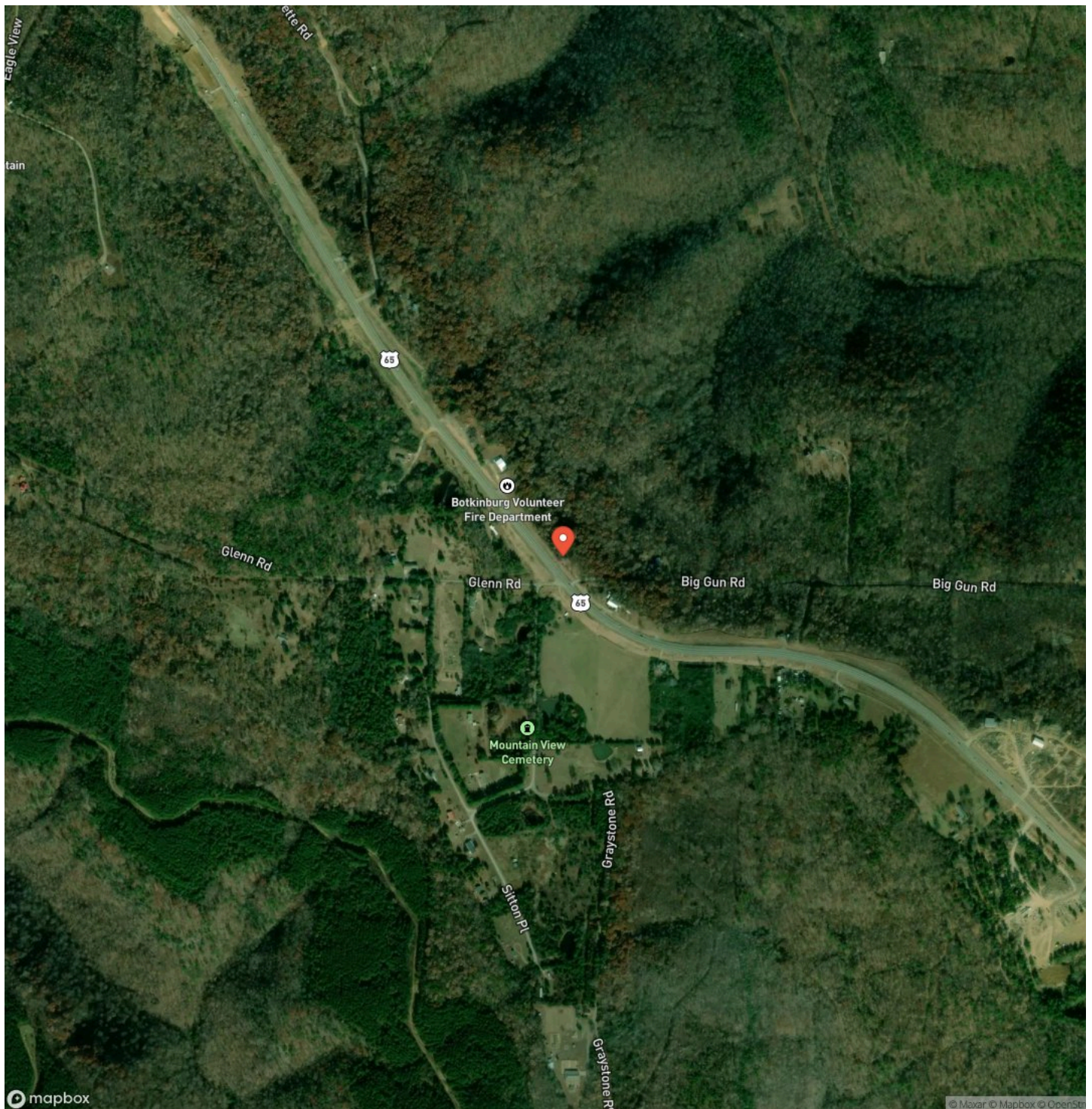
Locator Map



Locator Map



Satellite Map



5640 Hwy 65
Clinton, AR / Van Buren County

LISTING REPRESENTATIVE
For more information contact:



Representative
Ricky Roberts

Mobile
(479) 280-0305

Office
(479) 480-7000

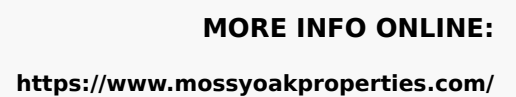
Email
rroberts@mossyoakproperties.com

Address
1200 Fort Street

City / State / Zip
Barling, AR 72926

NOTES

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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.

Mossy Oak Properties Field, Farm, and Homes

1200 Fort Street

Barling, AR 72923

(479) 480-7000

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

