

1.22 +/- acre Unrestricted | 1 mile to Boat Launch on
Greers Ferry Lake | Shirley, AR | Van Buren County
0 Ember Road
Shirley, AR 72153

\$15,000
1.22± Acres
Van Buren County



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Shirley, AR / Van Buren County

SUMMARY

Address

0 Ember Road null

City, State Zip

Shirley, AR 72153

County

Van Buren County

Type

Recreational Land, Undeveloped Land

Latitude / Longitude

35.558206 / -92.355419

Taxes (Annually)

\$65

Acreage

1.22

Price

\$15,000

Property Website

<https://www.mossyoakproperties.com/property/1-22-acre-unrestricted-1-mile-to-boat-launch-on-greers-ferry-lake-shirley-ar-van-buren-county/van-buren/arkansas/112579/>



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PROPERTY DESCRIPTION

1.22 +/- Surveyed Acre Near Greers Ferry Lake - Shirley, Arkansas

Discover the perfect spot for your weekend getaway, future retreat, or investment in the Ozarks. Located on **Ember Road** in **Shirley, Van Buren County, Arkansas**, offering privacy, convenience, and easy access to one of Arkansas's premier recreational lakes.

The property features a **650-foot-long, 20-foot-wide deeded easement** providing legal access from Ember Road. **Electricity, water, and other utilities are available along the road**, making future development simple and convenient.

Outdoor enthusiasts will appreciate being just **2 miles from a public boat launch on Greers Ferry Lake**, where boating, fishing, swimming, and water sports await. Whether you're looking to build a cabin, park an RV, or simply enjoy the natural beauty of the area, this property offers outstanding flexibility.

With **no deed restrictions**, you'll have the freedom to develop and use the property to fit your vision.

Property Highlights:

- 1.2 surveyed acres
- Shirley, Van Buren County, Arkansas
- Located on Ember Road
- 650' x 20' deeded easement for legal access
- Utilities available at the road
- Just 2 miles to a public Greers Ferry Lake boat launch
- No restrictions
- Great for a cabin, RV, or recreational retreat

Enjoy the peace and beauty of the Ozarks while staying close to one of Arkansas's most popular lakes. This unrestricted property is ready for your plans.

Proudly listed with **Mossy Oak Properties Selling Arkansas**, [870-495-2123](tel:870-495-2123) .

Listing Agent & Certified Land Specialist, Krystn Bourgeois, [501-270-5276](tel:501-270-5276) . You can call or text me anytime!

www.WeSellArkansas.com.

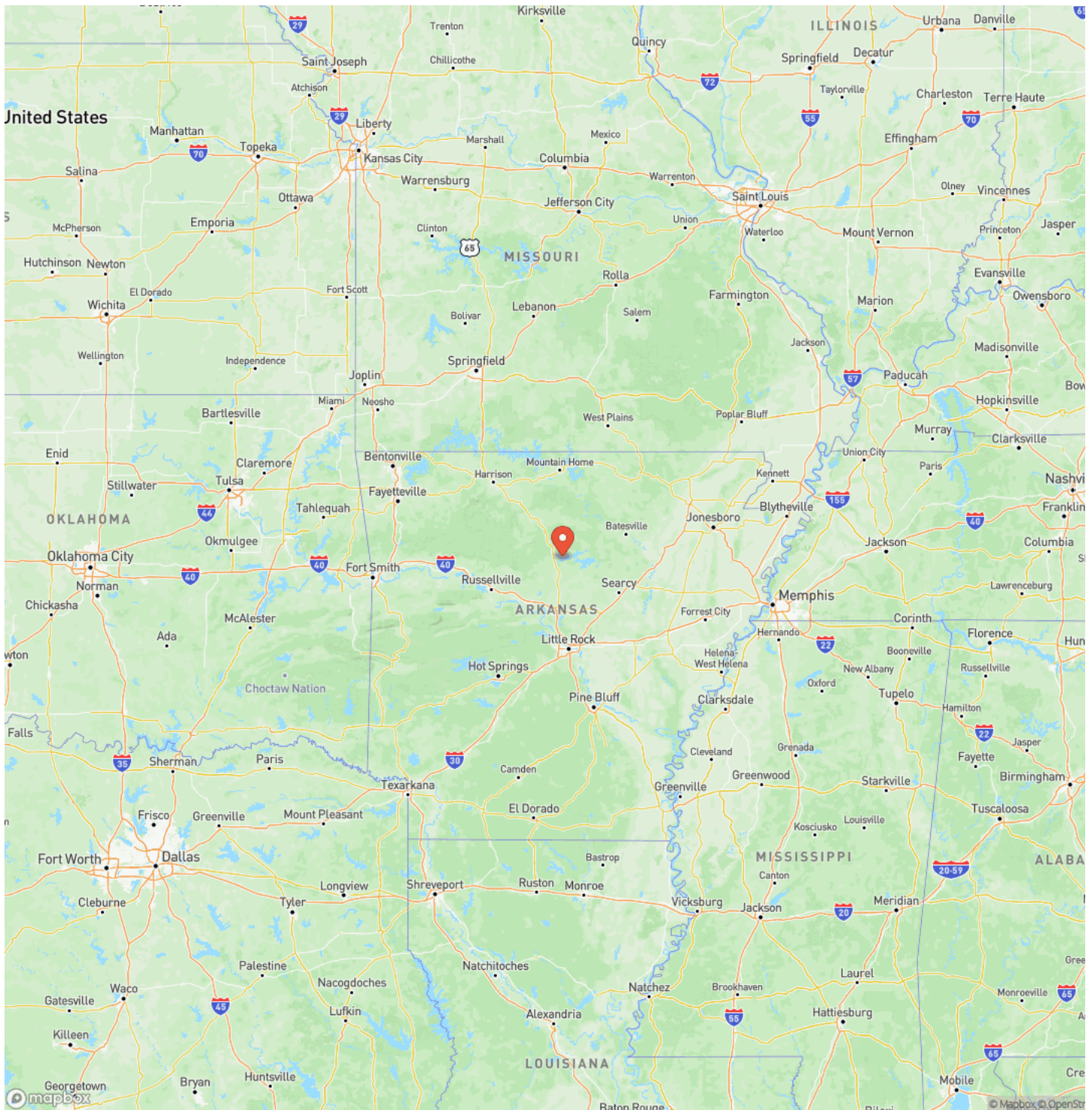
Equal Housing Opportunity.

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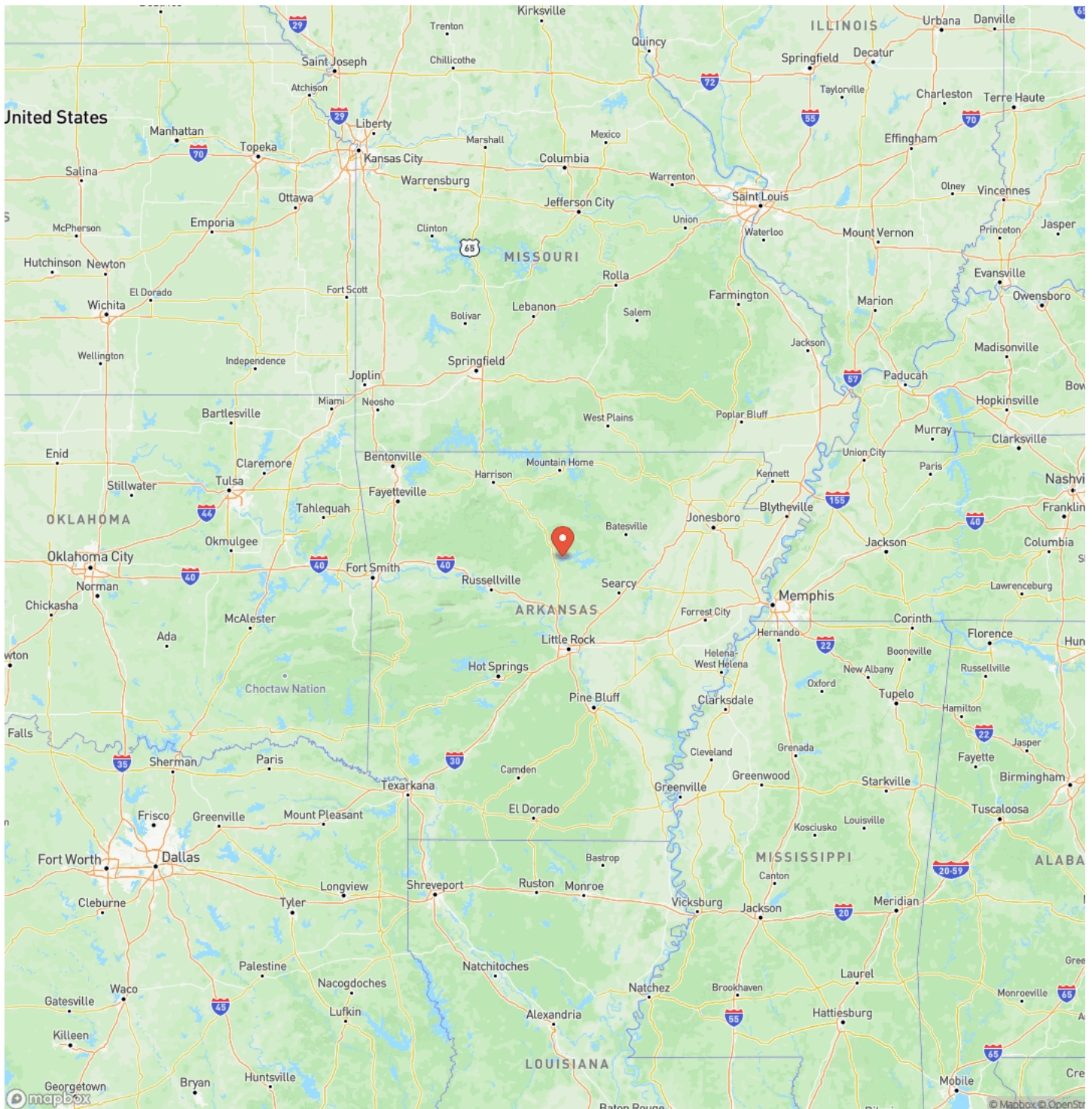
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Locator Map



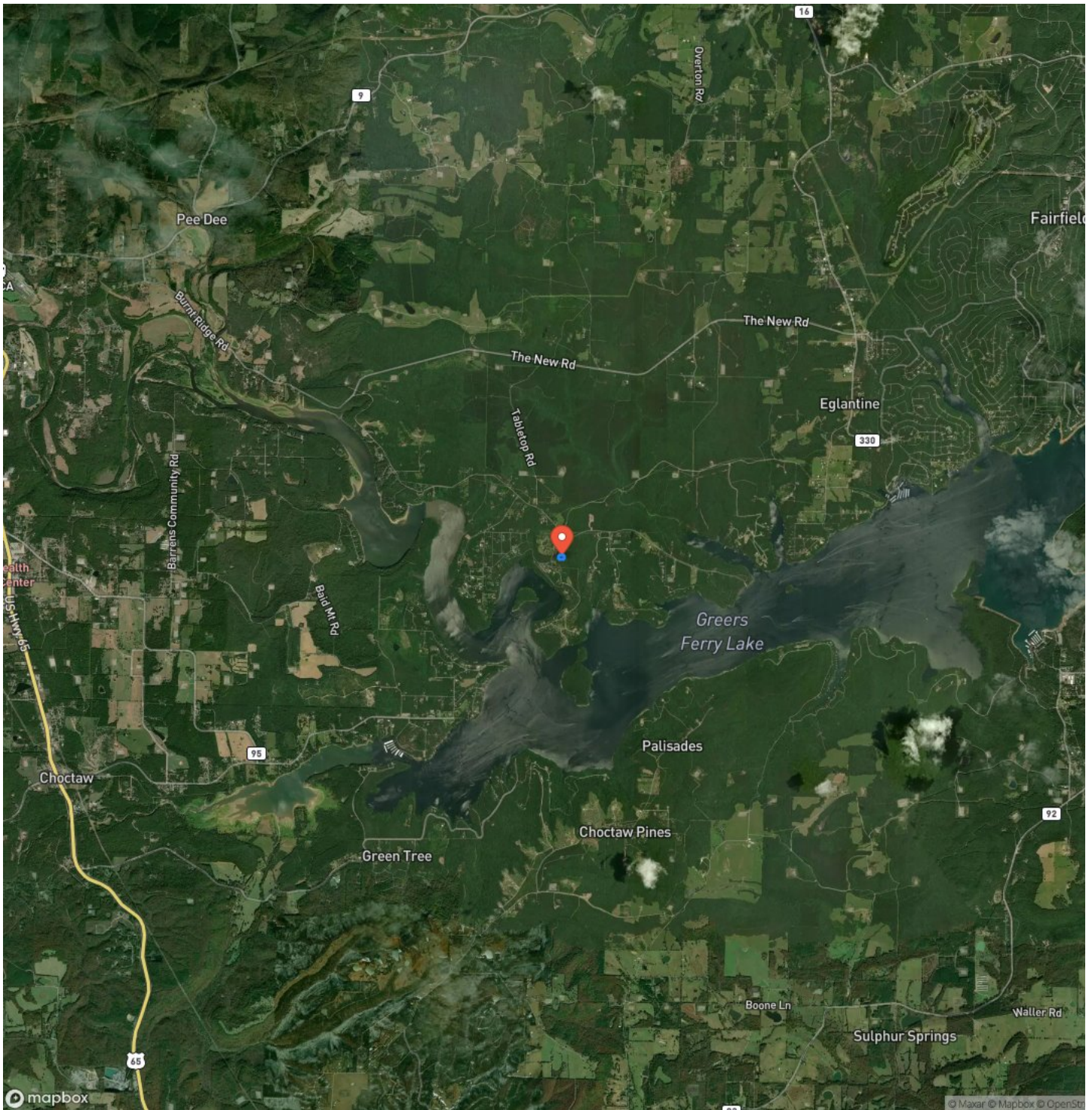
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Locator Map



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Shirley, AR / Van Buren County

Satellite Map



1.22 +/- acre Unrestricted | 1 mile to Boat Launch on Greers Ferry Lake | Shirley, AR | Van Buren County
Shirley, AR / Van Buren County

LISTING REPRESENTATIVE

For more information contact:



Representative

Krystn Bourgeois

Mobile

(501) 270-5276

Email

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Address

8111 N St. Louis

City / State / Zip

Cave City, AR 72521

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

MORE INFO ONLINE:

<https://wesellarkansas.com/>

[illegible]

<https://wesellarkansas.com/>

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 Selling Arkansas

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Cave City, AR 72521

(870) 495-2123

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