**Unrestricted 11 +/- acres with Views - Shirley, AR - Van Buren County**
**Porter Road**
**Shirley, AR 72153**

**$47,500**
**11.51± Acres**
**Van Buren County**

**MORE INFO ONLINE:**

**https://wesellarkansas.com/**

## SUMMARY

**Address**
Porter Road

**City, State Zip**
Shirley, AR 72153

**County**
Van Buren County

**Type**
Recreational Land, Timberland, Hunting Land

**Latitude / Longitude**
35.685964 / -92.332105

**Taxes (Annually)**
$48

**Acreage**
11.51

**Price**
$47,500

**Property Website**
www.mossyoakproperties.com

## PROPERTY DESCRIPTION

Discover approximately **11 +/- acres** tucked away on **Porter Road** in **Shirley, Arkansas**. This property offers a great combination of **usable ground** and **wooded,** and some **sloping terrain** at the back of the property, giving you several possibilities for **building**, r**ecreation**, or **investment**.

Approximately half of the property is usable, while the remaining acreage slopes into the beautiful Ozark terrain. With some selective tree clearing, the higher portions could open up some incredible **mountain views** and make a beautiful setting for a home or cabin with room for livestock.

**Electricity** is available along the road. There is no public water, so a private **well** would be needed.

**Outdoor recreation is right at your fingertips.** The property is located within minutes to the **Middle Fork Little Red River** and **Greers Ferry Lake**, offering access to **fishing, kayaking, boating, swimming, and other water activities**. Bring your **side-by-side** and **ride all the way down to the river**, with **miles of trails** in the area to explore.

Whether you're looking for a place to **build a home with a mountain view**, establish a **weekend getaway**, setup **campers,** or simply invest in a piece of the **Ozarks**, this property offers plenty of possibilities. Mineral rights do not convey.

Conveniently located approximately **30 minutes from Clinton**, **40 minutes from Mountain View**, and **1 hour and 15 minutes from Conway**.

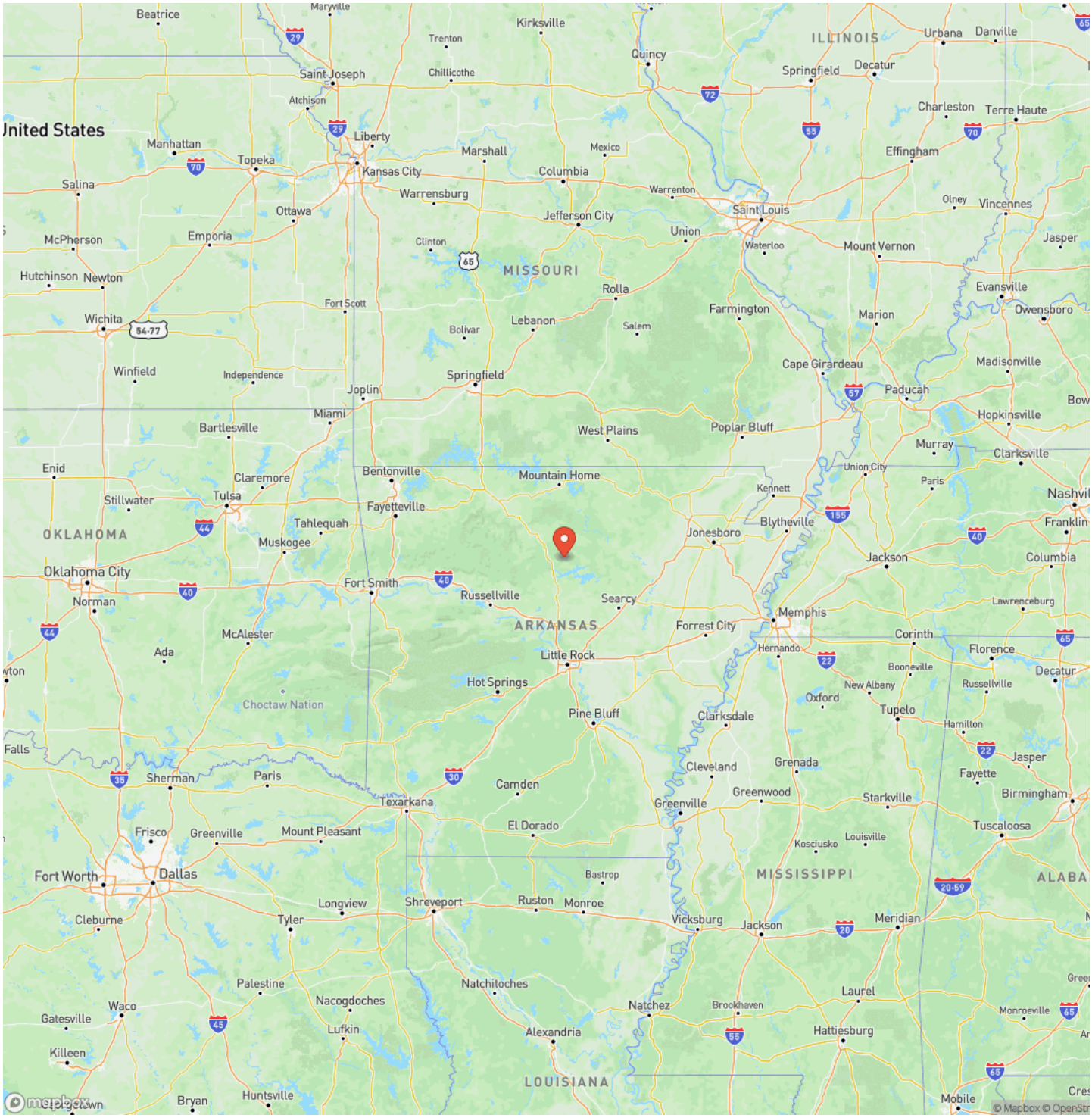
Backed by a nationally recognized brand and rooted in **local expertise**, **Mossy Oak Properties Selling Arkansas** combines **innovative marketing**, **extensive market knowledge**, and **personalized service** to help buyers and sellers achieve their real estate goals. Local expertise with **nationwide exposure** is what sets us apart!

**Proudly listed with Mossy Oak Properties Selling Arkansas**, **870-495-2123.**

**Krystn Bourgeois, Realtor and Land Specialist, 501-270-5276.**

Equal Housing Opportunity. **www.WeSellArkansas.com**

# Locator Map



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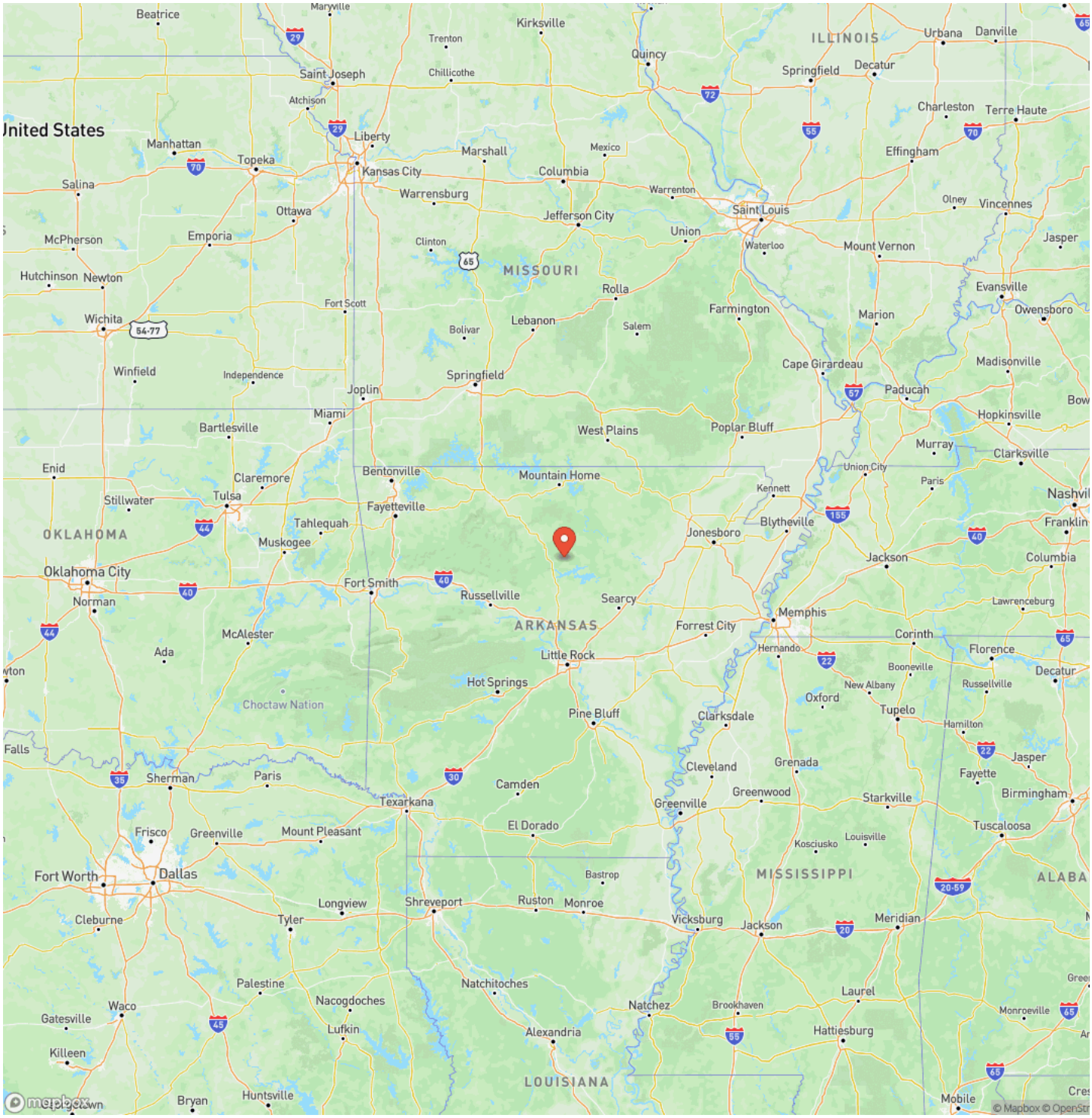




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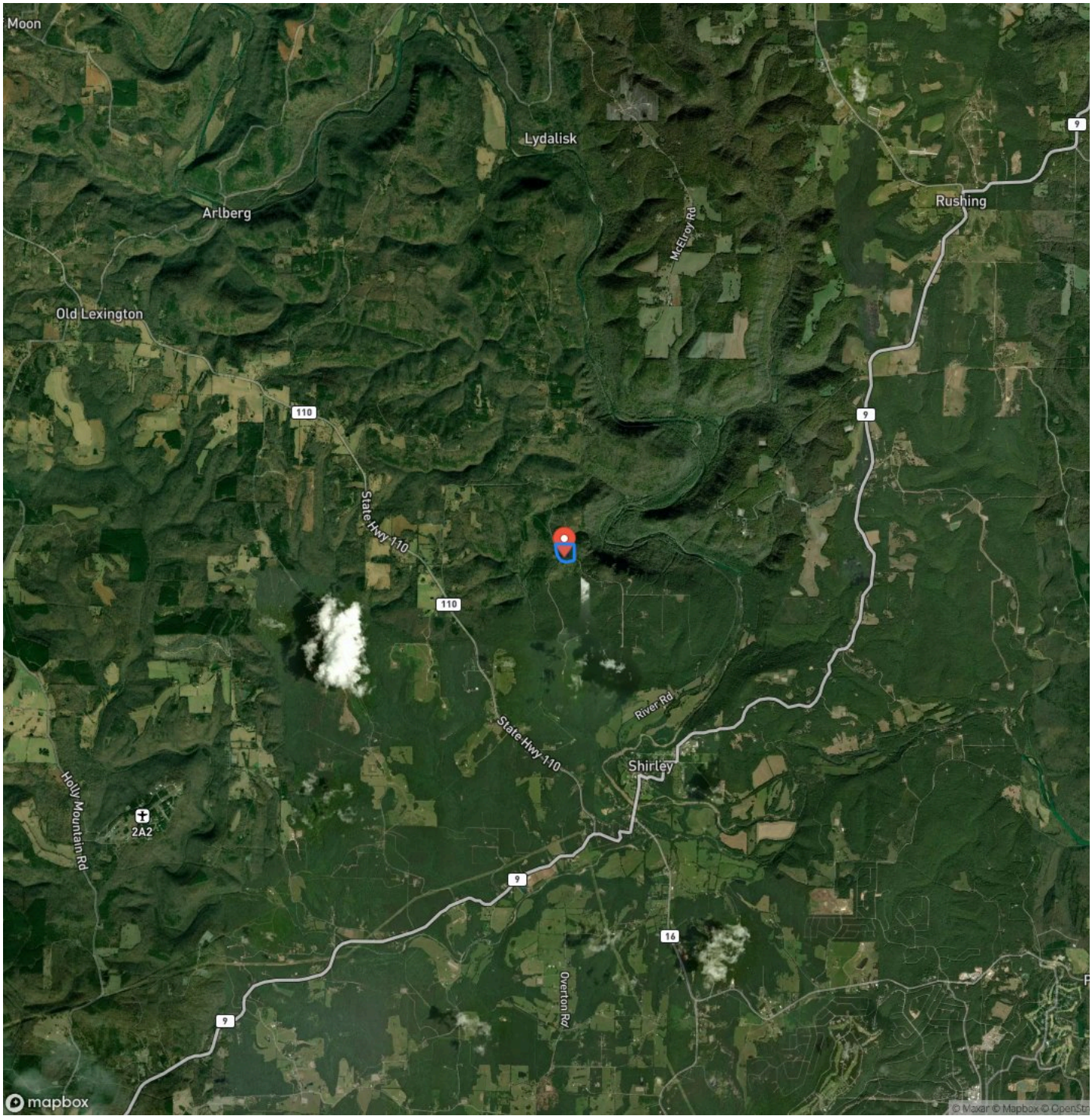
# Satellite Map



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## LISTING REPRESENTATIVE

**For more information contact:**

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krystn@mossyoakproperties.com

**Address**
8111 N St. Louis

**City / State / Zip**
Cave City, AR 72521

**NOTES**

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MOSSY OAK PROPERTIES
Selling Arkansas
America's Land Specialist

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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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