

Greers Ferry Lake front & views | 17.20 +/- acres | 2  
mile to Boat Launch | Shirley, AR | Van Buren County  
Ember Road  
Shirley, AR 72153

**\$150,000**  
17.2± Acres  
Van Buren County



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**Shirley, AR / Van Buren County**

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**SUMMARY**

**Address**

Ember Road

**City, State Zip**

Shirley, AR 72153

**County**

Van Buren County

**Type**

Lakefront, Hunting Land

**Latitude / Longitude**

35.558228 / -92.357022

**Taxes (Annually)**

\$6

**Acreage**

17.2

**Price**

\$150,000

**Property Website**

<https://www.mossyoakproperties.com/property/greers-ferry-lake-front-views-17-20-acres-2-mile-to-boat-launch-shirley-ar-van-buren-county-van-buren-arkansas/112242/>



### **PROPERTY DESCRIPTION**

Discover the perfect blend of **privacy** with **lake access**, on this **17.20 +/- acre property on Ember Road in Shirley, Arkansas**. Whether you're dreaming of building a **private home**, developing **vacation cabins**, or creating your own retreat, this **unrestricted property** offers endless possibilities.

The upper portion of the property features the best building spots, while the lower portion offers **lake frontage and lake access**, giving you the best of both worlds.

Utilities are already nearby, with **power, public water**, and **fiber internet running along Ember Road**, making the property even more attractive for **future development** or your **dream home**.

Located just **2 miles from a public boat launch on beautiful Greers Ferry Lake**-one of the cleanest lakes in the nation- you'll have quick access to **boating, fishing, swimming, and year-round recreation**.

Properties offering lake frontage, utilities, and **no restrictions** are becoming increasingly difficult to find. Don't miss this rare opportunity to own a versatile piece of the **Ozarks** with exceptional potential.

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

**Call or Text Listing Agent and Certified Land Specialist, Krystn Bourgeois at [501-270-5276](tel:501-270-5276)** for a tour and for more information.

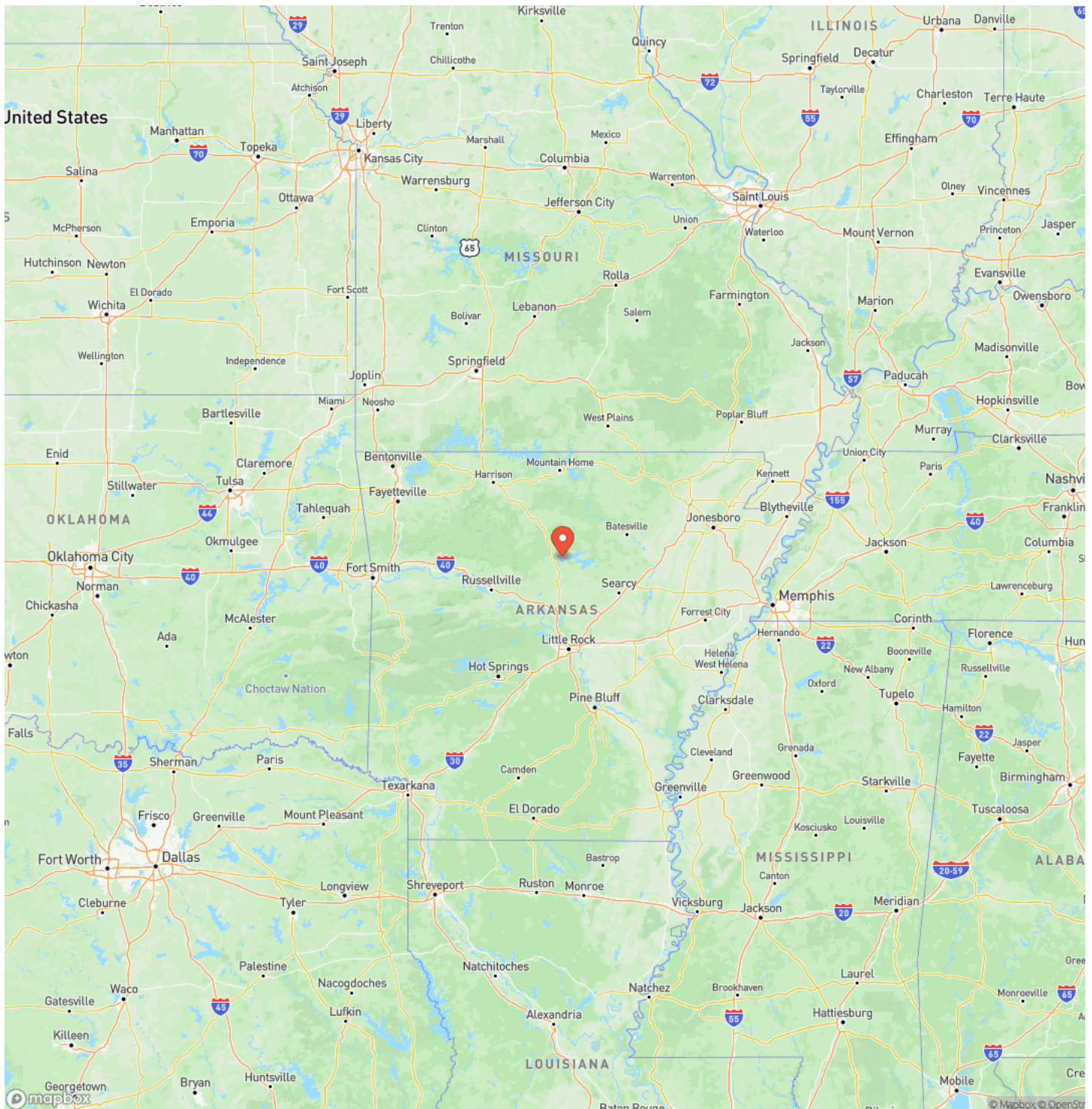
Equal housing opportunity, [www.WeSellArkansas.com](http://www.WeSellArkansas.com).

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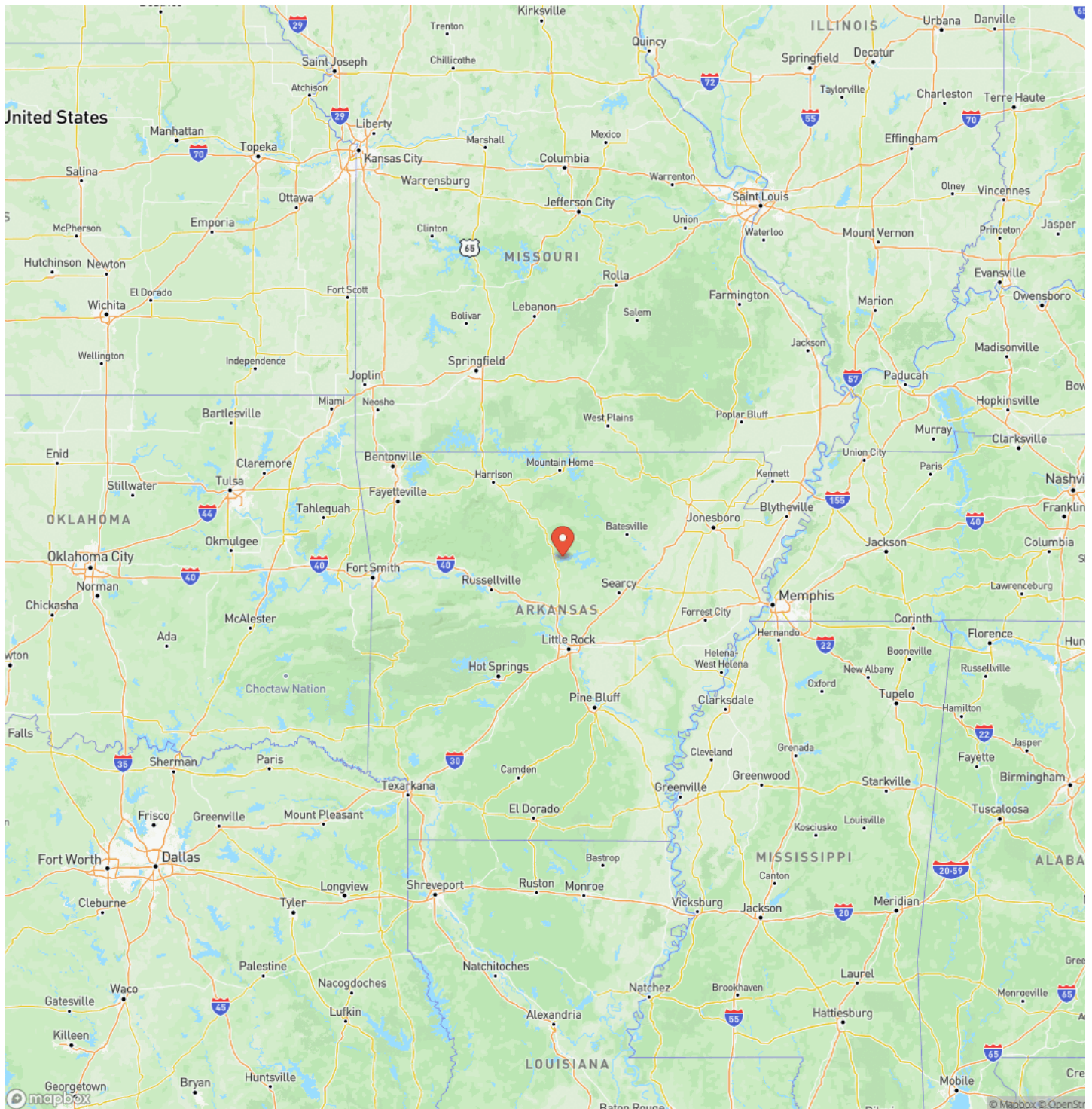
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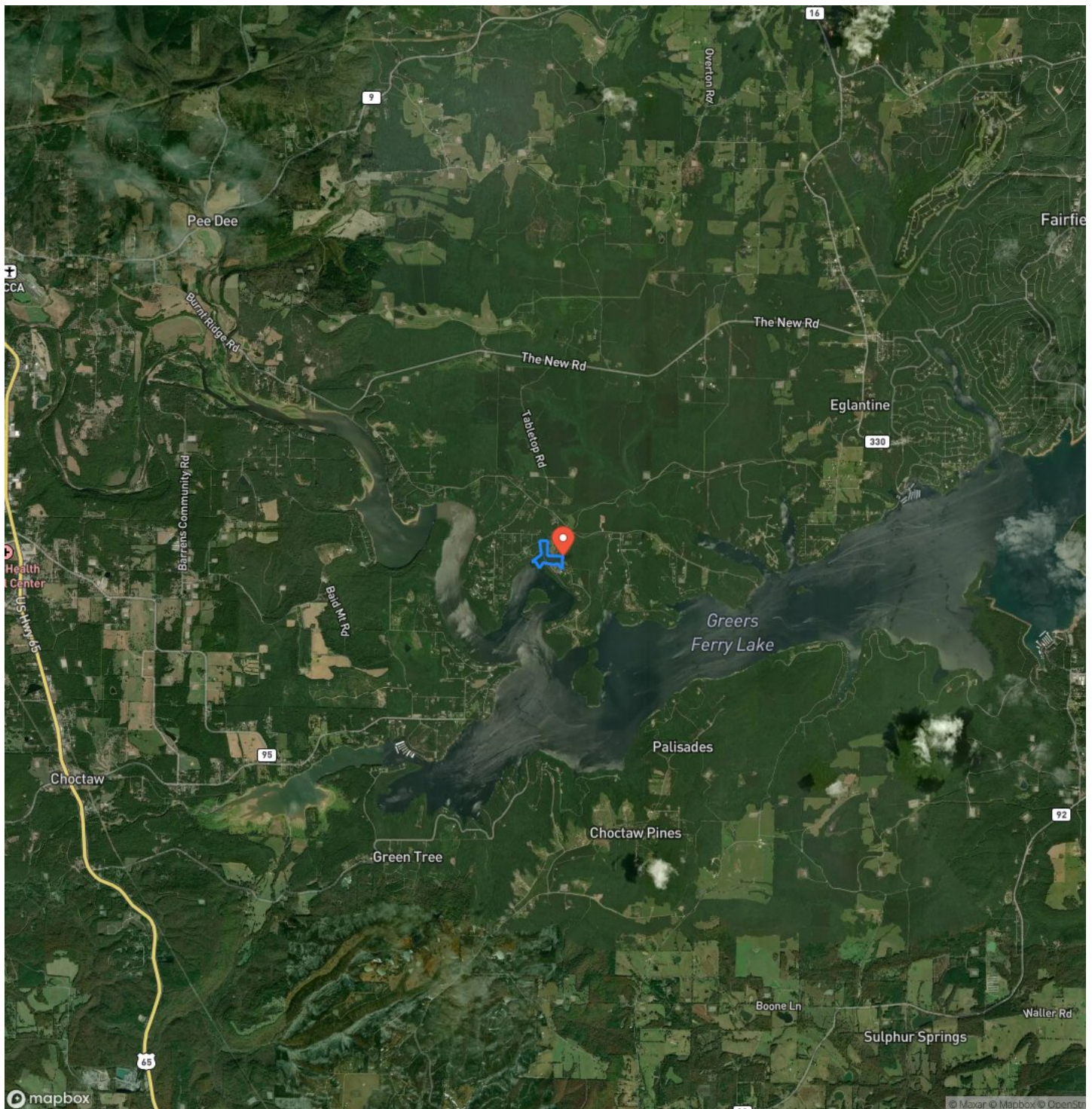
## Locator Map



## Locator Map



## Satellite Map



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**Shirley, AR / Van Buren County**

## 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

[illegible]

**MORE INFO ONLINE:**

**<https://wesellarkansas.com/>**

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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.

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Cave City, AR 72521

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