

Unrestricted 2.5 +/- Acres Near Greers Ferry Lake | 2021
Home in Clinton, AR
2973 Burnt Ridge Road
Clinton, AR 72031

\$235,000
2.5± Acres
Van Buren County



Unrestricted 2.5 +/- Acres Near Greers Ferry Lake | 2021 Home in Clinton, AR
Clinton, AR / Van Buren County

SUMMARY

Address

2973 Burnt Ridge Road null

City, State Zip

Clinton, AR 72031

County

Van Buren County

Type

Residential Property

Latitude / Longitude

35.581895 / -92.385571

Taxes (Annually)

\$1,152

Dwelling Square Feet

1,568

Bedrooms / Bathrooms

3 / 2

Acreage

2.5

Price

\$235,000

Property Website

<https://www.mossyoakproperties.com/property/unrestricted-2-5-acres-near-greers-ferry-lake-2021-home-in-clinton-ar/van-buren/arkansas/105185/>



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PROPERTY DESCRIPTION

Country Living with Freedom & **Convenience** on 2.5 +/- Unrestricted Acres!

Looking for space, flexibility, and a great location? This **2021 manufactured home on a permanent foundation** offers **1,568 sq. ft +/-**, with a spacious **open-concept layout featuring 3 bedrooms and 2 bathrooms**, all situated on 2.5 +/- gorgeous unrestricted acres with endless possibilities.

The home features:

Large kitchen with island

• **Pantry for added storage**

• **Spacious dining and living areas**

• **Split-bedroom floor plan with the primary suite separated from the guest bedrooms for added privacy**

• **Back deck perfect for enjoying beautiful sunset views**

Bring your **livestock, build a shop, add additional structures, or create the property you've always wanted — with no restrictions holding you back!**

Conveniently located:

• Only 5 miles to **South Fork Recreation Area and Greers Ferry Lake boat launch**

• Just 6 miles to downtown **Clinton**

• Approximately 7 miles to the **hospital**

• Enjoy peaceful country living while remaining close to town amenities

Whether you're looking for a primary residence, **hobby farm potential**, or simply room to spread out, this property allows you to make it your own.

Message me for additional details or to schedule a showing!

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

Listing Agent, Krystn Bourgeois, [501-270-5276](tel:501-270-5276)

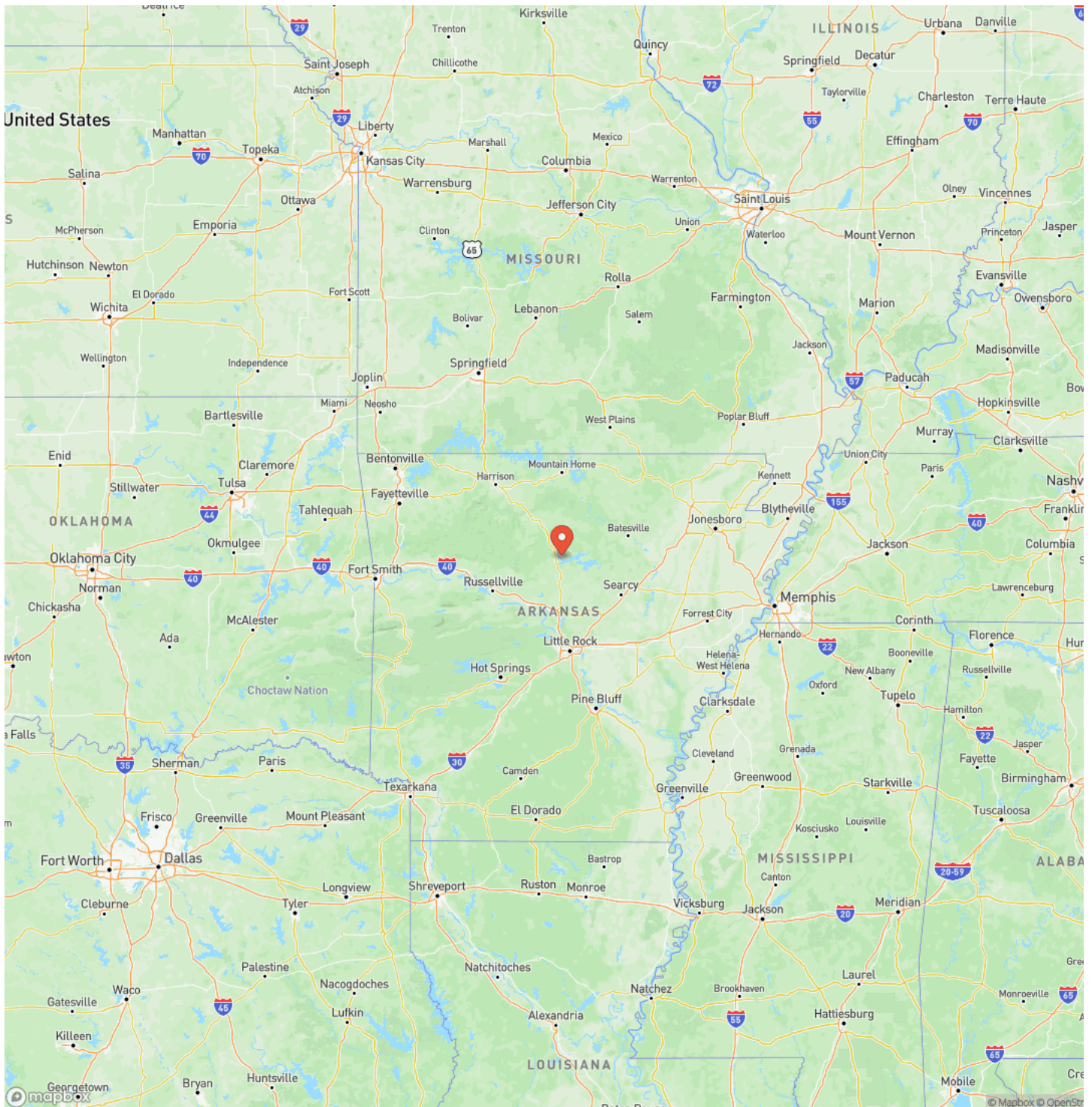
Equal Housing Opportunity

www.WeSellArkansas.com

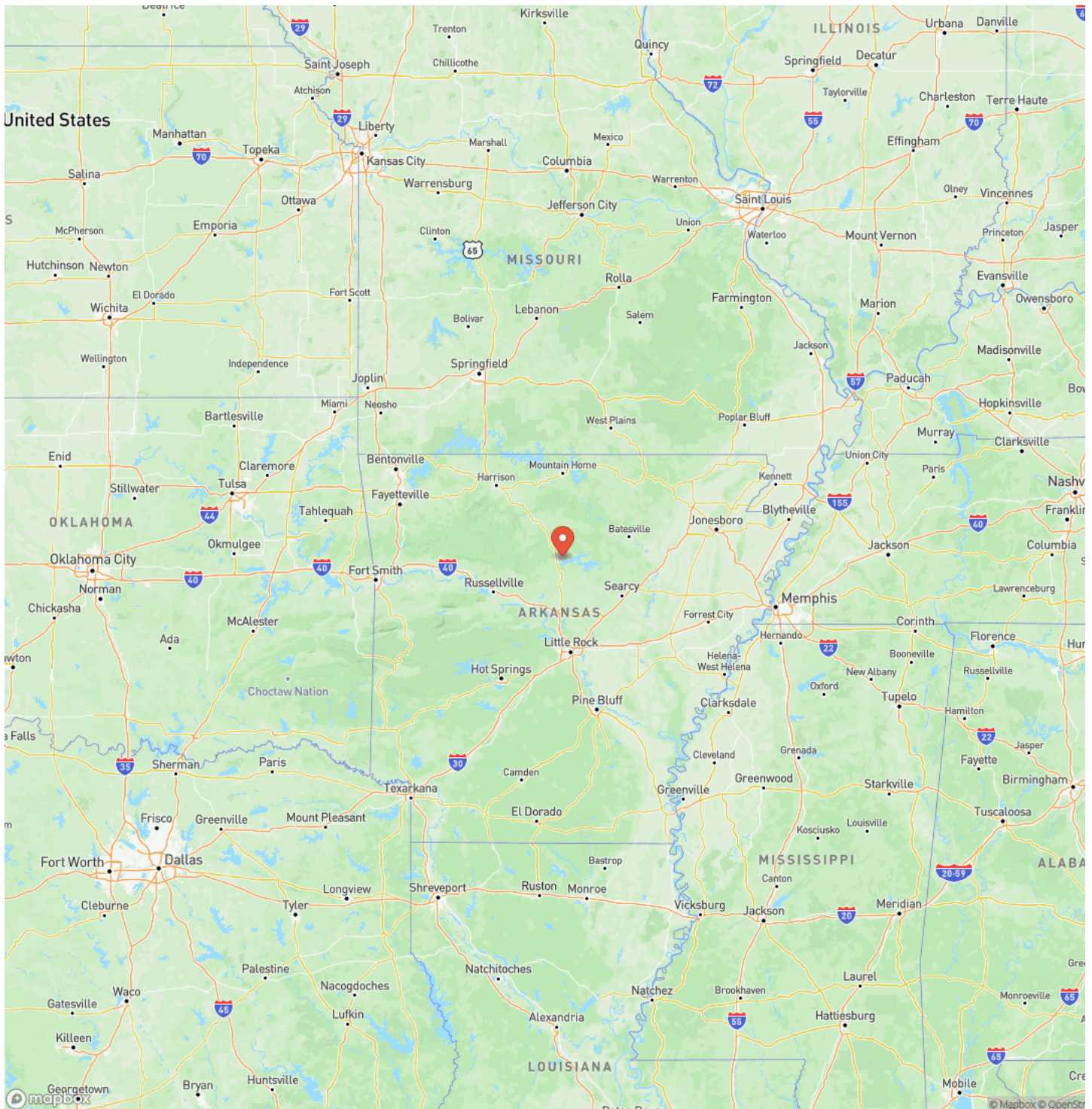
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Clinton, AR / Van Buren County



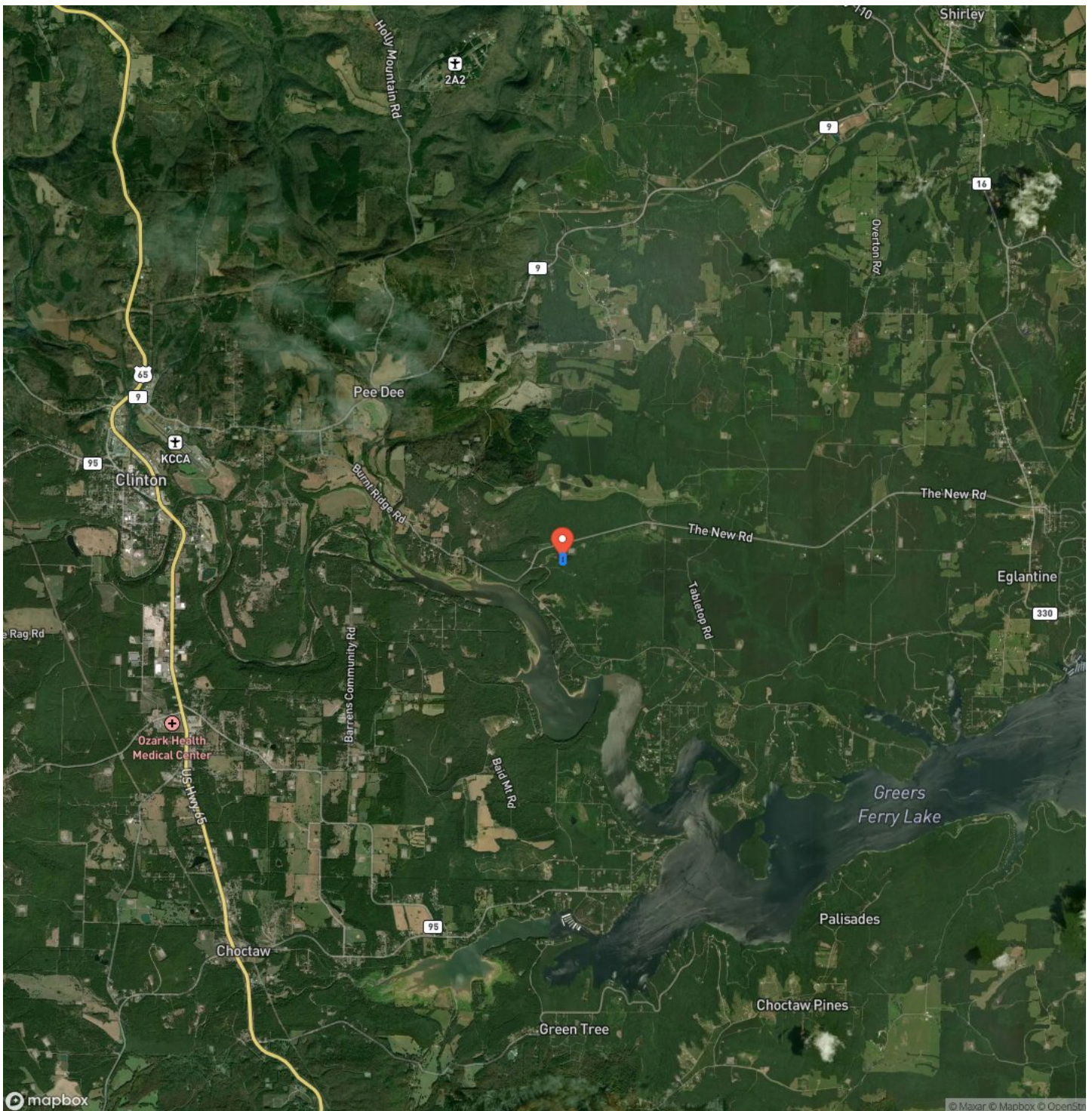
Locator Map



Locator Map



Satellite Map



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

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.

[illegible]

MORE INFO ONLINE:
<https://wesellarkansas.com/>

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

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Cave City, AR 72521

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