

44 +/- Acres, No Restrictions, Wooded, Choctaw, AR -  
Creek Frontage  
Highway 65  
Choctaw, AR 72031

**\$239,000**  
44.72± Acres  
Van Buren County



**44 +/- Acres, No Restrictions, Wooded, Choctaw, AR - Creek Frontage**  
**Choctaw, AR / Van Buren County**

---

**SUMMARY**

**Address**

Highway 65

**City, State Zip**

Choctaw, AR 72031

**County**

Van Buren County

**Type**

Undeveloped Land, Recreational Land, Timberland, Hunting Land

**Latitude / Longitude**

35.525465 / -92.442125

**Taxes (Annually)**

\$57

**Acreage**

44.72

**Price**

\$239,000

**Property Website**

<https://www.mossyoakproperties.com/property/44-acres-no-restrictions-wooded-choctaw-ar-creek-frontage/van-buren/arkansas/105449/>



**44 +/- Acres, No Restrictions, Wooded, Choctaw, AR - Creek Frontage  
Choctaw, AR / Van Buren County**

---

**PROPERTY DESCRIPTION**

44 +/- Wooded acres right in **Choctaw** with **power pole on site, water nearby, no restrictions, mature pine and hardwood timber, and a beautiful year-round creek running along the south end of the property.** Whether you're looking to build your dream home, develop multiple homesites, create a recreational retreat, or invest in land with future potential, this property offers endless possibilities.

While the property does have a corner touching the highway, the primary access is from a **private drive**, providing added privacy and a peaceful setting. The combination of timber, water features, wildlife habitat, and convenient access makes this a rare find in the area.

Enjoy the benefits of country living while remaining just **minutes from Choctaw Marina, Greers Ferry Lake**, and all the outdoor recreation the area has to offer, including boating, fishing, kayaking, and hiking. With gently rolling terrain, natural beauty, and plenty of room to spread out, this property is ready for your vision.

Properties with **creek frontage, marketable timber, utilities available, and no restrictions** are becoming increasingly difficult to find. Minerals are negotiable. Call today to schedule a showing and come walk this beautiful property for yourself.

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

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

Equal Housing Opportunity.

[www.WeSellArkansas.com](http://www.WeSellArkansas.com)

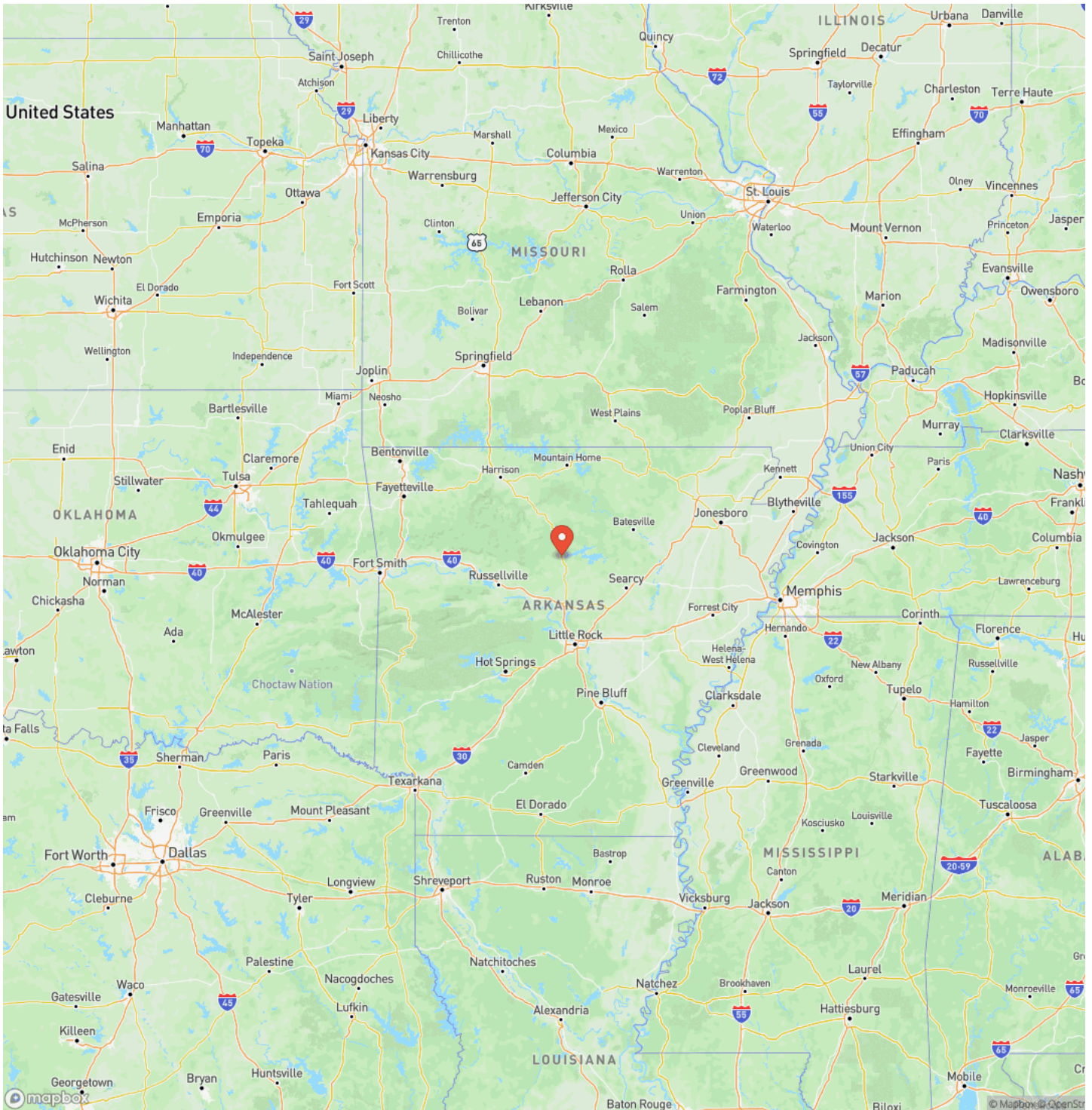
44 +/- Acres, No Restrictions, Wooded, Choctaw, AR - Creek Frontage  
Choctaw, AR / Van Buren County

---



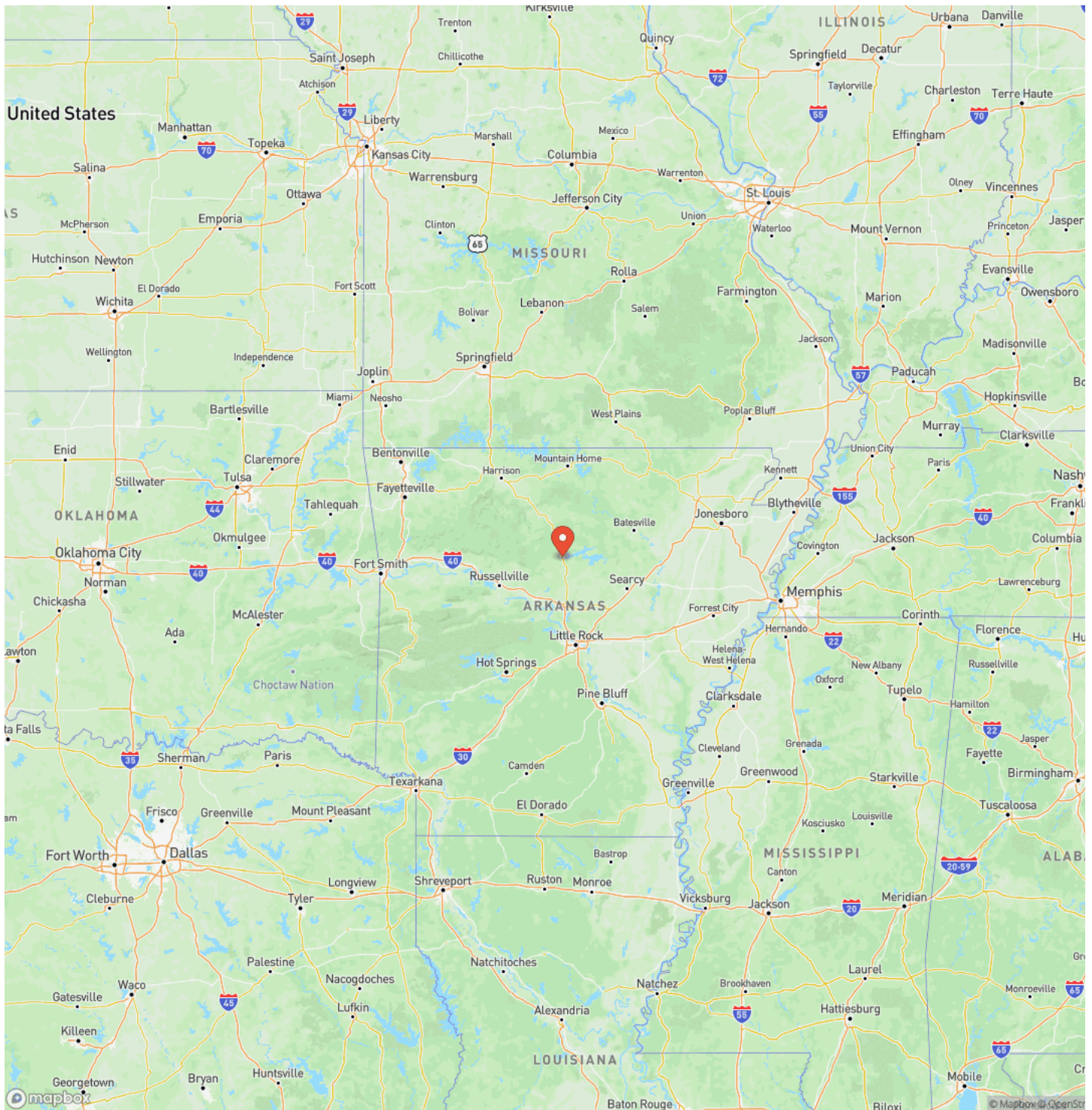
44 +/- Acres, No Restrictions, Wooded, Choctaw, AR - Creek Frontage  
Choctaw, AR / Van Buren County

# Locator Map



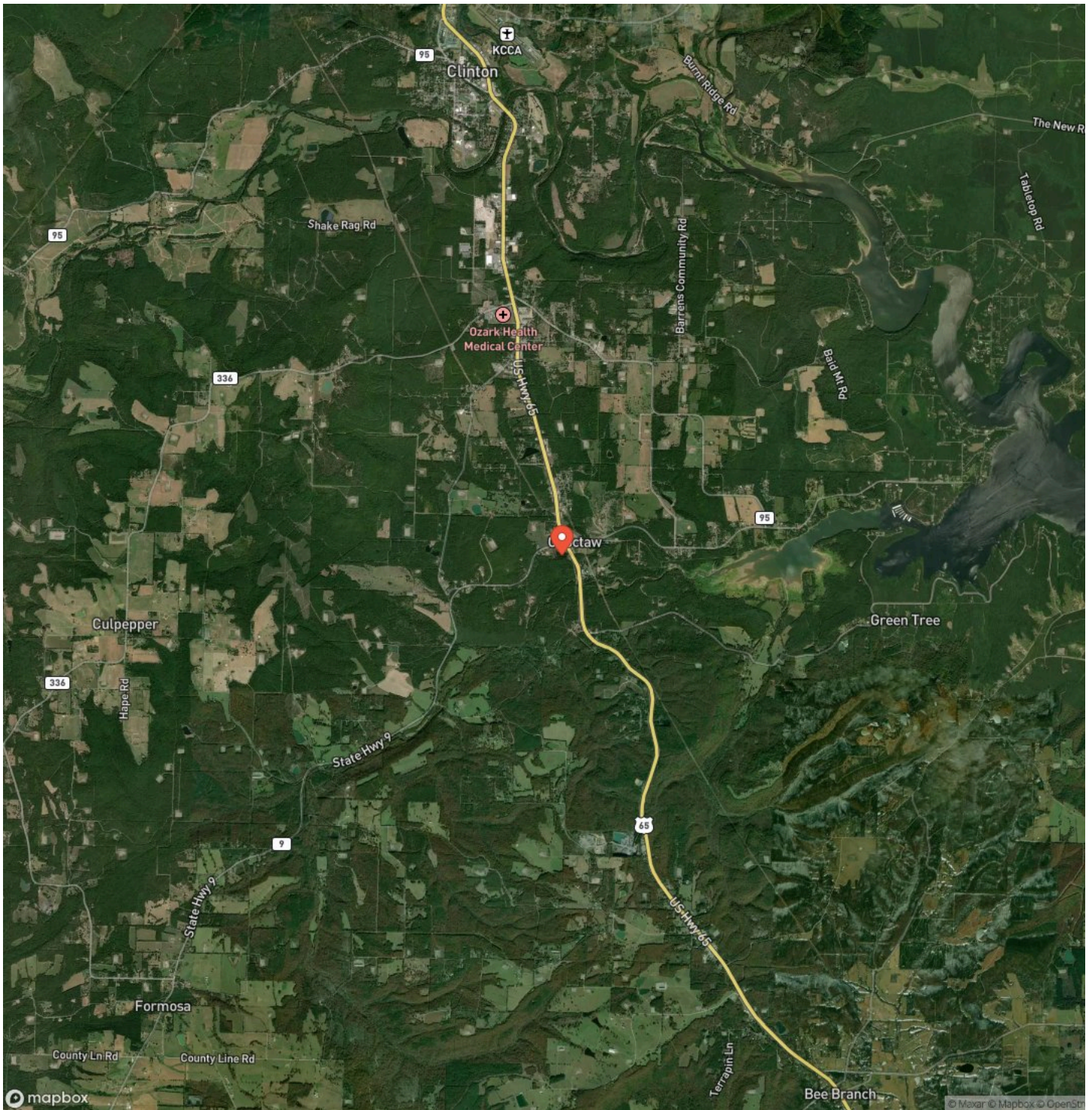
44 +/- Acres, No Restrictions, Wooded, Choctaw, AR - Creek Frontage  
Choctaw, AR / Van Buren County

## Locator Map



44 +/- Acres, No Restrictions, Wooded, Choctaw, AR - Creek Frontage  
Choctaw, AR / Van Buren County

## Satellite Map







## **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.

---

**Mossy Oak Properties Selling Arkansas**

8111 N St Louis St

Cave City, AR 72521

(870) 495-2123

<https://wesellarkansas.com/>

---

