

74.34 Acres adjacent to the Ozark National Forest  
Clinton, AR 72031

**\$198,000**  
74.340± Acres  
Van Buren County





**74.34 Acres adjacent to the Ozark National Forest  
Clinton, AR / Van Buren County**

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**SUMMARY**

**City, State Zip**

Clinton, AR 72031

**County**

Van Buren County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

35.581026 / -92.811485

**Acreage**

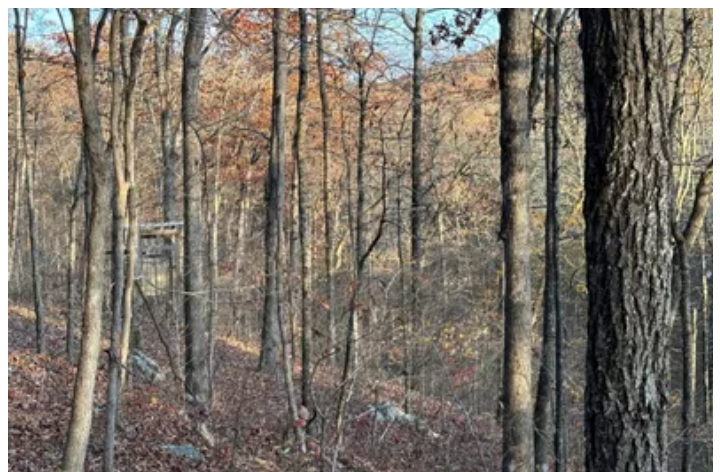
74.340

**Price**

\$198,000

**Property Website**

<https://arkansaslandforsale.com/property/74-34-acres-adjacent-to-the-ozark-national-forest-van-buren-arkansas/47906/>



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### **PROPERTY DESCRIPTION**

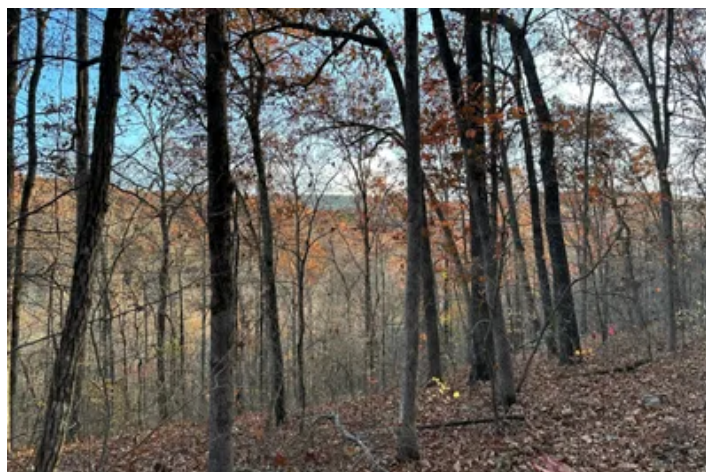
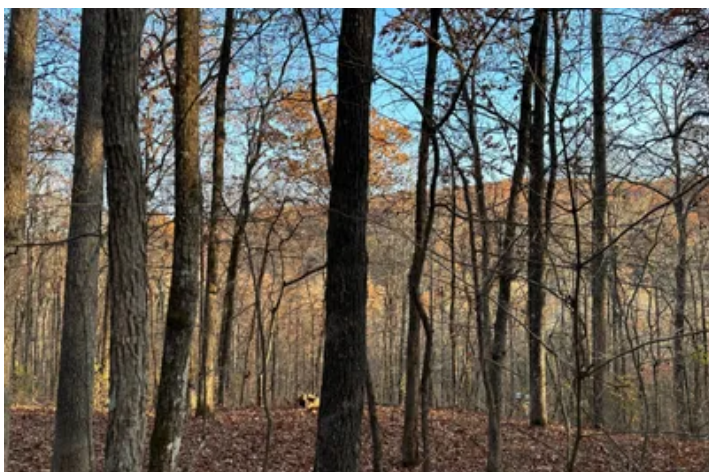
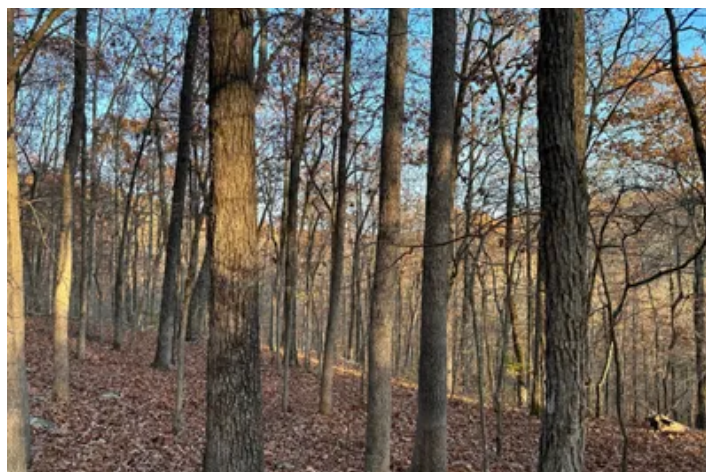
Nestled within the picturesque landscapes of Van Buren County, Arkansas, this exceptional property offers an unparalleled opportunity to own 74.34 surveyed acres of secluded and scenic land that directly adjoins the Ozark National Forest. The property's immediate proximity to the Ozark National Forest enhances its appeal, providing access to a vast expanse of preserved wilderness. The land features mature hardwood timber and a seasonal creek which flows through the Southern portion of the property. The gentle terrain is another unique feature for this tract which is a rare feature for mountainous landscapes. Lastly, this property can offer modern convenience as utilities including fiber are located just a quarter mile away. This land is accessed off Hatley Mountain Road down a deeded easement that includes access to utilities. No Mineral Rights convey with this property. To schedule a tour, please contact Lance Talbert at [501-951-3073](tel:501-951-3073).





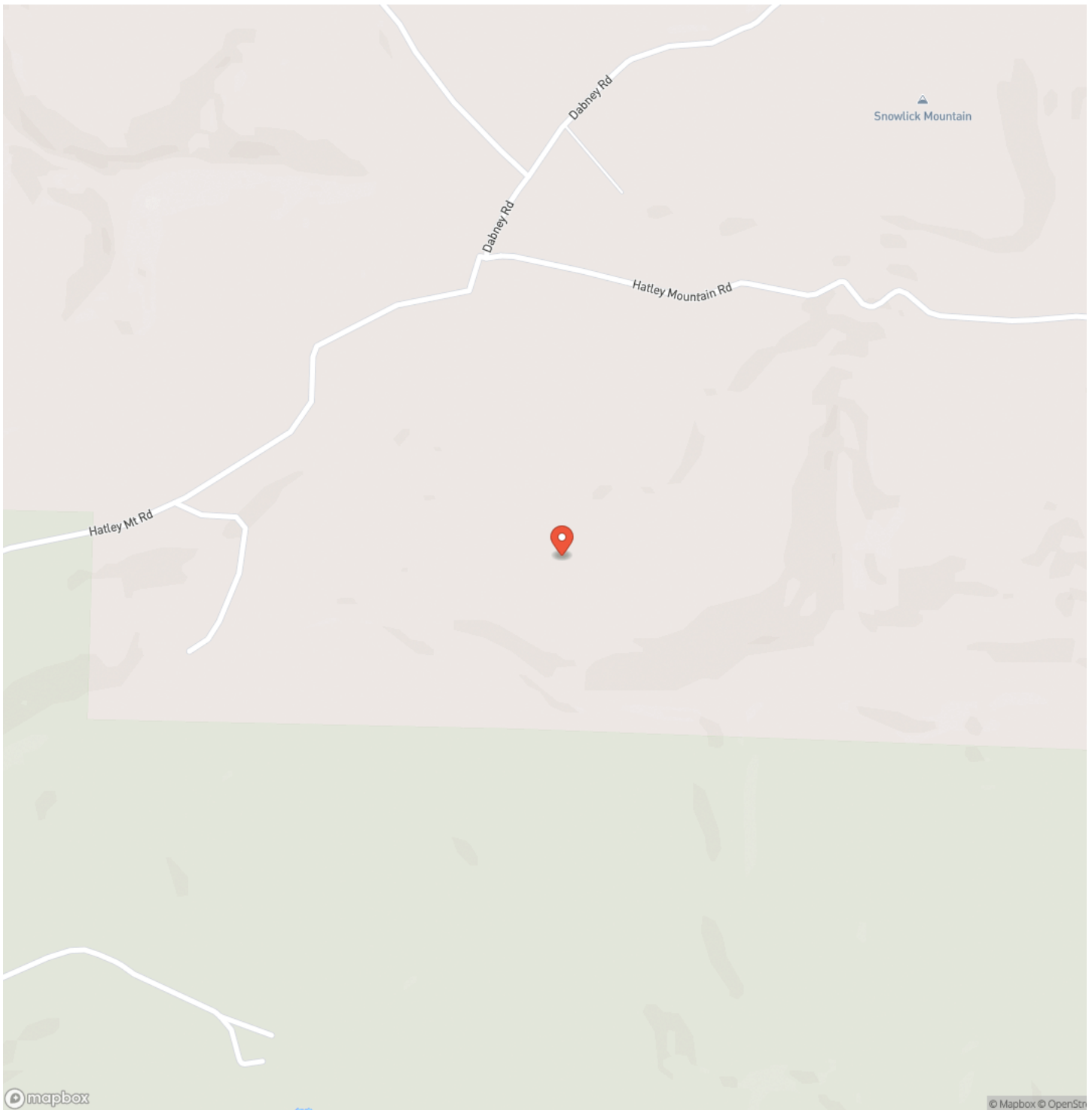
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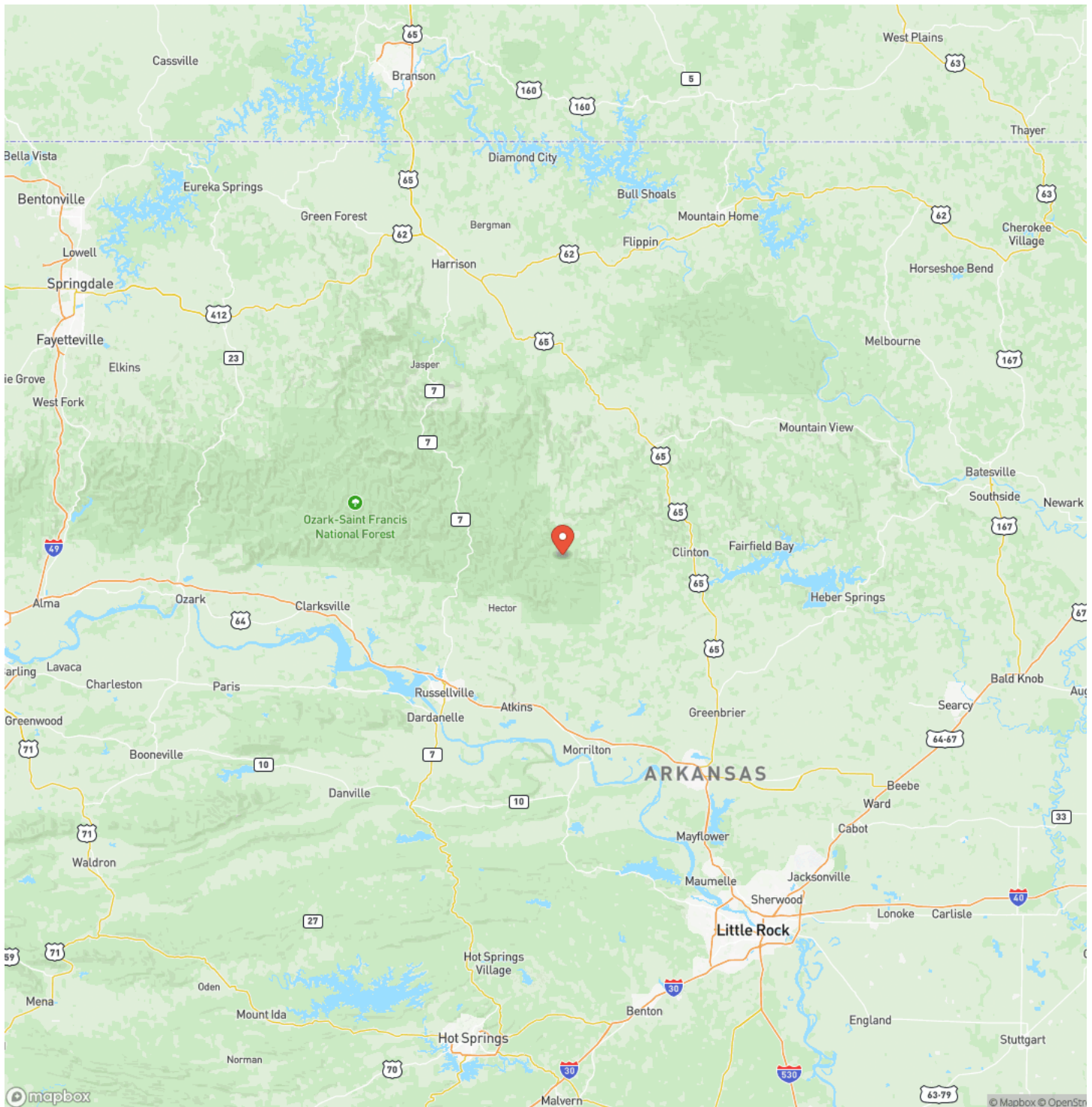


## Locator Map



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## Locator Map

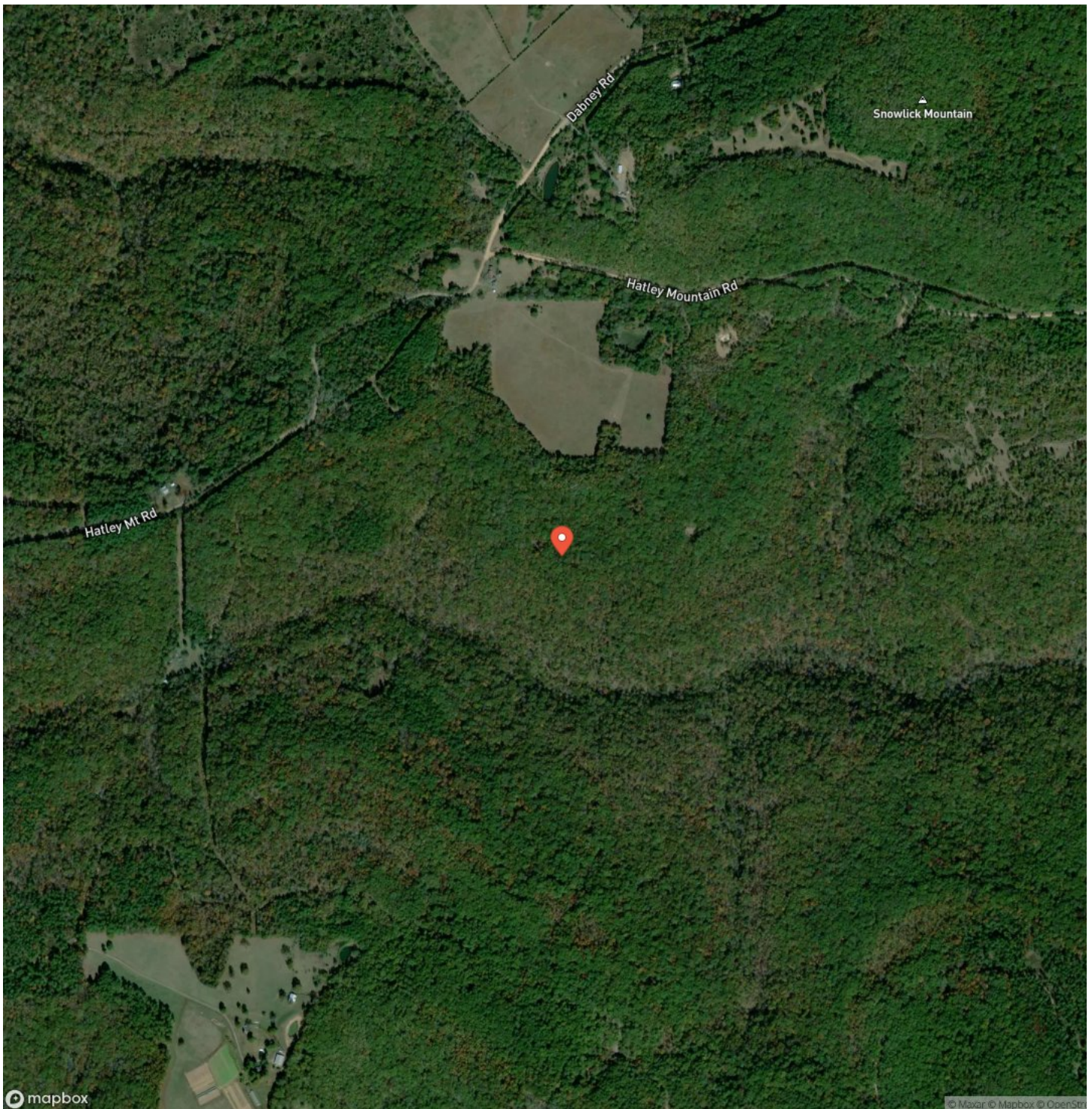




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## Satellite Map



**74.34 Acres adjacent to the Ozark National Forest  
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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Lance Talbert

## Mobile

(501) 951-3073

## Email

lance@arkansas.land

**Address**

2024 North Main Street

## City / State / Zip

North Little Rock, AR 72114

## NOTES

[illegible]

**MORE INFO ONLINE:**

**ArkansasLandForSale.com**



## This image shows a single sheet of white paper with horizontal blue 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 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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**Mossy Oak Properties Delta Land Management Co. LLC**  
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North Little Rock, AR 72114  
(501) 604-4565  
[ArkansasLandForSale.com](http://ArkansasLandForSale.com)

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