

45.68 +/- Acres with pond in Clark Co.
6259 HWY 51 S
Okolona, AR 71962

\$114,000
45.680± Acres
Clark County



**45.68 +/- Acres with pond in Clark Co.
Okolona, AR / Clark County**

SUMMARY

Address

6259 HWY 51 S

City, State Zip

Okolona, AR 71962

County

Clark County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

34.067178 / -93.21915

Acreage

45.680

Price

\$114,000

Property Website

<https://arkansaslandforsale.com/property/45-68-acres-with-pond-in-clark-co-clark-arkansas/40436/>



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PROPERTY DESCRIPTION

Nestled in the heart of rural Clark County, this 45-acre property boasts a mix of stunning natural features and valuable potential uses. The land is covered with mature timber, a combination of hardwood and softwood trees that have reached an ideal age for harvesting or for simply enjoying the natural beauty they provide.

Several potential home building sites dot the property, each offering unique views of the surrounding landscape and opportunities to create a dream home in a secluded, private setting. The land is varied, with gentle slopes and rolling hills, providing plenty of options for someone looking to build a custom home with a view.

In the heart of the property lies a serene pond, shimmering in the sunlight and providing a peaceful place for fishing, swimming, or simply enjoying the sounds of nature. The pond could be stocked with fish, adding to its recreational value, or simply enjoyed as a natural feature on the property.

Access through the property is provided by a gravel road that leads to the heart of the land, providing entry for trucks, and heavy equipment. The surrounding area is known for its beauty and natural resources, making it an ideal location for someone looking for a peaceful retreat in the heart of Arkansas.

Overall, this 45-acre property is a rare find, offering mature timber, home building sites, and a pond all in one stunning package. Whether you're a nature lover, a developer, or someone simply looking for a private place to call home, this property has the potential to be your perfect match. For more information or to schedule your private tour, call Nick Newton at [501-276-8409](tel:501-276-8409).

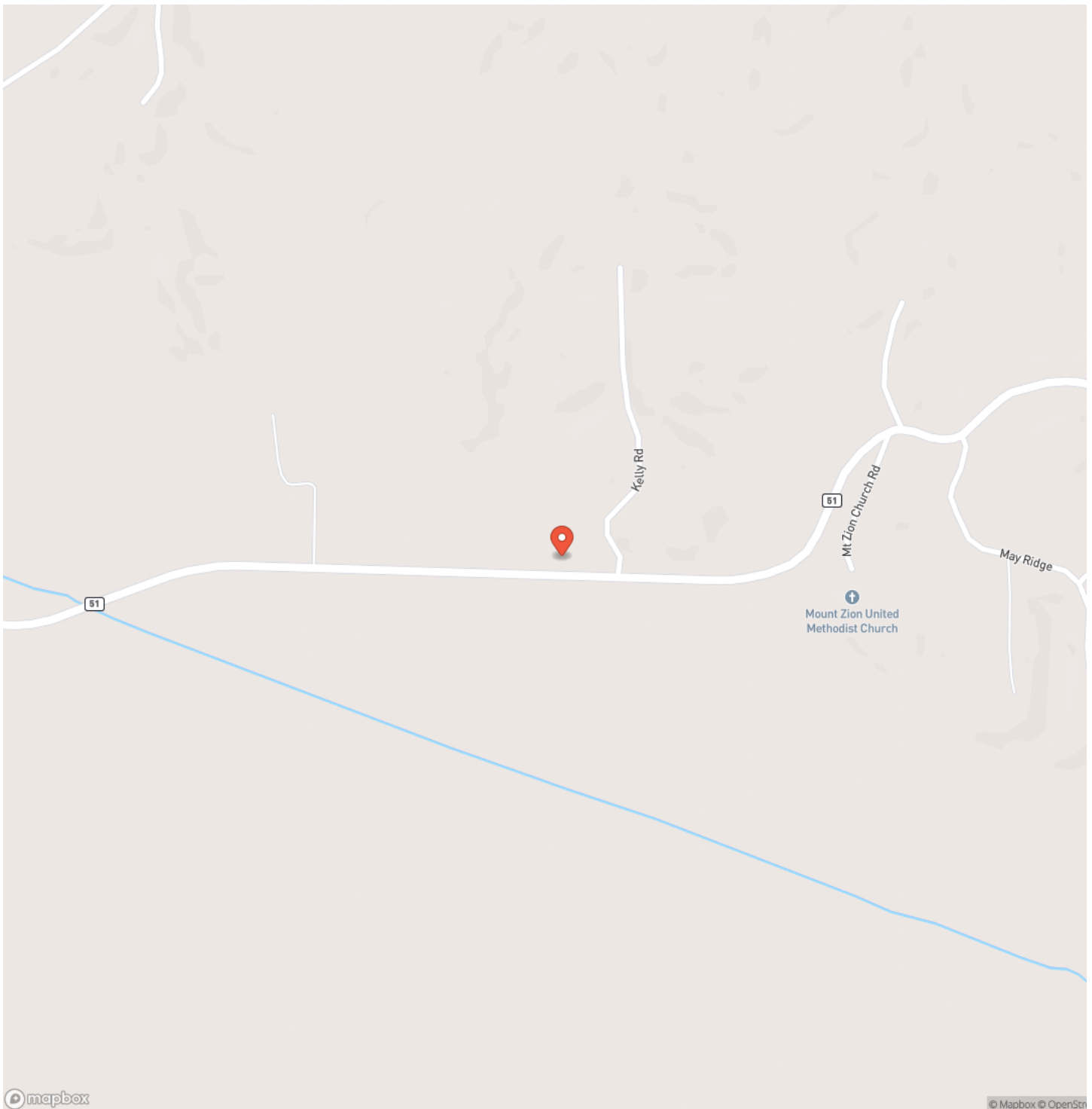


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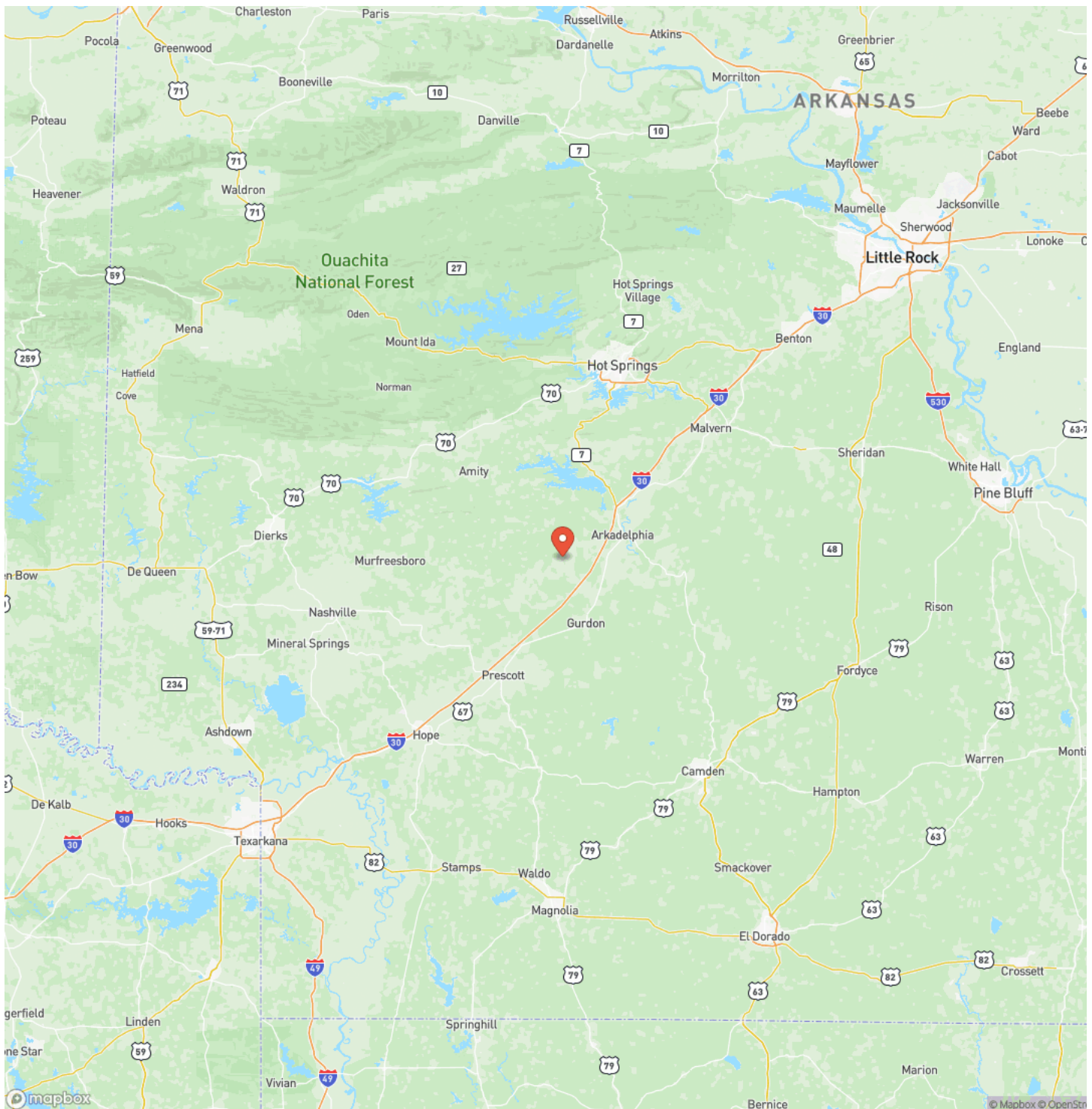
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Locator Map



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Locator Map



45.68 +/- Acres with pond in Clark Co.
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Satellite Map



**45.68 +/- Acres with pond in Clark Co.
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LISTING REPRESENTATIVE

For more information contact:



Representative

Nick Newton

Mobile

(501) 276-8409

Email

nnewton@mossyoakproperties.com

Address

2024 North Main Street

City / State / Zip

North Little Rock, AR 72114

NOTES



MORE INFO ONLINE:

ArkansasLandForSale.com

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



DISCLAIMERS

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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 relation 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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