

**Nature's Paradise : 505 acres, Year-Round Creek,
Planted Pine, & Wildlife Haven
Highway 16 West
Crabtree, AR 72031**

**\$1,516,920
505.640± Acres
Van Buren County**



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Crabtree, AR / Van Buren County**

SUMMARY

Address

Highway 16 West

City, State Zip

Crabtree, AR 72031

County

Van Buren County

Type

Timberland, Hunting Land, Recreational Land

Latitude / Longitude

35.657254 / -92.62442

Taxes (Annually)

589

Dwelling Square Feet

0

Acreage

505.640

Price

\$1,516,920

Property Website

<https://www.mossyoakproperties.com/property/nature-s-paradise-505-acres-year-round-creek-planted-pine-wildlife-haven-van-buren-arkansas/53049/>

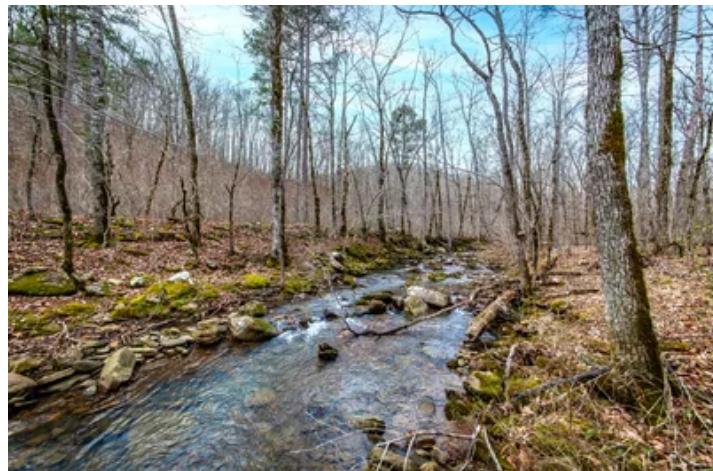


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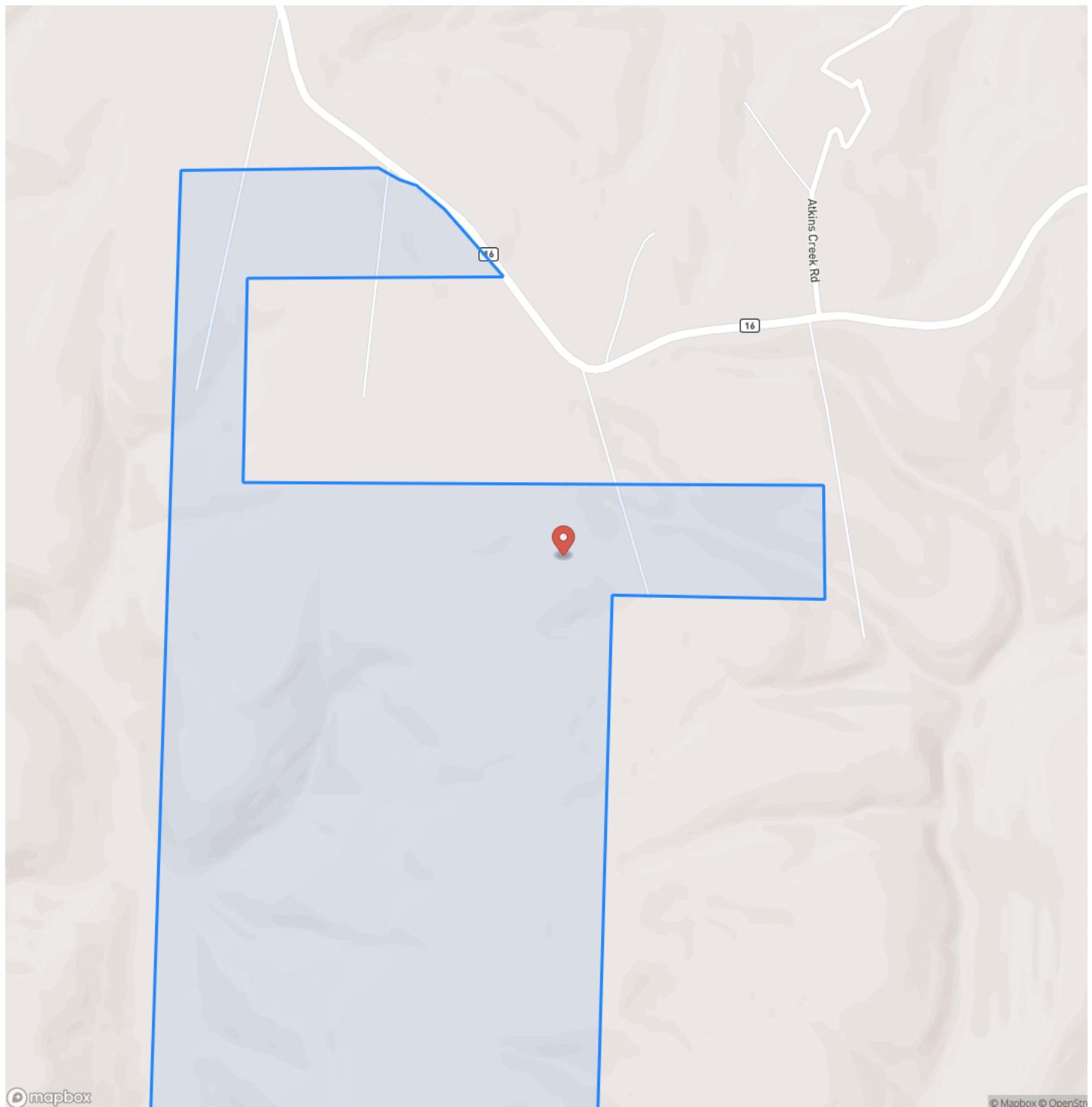
PROPERTY DESCRIPTION

Situated in the Boston Mountains, this property has 220 acres of loblolly pine that was planted in 2010, and the remaining 285.64 acres is mainly hardwood timber. There is a well built road that takes you around the acreage, and there are multiple trails that are in great condition, taking you through the property and down to the creek. This is a year-round creek with 4,700 feet of water frontage, feeding Opossum Walk Creek which goes to the South Fork Little Red River, and there are 3 other seasonal creeks. The elevation ranges from 960 feet to 1,460 feet, making this an ideal property for having a view, having a cabin on the creek, making this into a farm, and so much more! Along the creek there are rows of stacked rocks put in place by settlers, and there are plenty of rock formations and bluffs to explore. The owner has harvested deer, bear, and turkey and has a food plot setup. Electricity is on the property, and you can hook up to city water and fiber internet, which runs along Highway 16 West. Places of interest : The Buffalo River, Ozark National Forest, Greers Ferry Lake, and the South Fork & Middle Fork Little Red River are all places that you can visit within driving anywhere from 20 minutes to 1 hour at most. Mineral rights may be purchased at an additional price. Call Krystn Allen at [501-270-5276](tel:501-270-5276) or Eric Camp at [501-388-1947](tel:501-388-1947) for more information and to schedule a showing.

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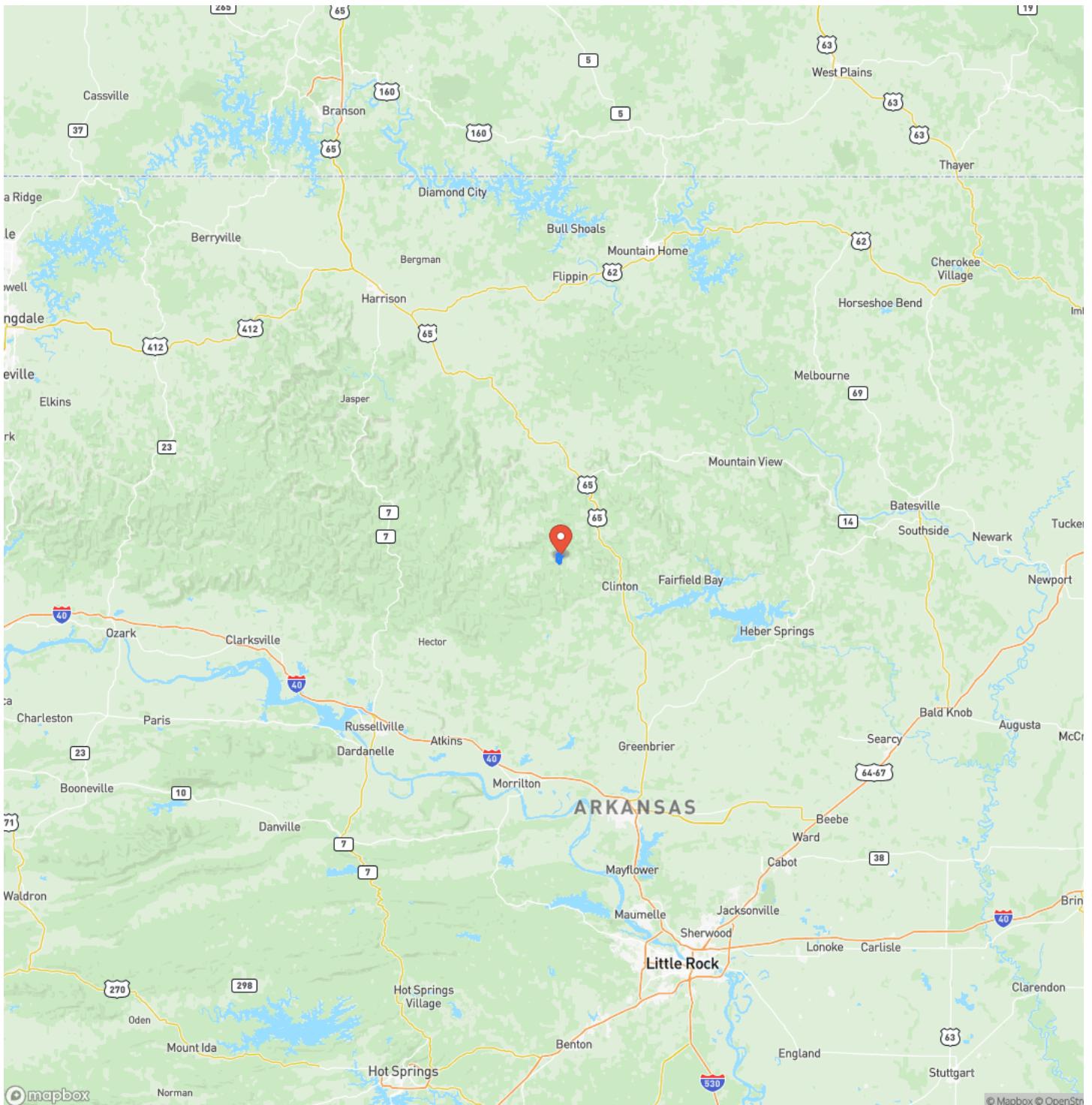
Locator Map



© mapbox

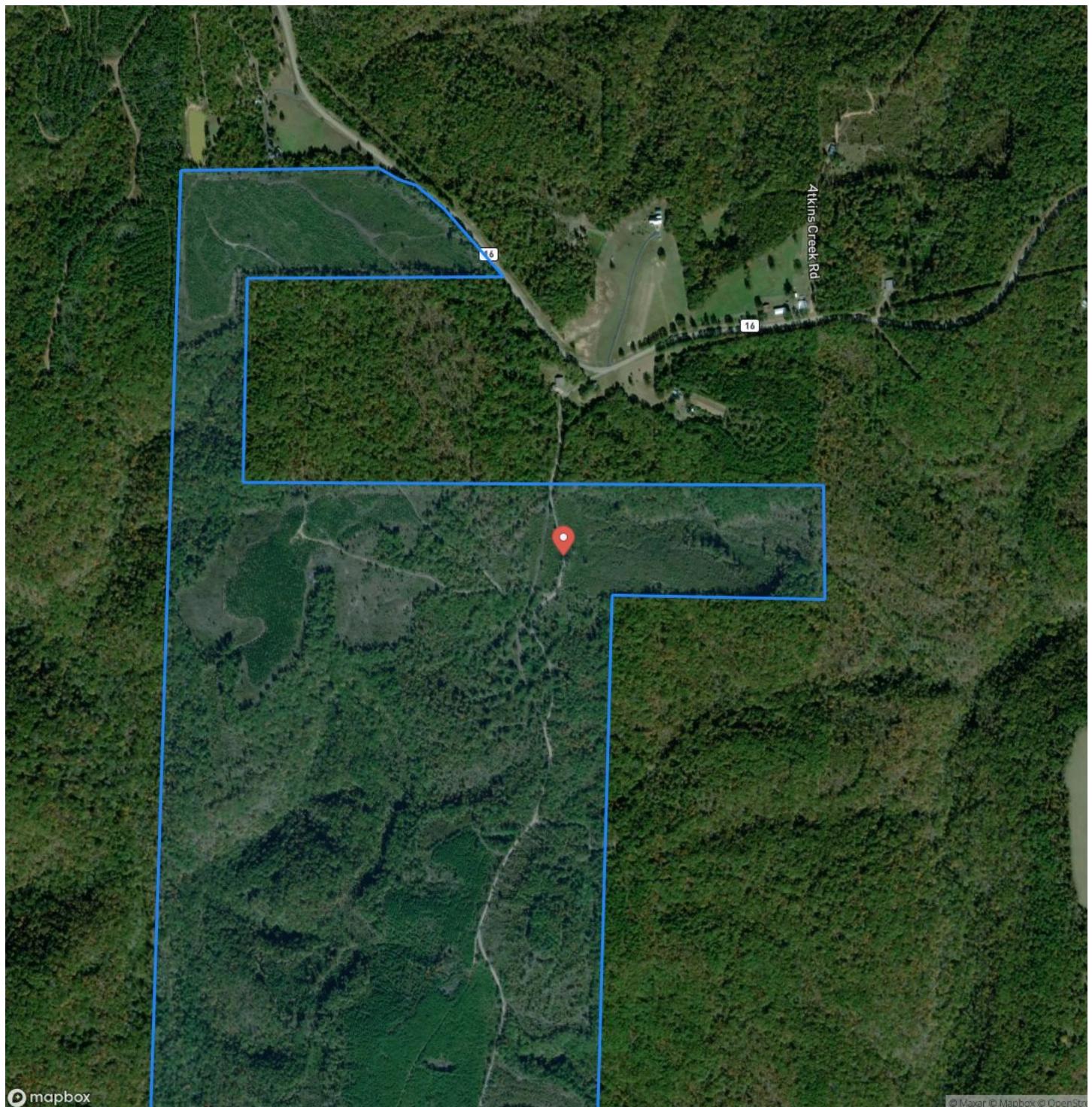
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Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Krystn Allen

Mobile

(501) 270-5276

Email

krystn@mossyoakproperties.com

Address

400 W Race Street

City / State / Zip

Searcy, AR 72143

NOTES



MORE INFO ONLINE:

NOTES



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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.

Mossy Oak Properties Cache River Land & Farm

400 W Race Street
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