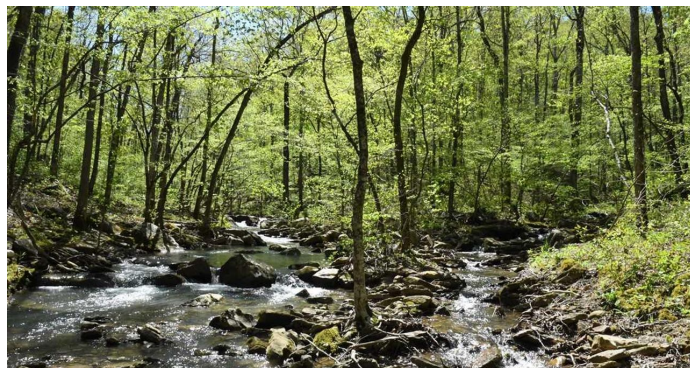
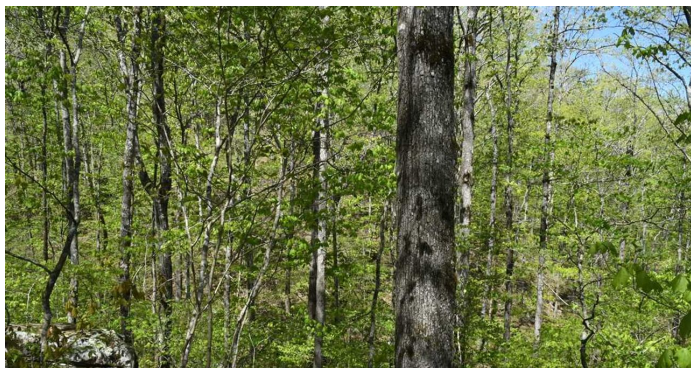
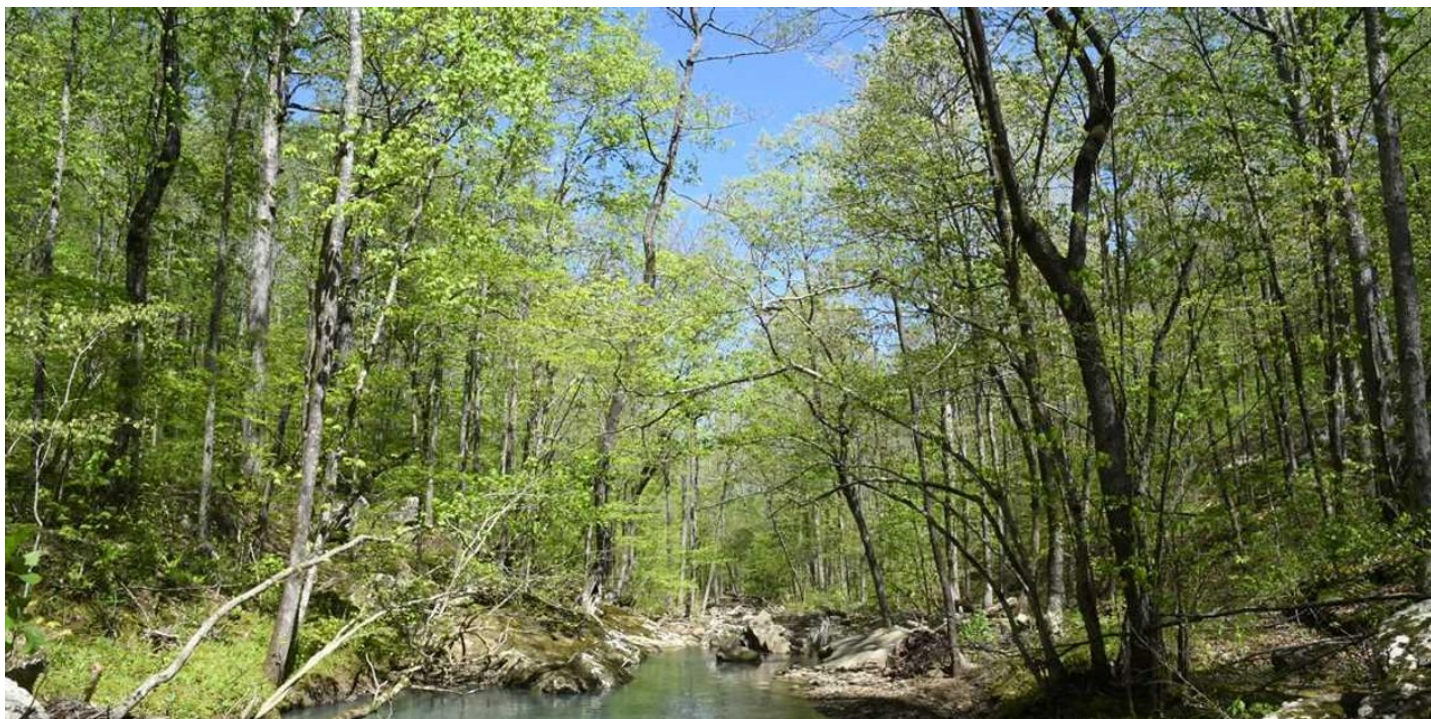


**Akins Creek 240**  
**22210 AR-16**  
**Clinton, AR 72031**

**\$290,000**  
**240 +/- acres**  
**Van Buren County**



**Akins Creek 240**  
**Clinton, AR / Van Buren County**

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**SUMMARY**

**Address**

22210 AR-16

**City, State Zip**

Clinton, AR 72031

**County**

Van Buren County

**Type**

Hunting Land, Recreational Land, Timberland

**Latitude / Longitude**

35.6603 / -92.5973

**Acreage**

240

**Price**

\$290,000

**Property Website**

<https://arkansaslandforsale.com/property/akins-creek-240-van-buren-arkansas/8567/>



## **PROPERTY DESCRIPTION**

Located on the head waters of Archey Creek, this 240 acre Ozark mountain property consists of large hardwood covered hills with rock lined creeks. This property is 13 miles west of Clinton, AR just off of highway 16 and about an hour drive from Little Rock. This property is accessed by a deeded easement that describes good road which leads to the southwest property line. This road continues into the property and ends near an old deer blind. This property is absolutely loaded with large hardwood consisting of white and red oaks. There are hickory and a few pine as well. Akins creek is a live water creek that runs through the middle and has good flow with a lot of whitewater. There are several waterfalls and blue holes along the creek that are deep enough for swimming or fishing in the summertime. This tract has excellent hunting for whitetail deer, black bear, turkey and most small game species. This property has been owned by one family for over 40 years. It has had limited use over that time and is for sale for the first time since there ownership. For more information contact Robert Eason at 501-416-6923. Mineral rights are not included but 160 acres of mineral rights are negotiable.



Akins Creek 240  
Clinton, AR / Van Buren County

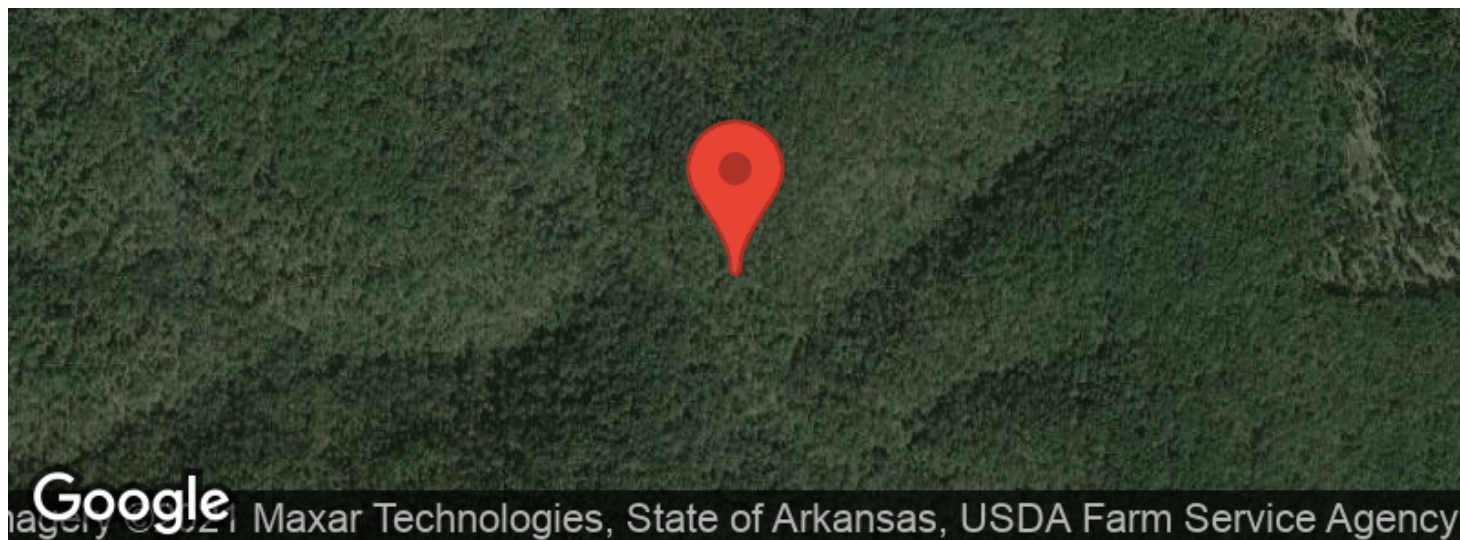
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# Locator Maps



## Aerial Maps



**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Robert Eason

**Mobile**

(501) 416-6923

**Office**

(501) 416-6923

**Email**

reason@mossyoakproperties.com

**Address**

2024 North Main Street

**City / State / Zip**

North Little Rock, AR 72114

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**NOTES**

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## 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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**Mossy Oak Properties Delta Land Management Co. LLC**  
2024 North Main Street  
North Little Rock, AR 72114  
(501) 416-6923  
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