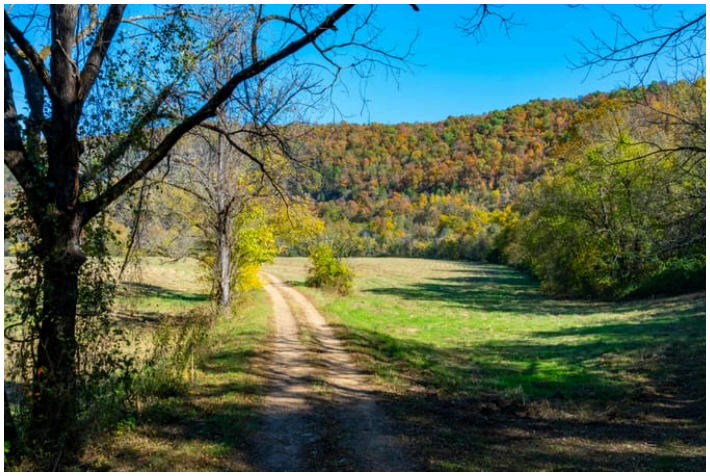
1400 +/- acre Rare Middle Fork Little Red River Retreat w/ Cabin | Clinton, AR | Stone & Van Buren County
3236 Elba Road
Clinton, AR 72031

$2,700,000
1,400± Acres
Van Buren County







MOSSY OAK PROPERTIES
Selling Arkansas
America's Land Specialist

MORE INFO ONLINE:

https://wesellarkansas.com/

SUMMARY

Address
3236 Elba Road

City, State Zip
Clinton, AR 72031

County
Van Buren County

Type
Hunting Land, Ranches, Recreational Land, Residential Property, Riverfront, Farms

Latitude / Longitude
35.77002 / -92.432847

Taxes (Annually)
$2,942

Dwelling Square Feet
1,200

Bedrooms / Bathrooms
3 / 1

Acreage
1,400

Price
$2,700,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

1,400 +/- Acres | 3.5 +/- Miles of River Frontage | A Once-in-a-Generation Ozark Mountain Property

Stone & Van Buren County, Arkansas | Middle Fork Little Red River

Some properties are purchased for what they offer today. Others are purchased for what they will mean to generations yet to come.

Hidden among the breathtaking mountains of the Arkansas Ozarks lies an extraordinary 1,400 acre property where **towering rock bluffs**, **expansive pastures**, **timber-covered mountains**, and approximately **3.5 miles of the Middle Fork Little Red River** come together to create something **truly remarkable.**

This is more than a recreational property. It is a **rare opportunity** to own an expansive stretch of the **Ozark Mountains**, with the freedom privacy, and natural beauty that only a property of this magnitude can provide.

The River - 3.5 Miles of Natural Beauty

The Middle Fork Little Red River is undoubtedly one of this property's most extraordinary features. With approximately **3.5 miles of river frontage** and **ownership extending along both sides of the river**, the property offers a level of privacy and **natural protection** that is increasingly difficult to find.

Imagine having **miles of beautiful Ozark river** to explore, with **clear**, **flowing water winding between wooded hillsides**, **towering rock formations**, and **peaceful riverbanks.**

Spend your mornings casting for **smallmouth bass, crappie, and catfish**. Enjoy afternoons **kayaking, swimming, or exploring** the river's many scenic stretches. With miles of frontage, there is always another bend in the river, another **fishing hole**, or another beautiful place waiting to be discovered.

The Land - 1,400 Acres of Possibility

The property's diversity is every bit as impressive as its size.

Approximately **120 acres consist of pastureland**, providing opportunities for **livestock, agricultural operations, wildlife management, or simply enjoying the beauty of wide-open spaces surrounded by the Ozark Mountains.**

The **remaining 1,000 acres consist of wooded and timberland terrain, with approximately 220 acres recently harvested. The mixture of timber, regenerating forest, open pastures, rugged mountain terrain, and river corridors creates exceptional habitat for wildlife and outstanding potential for hunting and recreation.**

Towering rock bluffs and breathtaking mountain overlooks add another dimension to the property. These natural features create **unforgettable views** and opportunities to explore areas that few people will ever have the privilege of experiencing.

An **established network of trails allows you to travel throughout the acreage by ATV or UTV,** accessing different portions of the land for **hunting, recreation, and property management.**

The Cabin - Your Retreat in the Mountains

Nestled within this incredible landscape is a **three-bedroom, one-bath cabin** with **utilities and internet already in place.**

The cabin features a **kitchen, comfortable living room with fireplace, covered deck, and carport.** After a day spent **hunting, fishing, riding the trails, or exploring the river, return to the cabin to relax and enjoy the peaceful surroundings.**

Whether you envision a **private hunting lodge**, **weekend getaway**, or **gathering place for family and friends,** the cabin provides an inviting starting point for enjoying everything this property has to offer.

Electricity is also available along the southern property boundary near Fawn Bluff Road, offering additional possibilities for future improvements.

A Property with Extraordinary Potential

Few properties can offer this combination of acreage, extensive river frontage, pastureland, timber, dramatic scenery, and established improvements in one contiguous landholding.

The opportunities are extensive:

- A premier private hunting and fishing retreat

- A legacy property to be enjoyed and passed down through generations

- A working cattle ranch or agricultural operation

- An exclusive recreational or outdoor adventure property

- A long-term land investment with multiple potential uses

- A private family compound with room to create something truly special

Whether your vision involves managing wildlife, running livestock, creating a secluded retreat, or preserving an extraordinary piece of the Ozarks, this land offers the space and flexibility to make that vision your own.

An Opportunity That Cannot Easily Be Recreated

Land can be purchased. Cabins can be built. Roads and trails can be developed.

But finding approximately 1,400 acres in the Ozark Mountains with 3.5 miles of river frontage, ownership on both sides of the river, hundreds of acres of pasture, towering rock bluffs, waterfalls, and incredible mountain views is an entirely different matter.

Properties like this are not simply about the number of acres on a deed. They are about the freedom to explore, the ability to escape, the memories made with family and friends, and the opportunity to preserve something extraordinary for future generations.

1,400 +/- Acres. 3.5 +/- Miles of River Frontage. One Extraordinary Opportunity.

Discover what it means to own your own remarkable piece of the **Arkansas Ozarks.**

Private showings by appointment only. Mineral rights are negotiable. An adjoining property owner to the east retains access through the property.

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

Listing & Land Agent, Krystn Bourgeois, 501-270-5276. **I can be reached directly, anytime.**

Equal Housing Opportunity, www.WeSellArkansas.com.













LISTING REPRESENTATIVE

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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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