

Big Creek Estate
1591 US Hwy 371
Magnolia, AR 71753

\$114,900
21± Acres
Columbia County



Big Creek Estate
Magnolia, AR / Columbia County

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/>



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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 for additional information or to schedule a site visit.

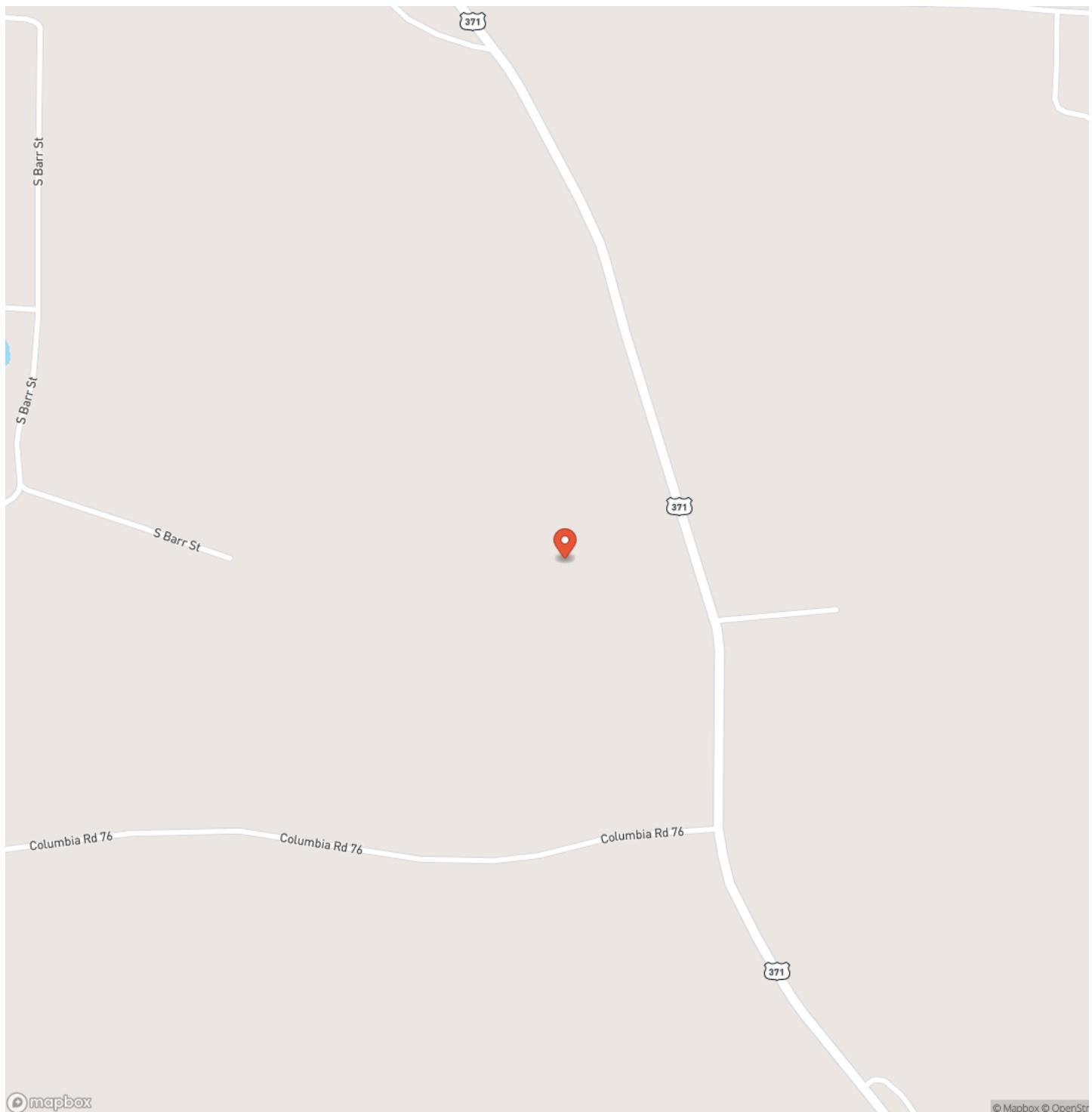
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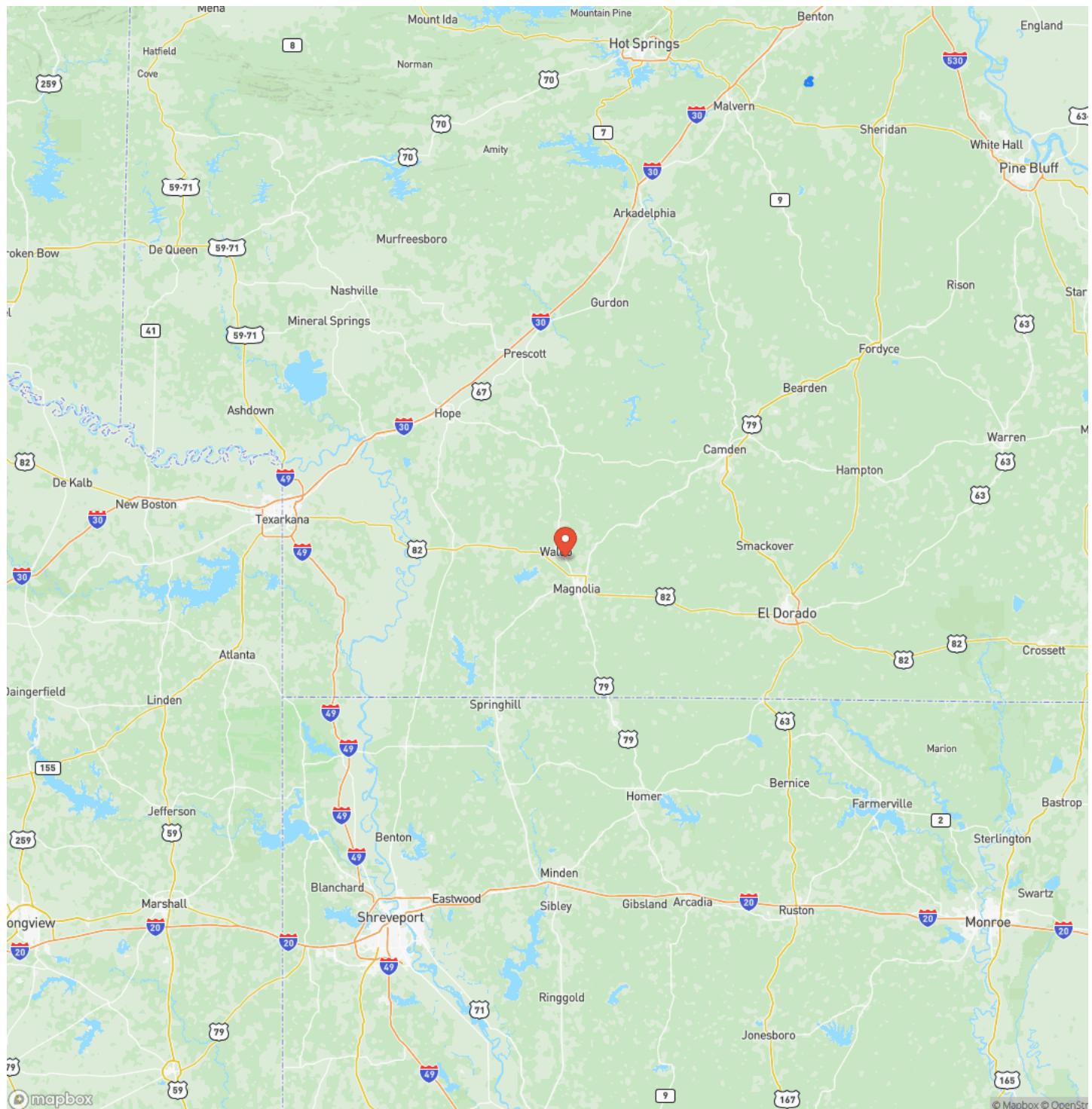
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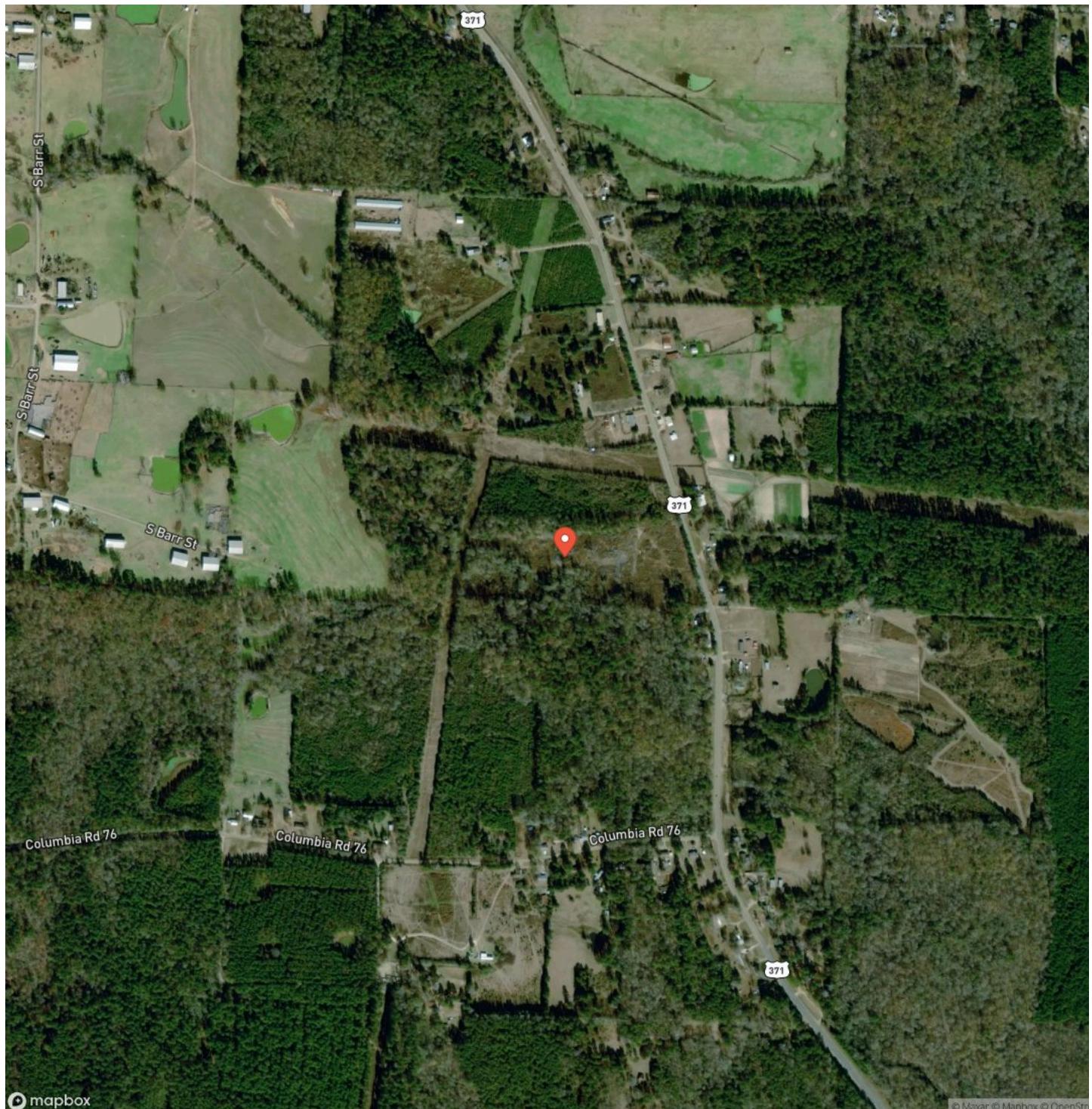
Locator Map



Locator Map



Satellite Map



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Big Creek Estate Magnolia, AR / Columbia County

LISTING REPRESENTATIVE
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NOTES



MORE INFO ONLINE:

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NOTES

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