

**Big Creek Estate**  
1591 US Hwy 371  
Magnolia, AR 71753

**\$114,900**  
21± Acres  
Columbia County





**Big Creek Estate**  
**Magnolia, AR / Columbia County**

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**SUMMARY**

**Address**

1591 US Hwy 371

**City, State Zip**

Magnolia, AR 71753

**County**

Columbia County

**Type**

Hunting Land, Recreational Land, Undeveloped Land, Timberland

**Latitude / Longitude**

33.334858 / -93.271403

**Acreage**

21

**Price**

\$114,900

**Property Website**

<https://www.mossyoakproperties.com/property/big-creek-estate-columbia-arkansas/52647/>



## **PROPERTY DESCRIPTION**

Nestled within 10 minutes of the campus of Southern Arkansas University, this expansive 21-acre development tract offers a prime opportunity for investment and growth, ideal for an executive home/compound. Situated in the heart of Southern Arkansas and the new, exciting Lithium boom. This parcel of land boasts an enviable highway location allowing easy and convenient access to not only the university's facilities and amenities but the major Lithium players as well.

With its generous size, this tract presents a canvas for a myriad of development possibilities. Whether it's residential, commercial, or mixed-use projects, the ample acreage provides space for creativity and innovation. The proximity to the university and the new Lithium extraction operations also adds to its appeal, making it an ideal location for a campground/RV park catering to the over 1000 new jobs estimated to be created by the Lithium play.

Surrounded by the natural beauty of Arkansas, the land offers a picturesque setting for any development endeavor. Rolling hills, lush greenery, and tranquil surroundings create a serene atmosphere, enhancing the allure of the property. Additionally, its proximity to major transportation arteries ensures ease of access for residents, visitors, and commuters alike.

As Southern Arkansas University continues to thrive and expand and the Lithium play begins full-time production, this development tract presents a rare opportunity to be part of a dynamic and growing community. Whether seeking to invest in residential, commercial, or mixed-use projects, this 21-acre parcel offers endless possibilities for development and prosperity.

Contact Michael Clayton at 8708184518 or email him at [mclayton@mossyoakproperties.com](mailto:mclayton@mossyoakproperties.com) for additional information or to schedule a site visit.

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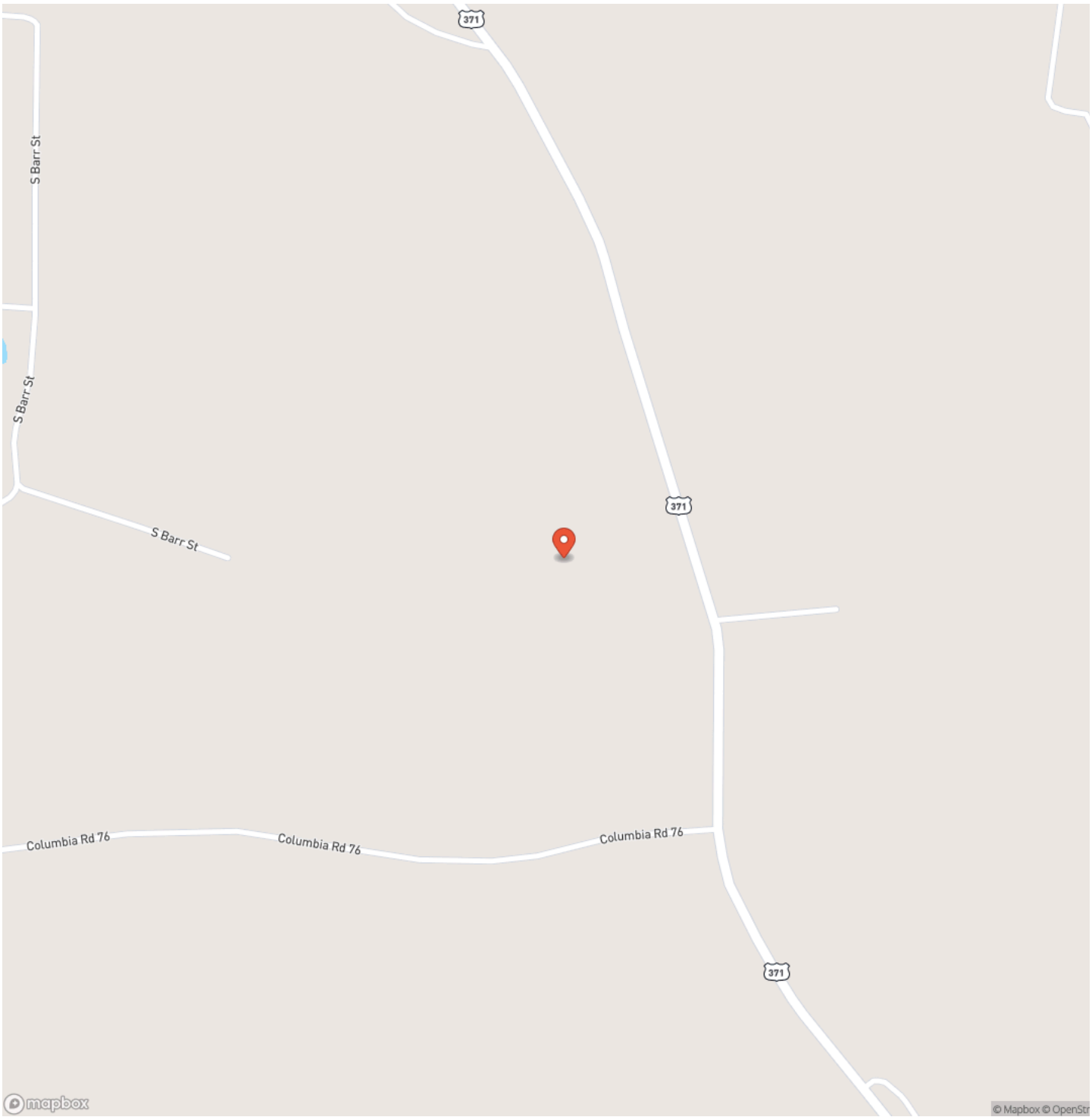


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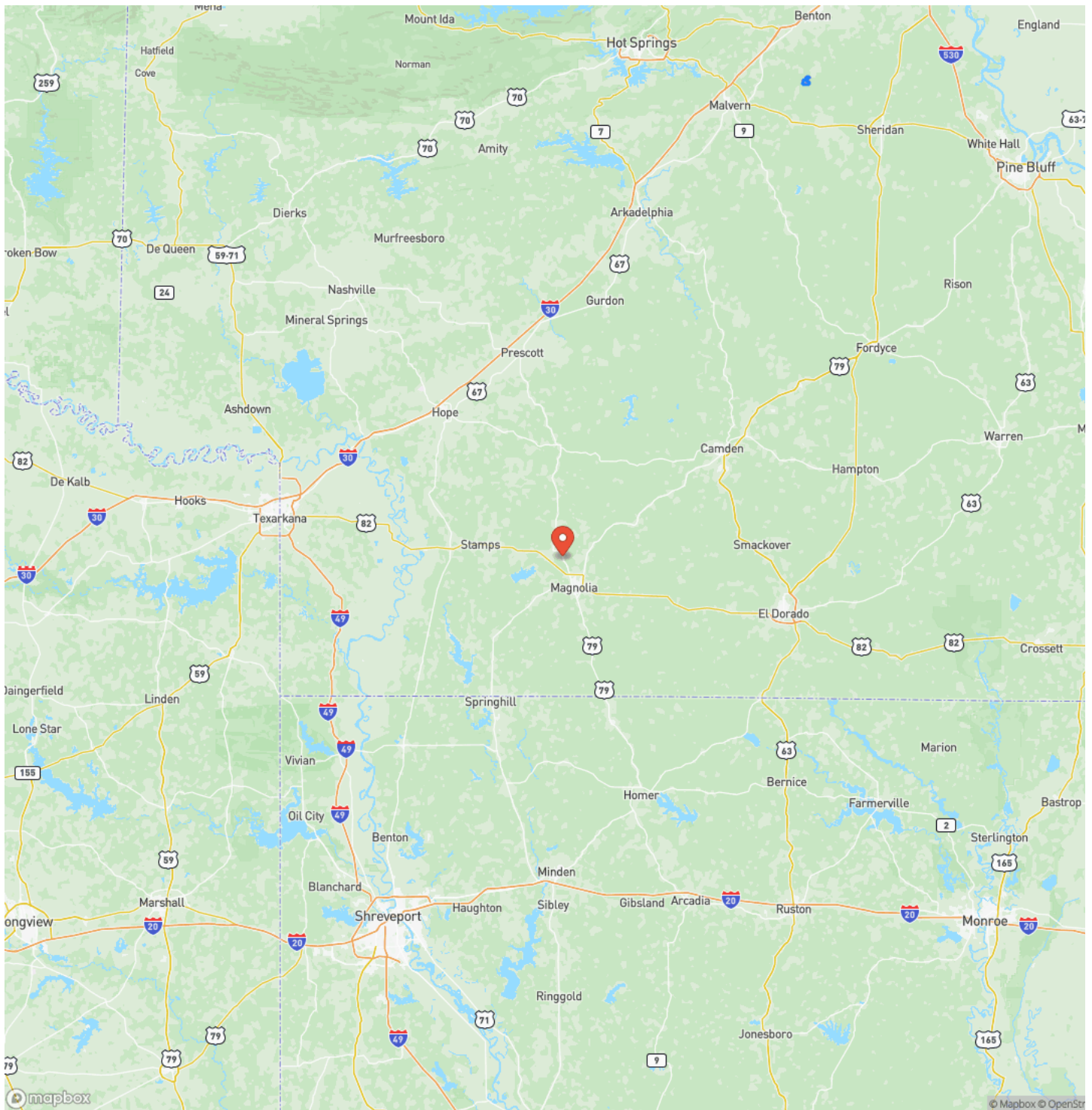


Locator Map



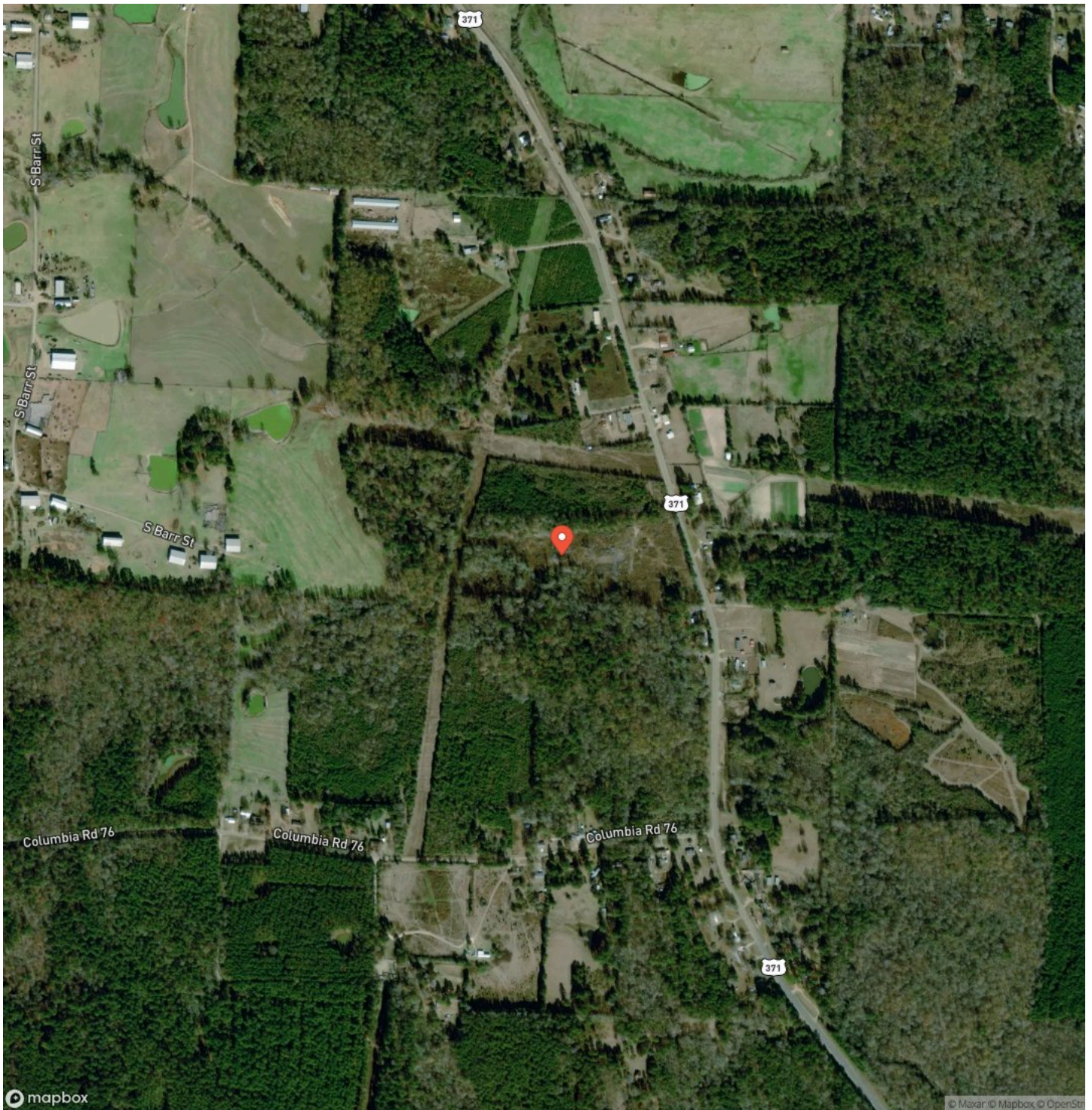


## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Michael Clayton

## Mobile

(870) 818-5418

## Office

(870) 807-6731

## Email

mclayton@mossyoakproperties.com

**Address**

819 Lakewood Road

## City / State / Zip

## NOTES

[illegible]



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**MORE INFO ONLINE:**  
**MossyOakProperties.com**

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**Mossy Oak Properties Land and Home**  
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[MossyOakProperties.com](http://MossyOakProperties.com)

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