

Clear Creek 870
00 Stagecoach Road
Sheridan, AR 72132

\$2,078,400
870± Acres
Grant County



Clear Creek 870
Sheridan, AR / Grant County

SUMMARY

Address

00 Stagecoach Road

City, State Zip

Sheridan, AR 72132

County

Grant County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

34.471514 / -92.282099

Acreage

870

Price

\$2,078,400

Property Website

www.forestryrealestate.com



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PROPERTY DESCRIPTION

Clear Creek 870 offers mature timber and recreational land just 25 miles south of Little Rock in Grant County, Arkansas. Located 18 miles north of Sheridan between Highway 167 and I-530, the property has frontage on Stagecoach Road along with additional public roads.

The tract includes 630 acres of pine plantation and 200 acres of natural pine and hardwood. A well-maintained internal road system provides access throughout, and the sturdy original IP gates remain in place. With several mills in the area, haul distances are minimal, which is a strong advantage for timber investors.

Beyond its investment value, the mix of plantation pine and hardwood makes Clear Creek 870 well suited for recreational use. Power, water, and internet are available along both ends of the property.

Clear Creek 870 is priced in line with comparable tracts located two hours from Little Rock, making it a rare value this close to the city. The property is available as a whole or in three separate tracts of varying sizes all linked below.

[Clear Creek 665](#)

[Clear Creek 128](#)

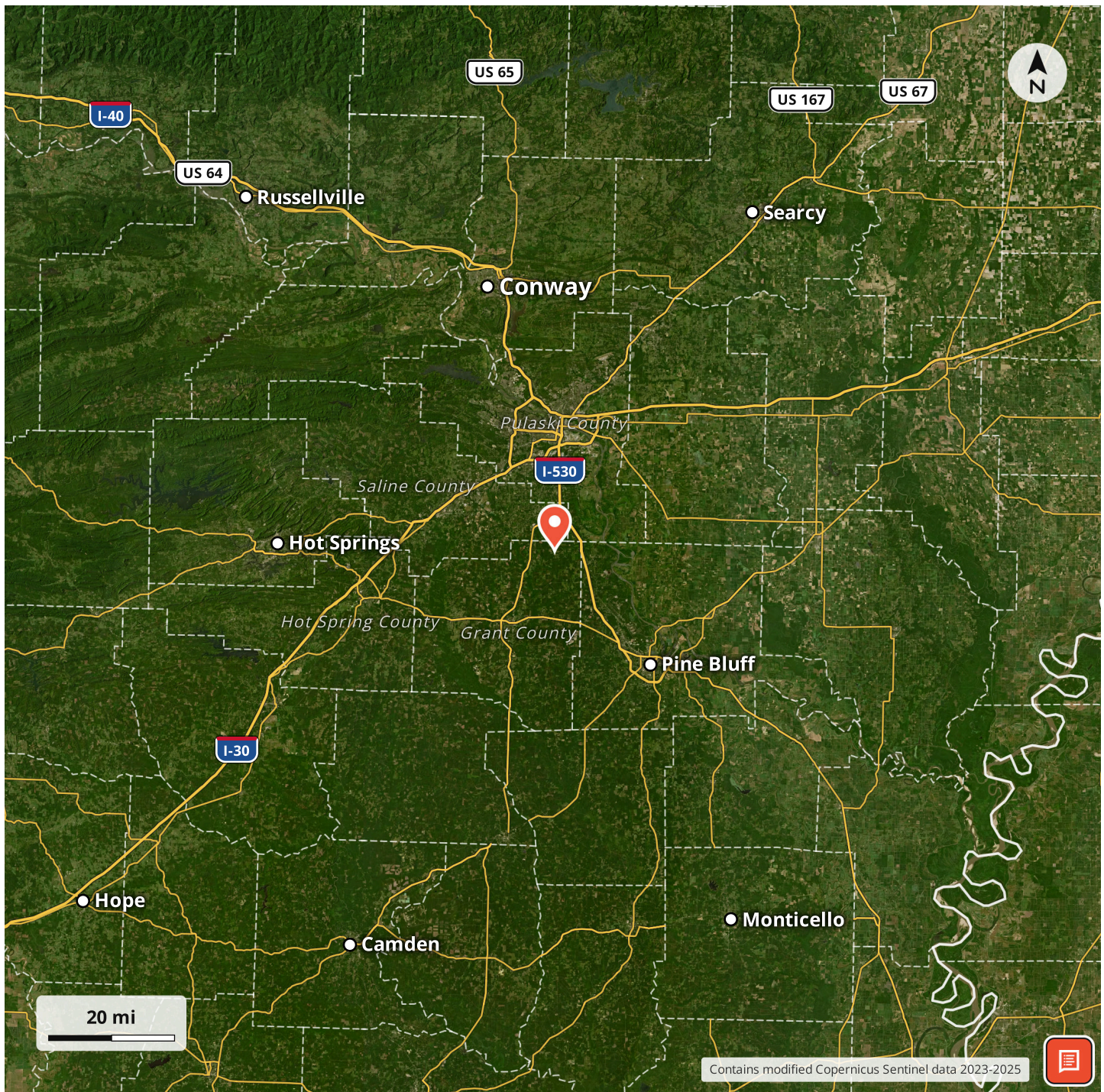
[Clear Creek 73](#)



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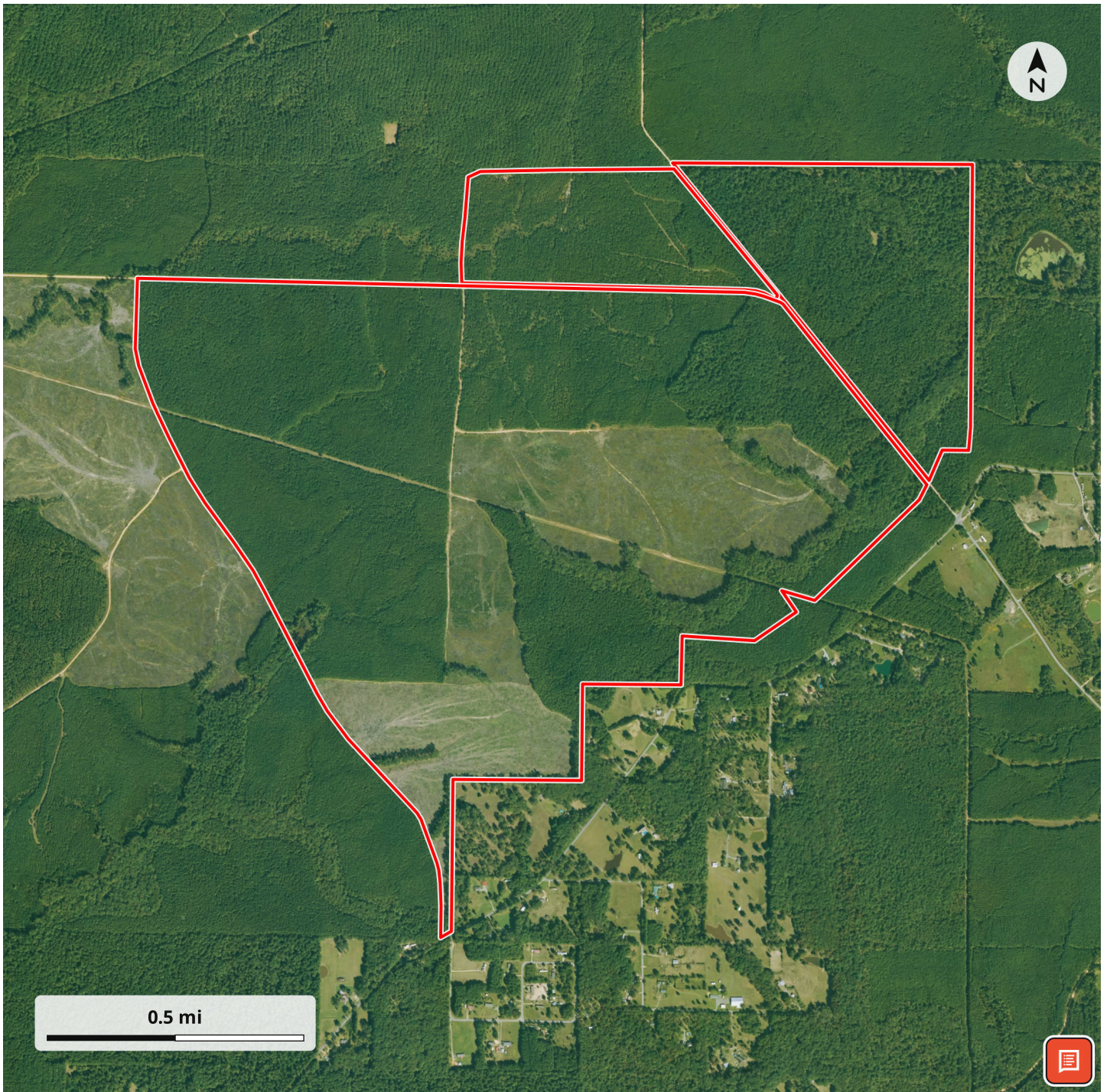
Regional Map



Locator Map



Aerial Map



Clear Creek 870
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LISTING REPRESENTATIVE

For more information contact:



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NOTES

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

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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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