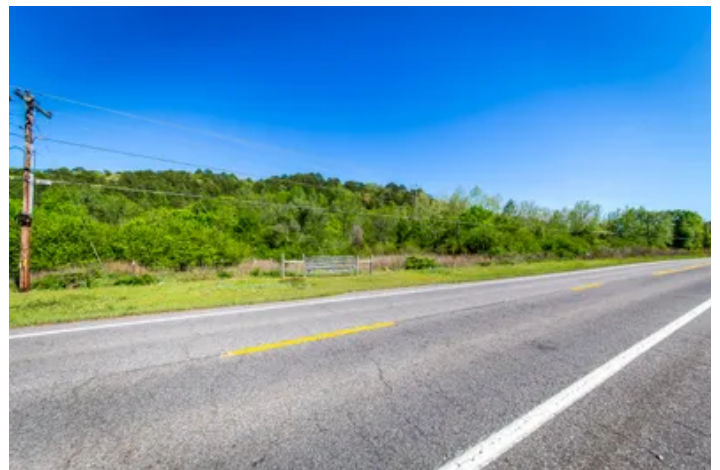
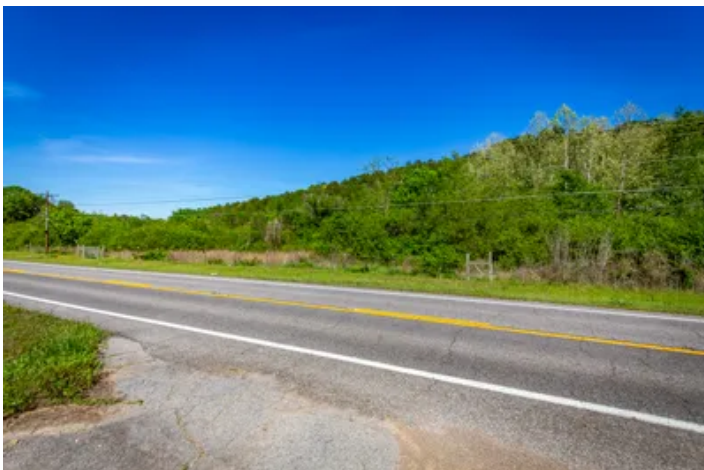


**Close to River & Lake**  
**0 Highway 16 East**  
**Shirley, AR 72153**

**\$62,500**  
**13.040± Acres**  
**Van Buren County**





**Close to River & Lake**  
**Shirley, AR / Van Buren County**

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**SUMMARY**

**Address**

0 Highway 16 East

**City, State Zip**

Shirley, AR 72153

**County**

Van Buren County

**Type**

Recreational Land, Business Opportunity

**Latitude / Longitude**

35.637683 / -92.313821

**Taxes (Annually)**

53

**Dwelling Square Feet**

0

**Acreage**

13.040

**Price**

\$62,500

**Property Website**

<https://www.mossyoakproperties.com/property/close-to-river-lake-van-buren-arkansas/55392/>



**Close to River & Lake**  
**Shirley, AR / Van Buren County**

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**PROPERTY DESCRIPTION**

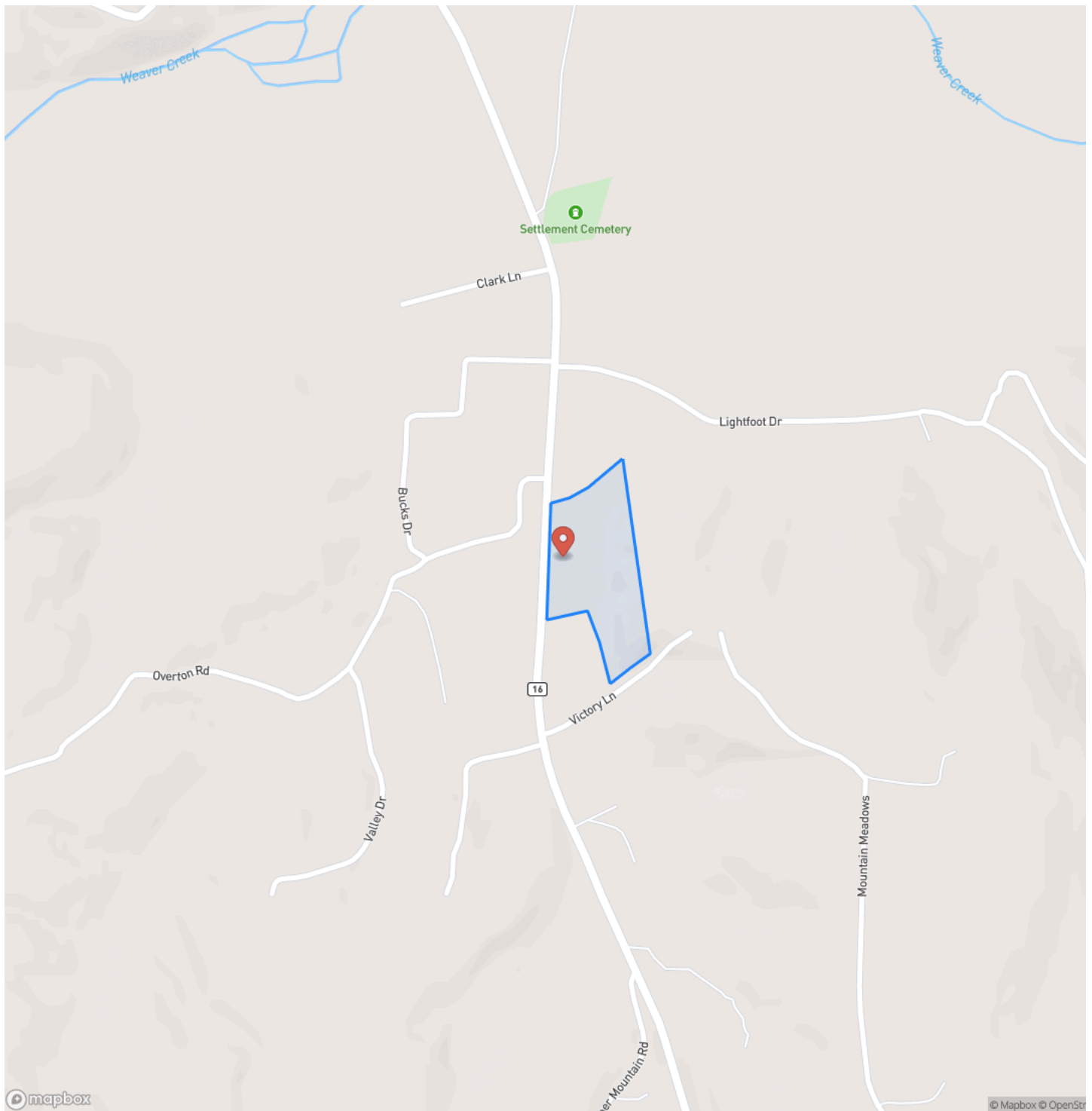
Nice country setting with 2 creeks and 2 lane highway frontage, giving you access to all utilities, including fiber internet. This used to be an old homestead and a boarding house, where people getting off the old M&NA train would stay and it has been said that a septic is on the property (not verified). Approximately 6 out of the 13.04 acres is level and ready for any type of livestock or homesites. This is a great property for you to build a home on or multiple cabins along the creek for vacation rental. Call the Listing Agent for more information and to schedule a showing. Greers Ferry Lake at Fairifeld Bay is just 5 miles away. Enjoy dining, shopping, 90 miles of side by side riding boating, skiing, and more. The Little Red River at Shirley is just 2 miles away where you can kayak, fish, and swim. Call Krystn Allen at [501-270-5276](tel:501-270-5276) .



Close to River & Lake  
Shirley, AR / Van Buren County

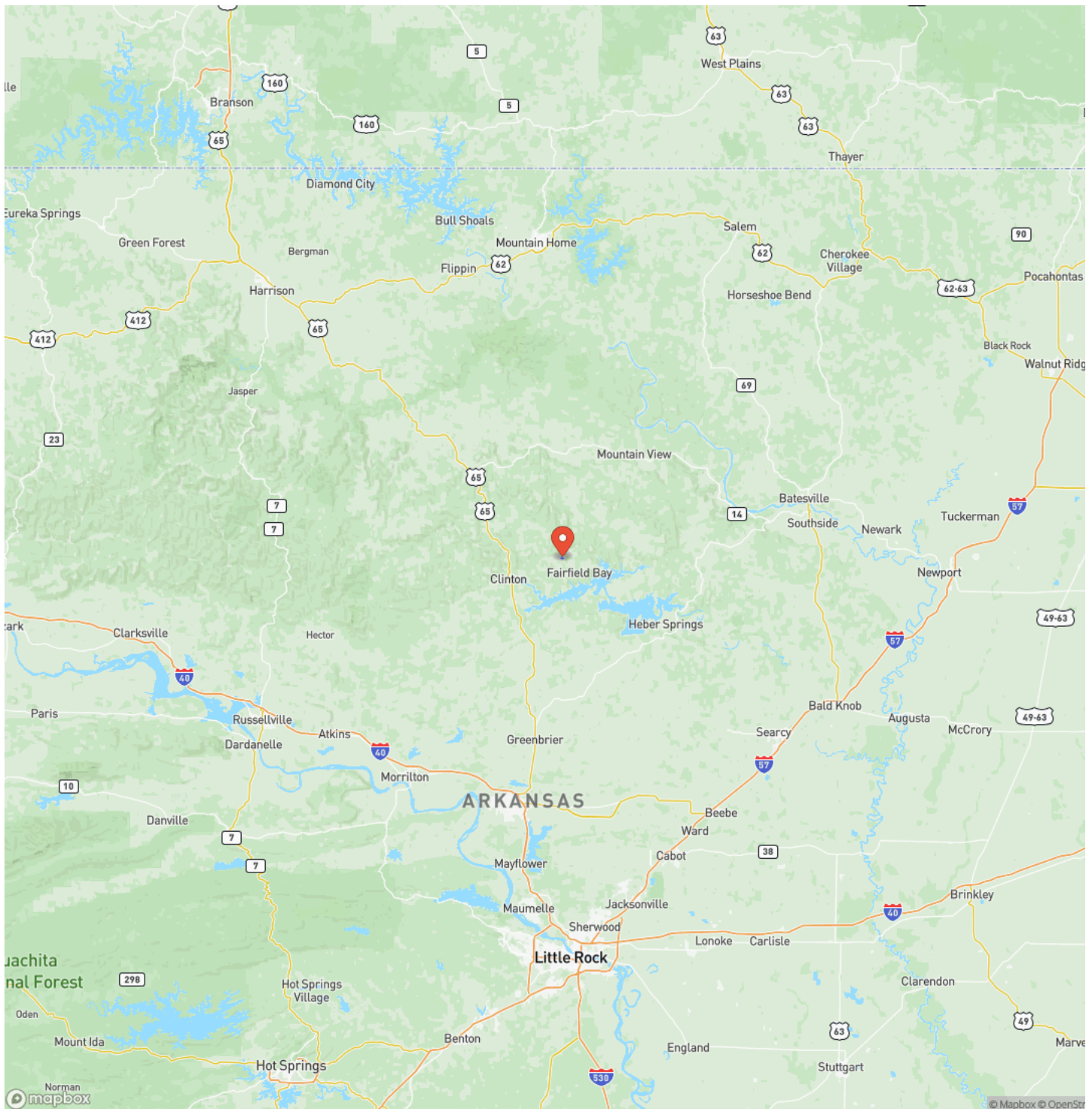


## Locator Map



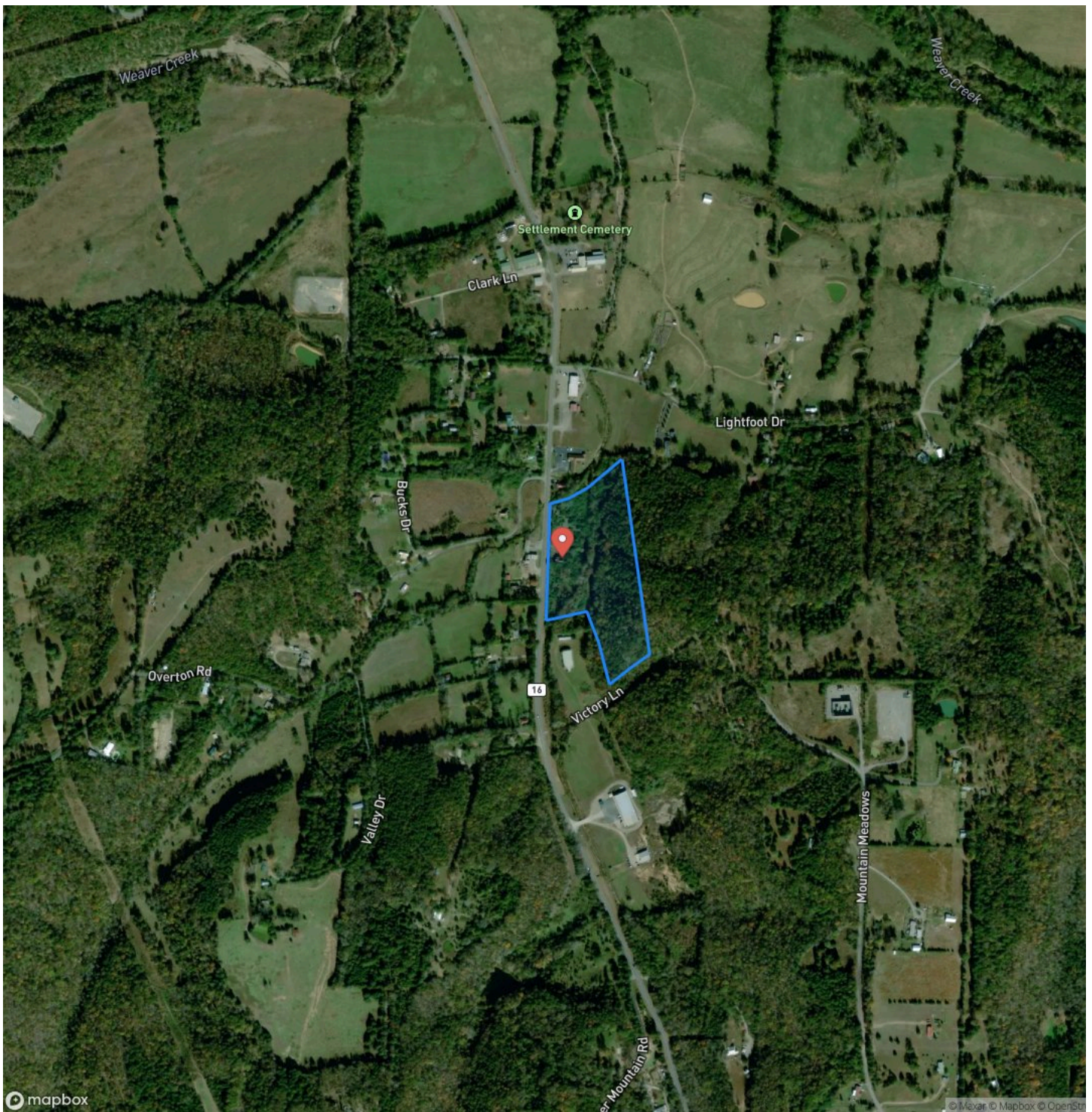


## Locator Map





## Satellite Map



**Close to River & Lake**  
**Shirley, AR / Van Buren County**

## 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

## NOTES



**MORE INFO ONLINE:**

**MossyOakProperties.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**

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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**Mossy Oak Properties Cache River Land & Farm**  
400 W Race Street  
Searcy, AR 72143  
(501) 278-5330  
[MossyOakProperties.com](http://MossyOakProperties.com)

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