

**354 +/- Acre Lake View Development**  
**Clinton, AR 72031**

**\$1,000,000**  
**354± Acres**  
**Van Buren County**



## 354 +/- Acre Lake View Development Clinton, AR / Van Buren County

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### **SUMMARY**

**City, State Zip**

Clinton, AR 72031

**County**

Van Buren County

**Type**

Recreational Land, Lot, Ranches

**Latitude / Longitude**

35.5083 / -92.3736

**Acreage**

354

**Price**

\$1,000,000

**Property Website**

<https://arkansaslandforsale.com/property/354-acre-lake-view-development-van-buren-arkansas/10128/>



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### **PROPERTY DESCRIPTION**

This 354 +/- Acre property has lake view development written all over it. Located right off the black top, barely an hour from Little Rock and only ten minutes from Clinton, AR. This tract features a large mountain top plateau that overlooks Greers Ferry Lake. The view this property offers is truly a must see, words can't explain the sense of peace you feel from a sight such as this. With utilities at the road, this would be a good place to develop into lake view homes or a place to call your own. The property also features 3 ponds that range from a quarter acre up to a full acre some are stocked while others are used for watering cattle. The property also adjoins a small subdivision to the South, portions of the property could also be developed for residential or even horse / ATV trails. All in all this is a rare chance to own a property with so much potential as land like this doesn't come around often. For more information on this Exclusive Listing, contact Lance Talbert at 501-951-3073.





## 354 +/- Acre Lake View Development Clinton, AR / Van Buren County

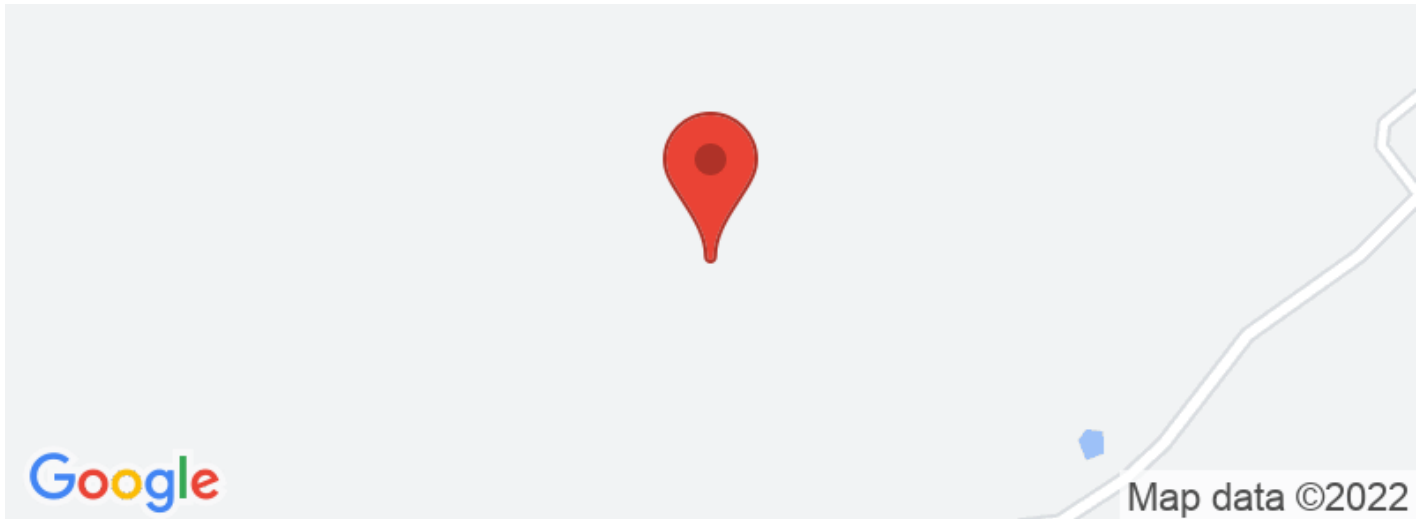
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Aerial Map

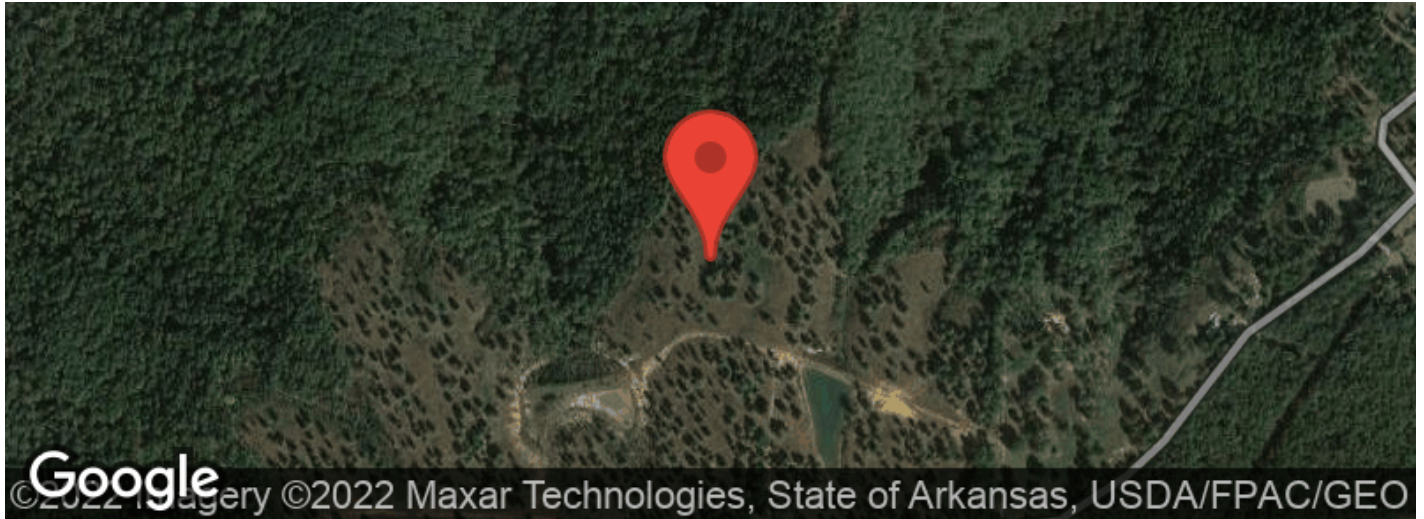


## Locator Maps





## Aerial Maps



354 +/- Acre Lake View Development  
Clinton, AR / Van Buren County

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Lance Talbert

**Mobile**

(501) 951-3073

**Email**

ltalbert@mossyoakproperties.com

**Address**

2024 North Main Street

**City / State / Zip**

North Little Rock, AR 72114

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**NOTES**

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## NOTES

This image shows a blank 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.

**MORE INFO ONLINE:**  
**ArkansasLandForSale.com**

## **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**  
2024 North Main Street  
North Little Rock, AR 72114  
(501) 416-6923  
[ArkansasLandForSale.com](http://ArkansasLandForSale.com)

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