

9.84 +/- Surveyed Unrestricted Land w/ Utilities |
Clinton, AR | Van Buren County
Sumac Lane
Clinton, AR 72031

\$25,000
9.84± Acres
Van Buren County



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Clinton, AR / Van Buren County

SUMMARY

Address

Sumac Lane null

City, State Zip

Clinton, AR 72031

County

Van Buren County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

35.649118 / -92.442048

Acreage

9.84

Price

\$25,000

Property Website

<https://www.mossoakproperties.com/property/9-84-surveyed-unrestricted-land-w-utilities-clinton-ar-van-buren-county/van-buren/arkansas/112588/>



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PROPERTY DESCRIPTION

9.84 +/- Surveyed Acres on Sumac Lane - Clinton, Arkansas

Discover the beauty and privacy of the Ozarks with this **9.84 +/- surveyed-acre** tract located on **Sumac Lane** near **Clinton, Arkansas**. Whether you're looking for a recreational getaway, a future homesite, or an investment in timberland, this unrestricted property offers potential.

The land features a **sloping terrain** that descends away from the road, providing an opportunity for a secluded cabin or home nestled among the trees. With **power available at the road**, getting started on your plans is even easier.

Covered in marketable timber, this property offers both **recreational enjoyment and long-term timber value**. Wildlife is abundant, making it an excellent location for hunting, camping, hiking, or simply escaping to the peace and quiet of the Ozarks.

Conveniently located just a short drive from **Greers Ferry Lake** and the **Buffalo National River**, you'll have easy access to boating, fishing, floating, hiking, and countless outdoor adventures.

With **no restrictions**, you have the freedom to build, camp, bring an RV, or simply hold the property as an investment.

Property Highlights

- 9.84 +/- surveyed acres
- Sumac Lane, Clinton, Arkansas
- No restrictions
- Power available at the road
- Sloping wooded terrain
- Excellent recreational and timber investment potential
- Abundant wildlife
- Near Greers Ferry Lake
- Convenient to the Buffalo National River
- Ideal for a cabin, hunting retreat, or private getaway

If you've been searching for an affordable piece of the Ozarks with privacy, natural beauty, and endless possibilities, this 9.84-acre tract deserves a look.

Proudly listed with **Mossy Oak Properties Selling Arkansas**, [870-495-2123](tel:870-495-2123).

Listing Agent and Certified Land Specialist, Krystn Bourgeois, [501-270-5276](tel:501-270-5276), You can call or text me anytime.

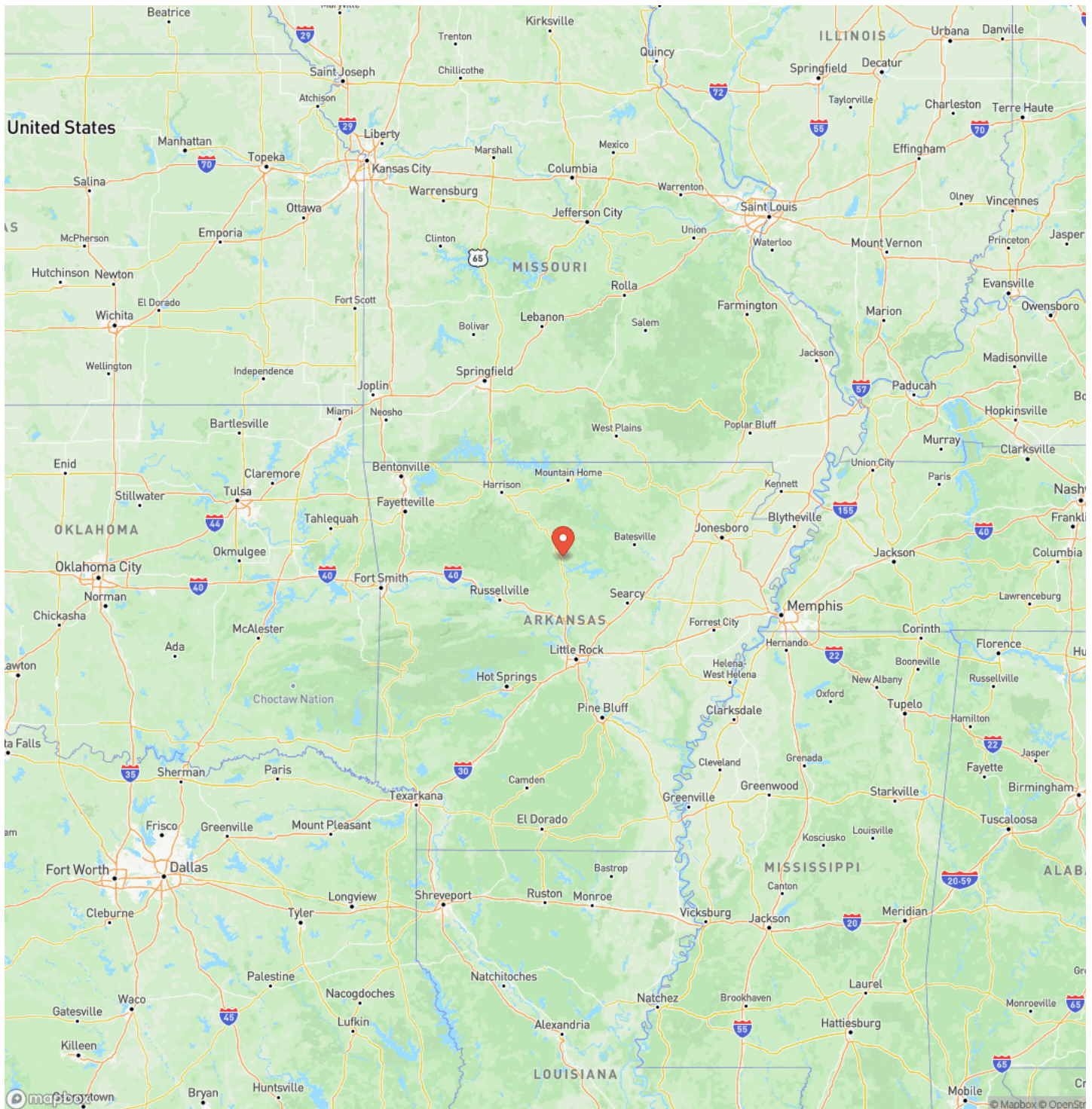
www.WeSellArkansas.com, Equal Housing Opportunity.



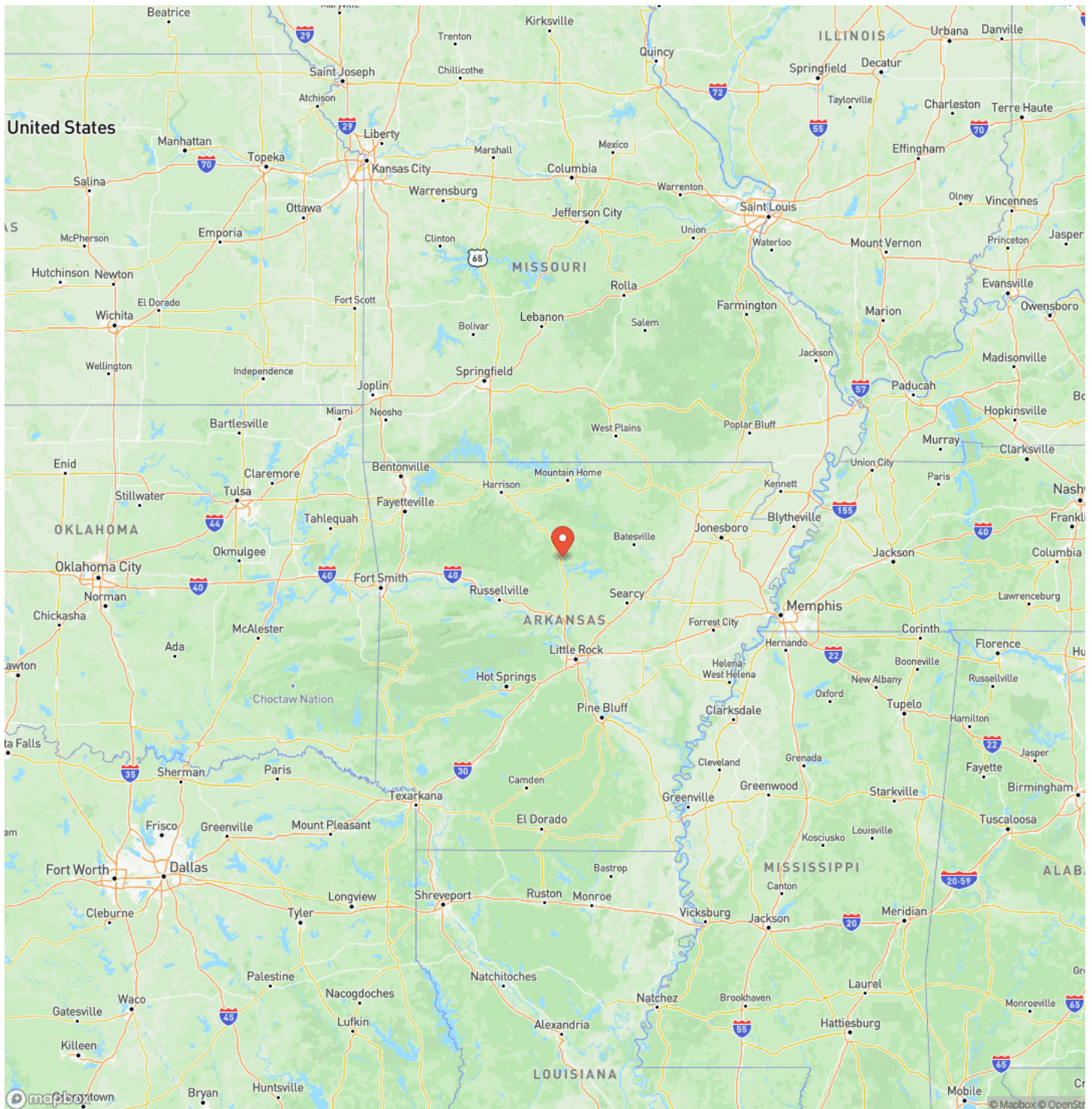
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Clinton, AR / Van Buren County



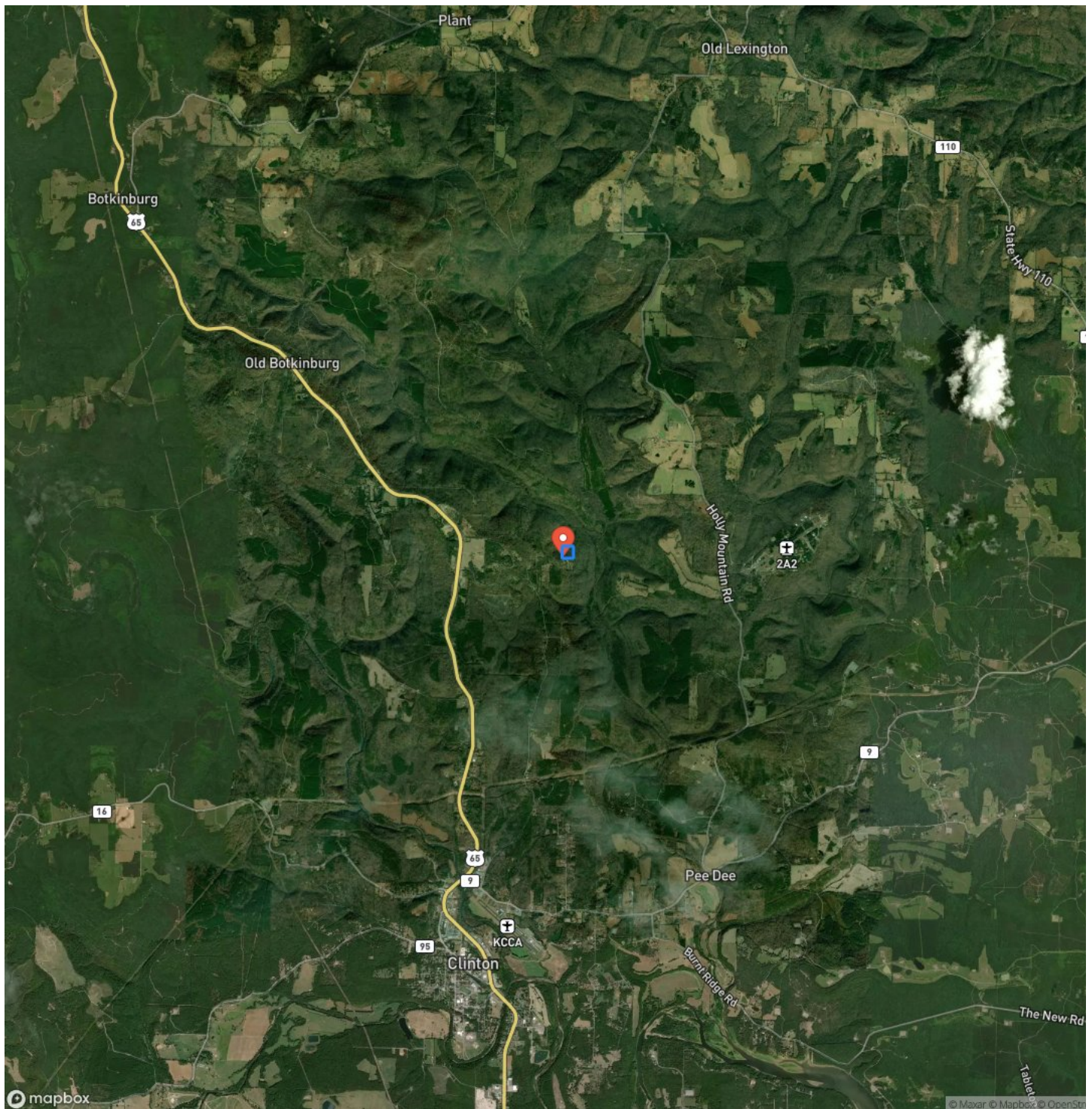
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Krystn Bourgeois

Mobile

(501) 270-5276

Email

krystn@mossyoakproperties.com

Address

8111 N St. Louis

City / State / Zip

Cave City, AR 72521

NOTES

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.

[illegible]

<https://wesellarkansas.com/>

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 Selling Arkansas

8111 N St Louis St

Cave City, AR 72521

(870) 495-2123

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