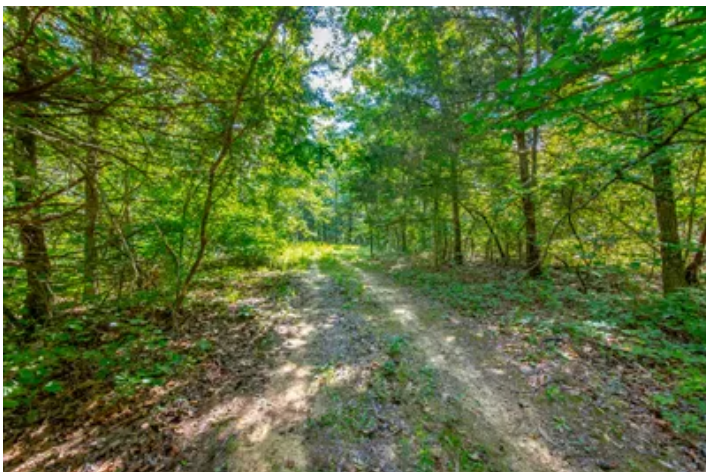


120 +/- Acres | Timber with Trails and Creek | Clinton,
AR | Van Buren County
Highway 16 West
Clinton, AR 72031

\$250,000
120± Acres
Van Buren County



120 +/- Acres | Timber with Trails and Creek | Clinton, AR | Van Buren County
Clinton, AR / Van Buren County

SUMMARY

Address

Highway 16 West

City, State Zip

Clinton, AR 72031

County

Van Buren County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

35.652591 / -92.624388

Taxes (Annually)

141

Acreage

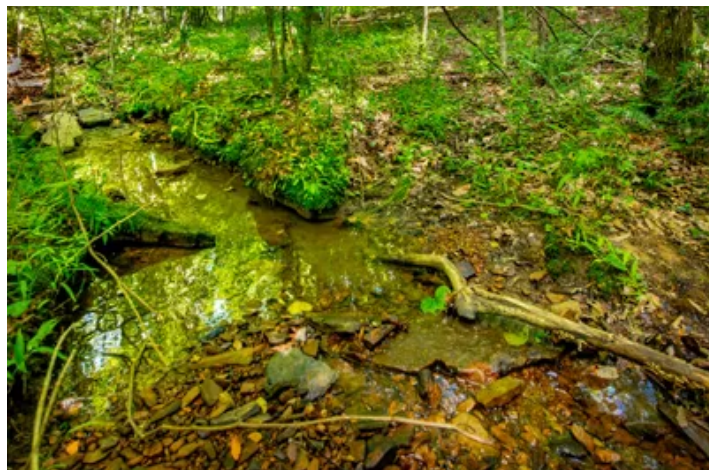
120

Price

\$250,000

Property Website

<https://www.mossyoakproperties.com/property/120-acres-timber-with-trails-and-creek-clinton-ar-van-buren-county-van-buren-arkansas/110874/>



PROPERTY DESCRIPTION

Discover the perfect blend of **recreation, privacy, and natural beauty** on this **exceptional 120 +/- acre hunting tract** in Van Buren County, Arkansas!

A **well-established trail system** winds throughout the property, providing easy access for **ATVs, hiking, hunting, and exploring**. The land is covered with **mature hardwoods and pine timber** and features **two wet-weather streams** along with a **larger tributary** that enhances the property's beauty and provides an **excellent wildlife corridor**.

The **topography is outstanding**, with much of the land being **level to gently sloping**, making the **majority of the acreage highly usable**. **Multiple prime building sites** offer the opportunity to create a **hunting cabin, weekend retreat, or off-grid getaway**.

Access is provided by an **easement**, ensuring peace and seclusion while remaining accessible. Whether you're looking for a **premier hunting property, recreational escape, or long-term investment**, this tract offers **abundant wildlife, excellent timber, beautiful terrain, and endless possibilities**. Don't miss your chance to own this incredible piece of the **Ozarks**!

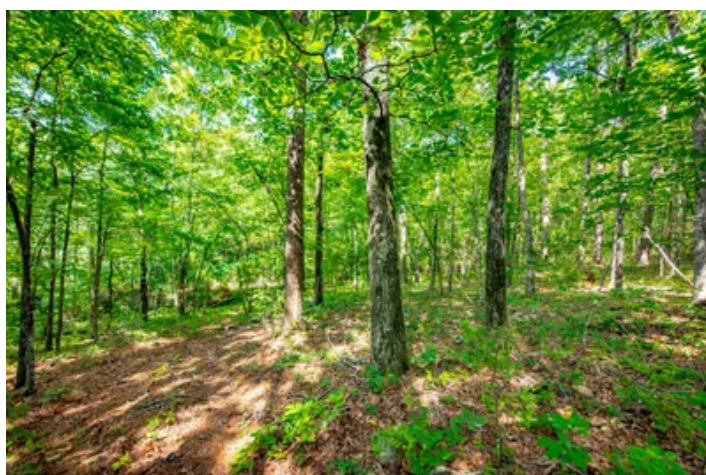
Experience this property before you ever set foot on it! Click the link below to ride along with us on an ATV and explore the property from the perspective of an actual tour. As you travel through the land, you'll get a true feel for the terrain, trails, views, and layout. For added convenience, you'll also notice an interactive map in the upper-right corner of the video that shows your exact location on the property throughout the ride, making it easy to understand how each feature is positioned. It's the next best thing to being there in person! Click this link: <https://youtu.be/Uwa279sk2Us?si=86FkVXnG4ExZtPBz>.

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

Call or text Listing Agent and Local 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.

120 +/- Acres | Timber with Trails and Creek | Clinton, AR | Van Buren County
Clinton, AR / Van Buren County



120 +/- Acres | Timber with Trails and Creek | Clinton, AR | Van Buren County
Clinton, 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

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

MORE INFO ONLINE:

<https://wesellarkansas.com/>

[illegible]

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

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