38 +/- acres Hwy 9 | Utilities Available | Clinton AR | Van Buren County
Next to 6011 Highway 9
Clinton, AR 72031

$169,711
38.5± Acres
Van Buren County







SUMMARY

Address
Next to 6011 Highway 9

City, State Zip
Clinton, AR 72031

County
Van Buren County

Type
Farms, Hunting Land, Recreational Land, Timberland

Latitude / Longitude
35.475073 / -92.504326

Taxes (Annually)
$90.81

Acreage
38.5

Price
$169,711

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

38.5 +/- Unrestricted Acres with Pasture, Creek, Timber & Highway Frontage | Clinton, Arkansas

38.5 +/- Acres | Highway 9 | Van Buren County, Arkansas | Near Greers Ferry Lake

If you're looking for **unrestricted land for sale in Clinton, Arkansas**, with plenty of usable acreage, convenient access, and room to do what you want, this **38.5 +/- acre property** is worth a look! Located along Highway 9 in the beautiful Ozark Mountains, this tract offers **mostly level terrain, open pasture, mature timber, a wet-weather creek, and excellent recreational opportunities**, all just minutes from town and Greers Ferry Lake.

Mostly Level, Usable Acreage

One of the biggest advantages of this property is the lay of the land. Unlike many tracts in the Ozarks with steep hillsides and rocky terrain, this acreage is **predominantly level and usable**, giving buyers plenty of options. The open areas would be great for **horses, cattle, or other livestock**, while the wooded portions provide privacy, shade, and a natural setting for wildlife.

A **wet-weather creek** runs through the property, adding to its character and appeal. The mixture of pasture, timber, and wooded areas makes this a great place to enjoy the outdoors, whether you're hunting, riding ATVs, exploring, or just enjoying your own land.

No Restrictions and Plenty of Possibilities

With **no property restrictions**, you have the freedom to make this place your own. Build your dream home, bring in a manufactured home, establish a homestead, start a hobby farm, or set up a camper for weekend trips. There's also plenty of room for a hunting cabin, recreational getaway, or additional improvements, subject to applicable local requirements.

For anyone searching for **unrestricted acreage, hunting land, or a small farm in Van Buren County**, this property offers a lot of potential.

Hunting and Outdoor Recreation

The property offers **deer and turkey hunting opportunities**, with mature timber, open areas, and natural cover for wildlife. There's plenty of room to ride ATVs, create trails, or spend time enjoying the peace and quiet of the Arkansas Ozarks.

Whether you're looking for a place to hunt, raise animals, or get away from the hustle and bustle, this acreage offers the space to enjoy it.

Highway Frontage and Available Utilities

Another great feature is the **Highway 9 frontage**, providing convenient access to the property. **Electricity, public water, and fiber-optic internet are available along the highway**, making this an excellent option for buyers wanting country living with access to modern conveniences.

Great Location Near Clinton and Greers Ferry Lake

Located approximately **10 minutes from Clinton**, you'll be close to Walmart, restaurants, shopping, medical facilities, and the local hospital.

Choctaw Marina on Greers Ferry Lake is approximately 20 minutes away, where you can enjoy boating, fishing, swimming, and spending time on the water. The surrounding Ozark Mountains also offer plenty of opportunities for hunting, hiking, and outdoor recreation.

Come See What This Property Has to Offer!

Finding **38.5 +/- acres of mostly level, unrestricted land with pasture, mature timber, a creek, highway frontage, and available utilities** is not always easy. Whether you're looking to build a home, start a farm, invest in land, or have your own hunting and recreational property, this tract has plenty to offer.

Located on Highway 9 near Clinton, Arkansas, and just a short drive from Greers Ferry Lake, this property is ready for its next owner to make it their own.

Proudly listed with Mossy Oak Properties Selling Arkansas, 870-495-2123.

Call Listing Agent & Land Specialist, Krystn Bourgeois, 501-270-5276.

Equal Housing Opportunity. Www.WeSellArkansas.com.








LISTING REPRESENTATIVE

For more information contact:



Representative
Krystn Bourgeois

Mobile
(501) 270-5276

Email
krystn@mossyoakproperties.com

Address
8111 N St. Louis

City / State / Zip
Cave City, AR 72521

NOTES

NOTES

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.

Mossy Oak Properties Selling Arkansas
8111 N St Louis St
Cave City, AR 72521
(870) 495-2123
https://wesellarkansas.com/