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







MOSSY OAK PROPERTIES
Selling Arkansas
America's Land Specialist

MORE INFO ONLINE:

https://wesellarkansas.com/

SUMMARY

Address
Highway 16 West

City, State Zip
Clinton, AR 72031

County
Van Buren County

Type
Hunting Land, Recreational Land, Timberland

Latitude / Longitude
35.652582 / -92.623752

Taxes (Annually)
$141

Acreage
120

Price
$250,000

Property Website
www.mossyoakproperties.com







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 l**evel 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** .

Call or text Listing Agent and Local Land Specialist, **Krystn Bourgeouis at 501-270-5276** for a tour and for more information.

Equal Housing Opportunity. www.WeSellArkansas.com. **No mineral rights will convey.**













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

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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.

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