



Lot at Rivers Edge

0 Riverview Dr, Heber Springs, Arkansas 72543

Chance Creighton
870-377-0257
chance@saundersrealestate.com

PROPERTY OVERVIEW



Sale Price

\$86,500

Offering Summary

Acreage:	1.45 Acres
State:	Arkansas
City:	Heber Springs
County:	Cleburne
Property Type:	Acreage and Estates, Waterfront

Property Overview

Discover the perfect canvas for your riverside dream home on this 1.45-acre vacant lot in the gated Rivers Edge at Lobo Access subdivision along the world-famous Little Red River in Heber Springs, Arkansas. Located on Riverview Drive, this gently sloping lot offers a flat, buildable area near the road framed by mature trees for natural privacy and beauty. The terrain slopes gracefully toward the river, opening exciting possibilities for a home with stunning water views. Enjoy world-class trout fishing, convenient community river access, and the tranquility of a low-maintenance, private setting. Public water and community sewer are available. Amenities include community boat slip and pool access. Build your legacy on one of Arkansas's premier trout streams.

SPECIFICATIONS & FEATURES



Specifications & Features

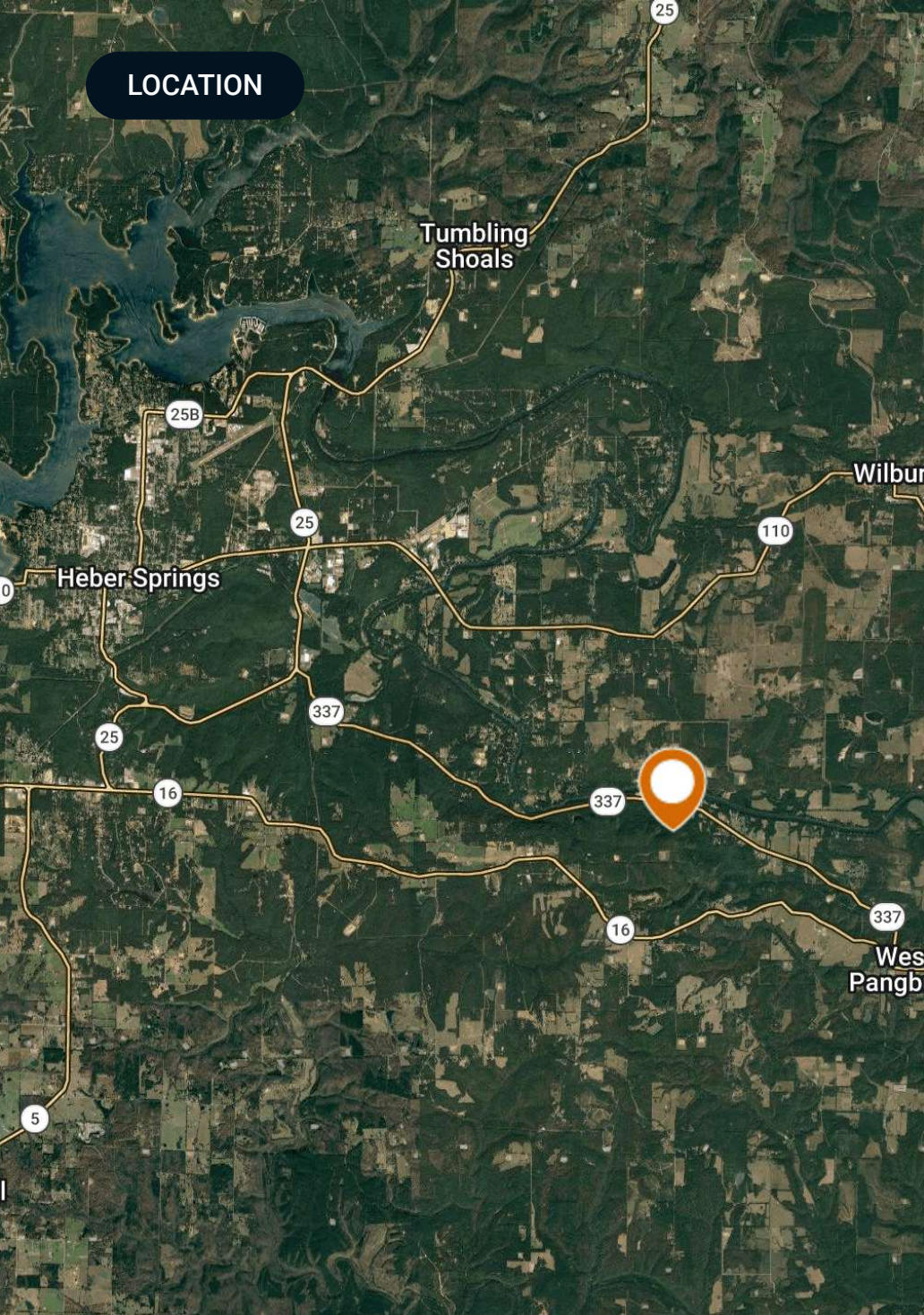
Lake Frontage / Water Features:

Little Red River Frontage

Nearest Point of Interest:

Heber Springs
Greers Ferry Lake

LOCATION



Location & Driving Directions



Parcel: 002-07890-029

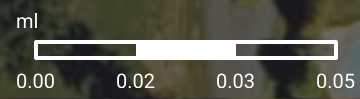
GPS: 35.4591721, -91.930363

Driving Directions: 8 mi south of Heber Springs on Arkansas Hwy 337

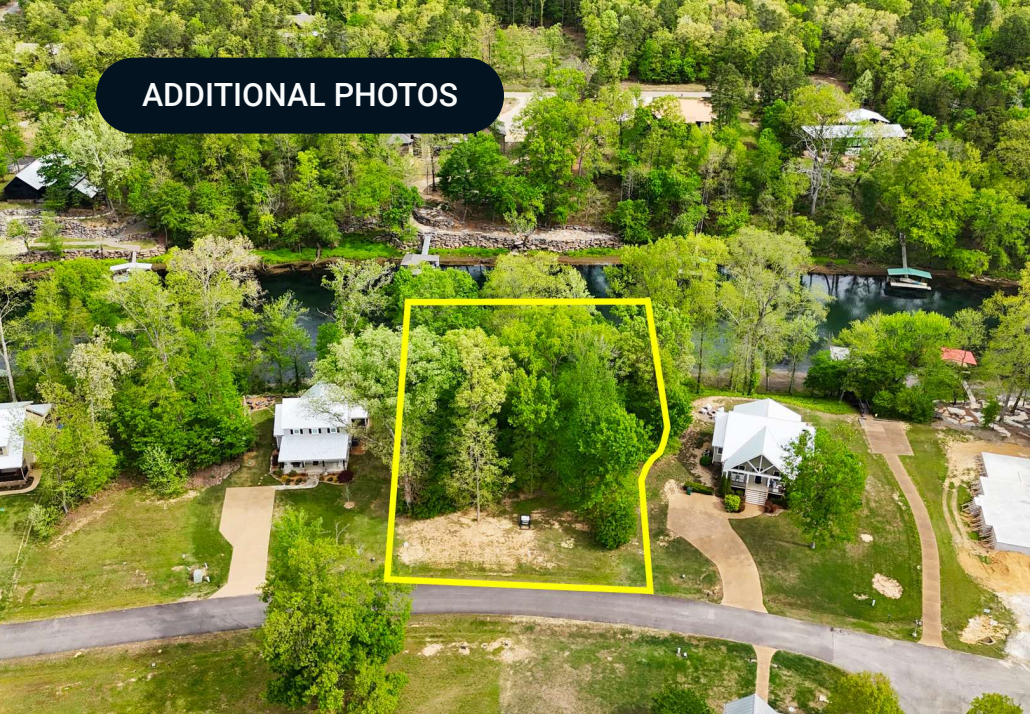
Showing Instructions: Contact Chance Creighton 870-377-0257

Lots

-  City
-  Polygon



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Chance Creighton

Advisor

chance@saundersrealestate.com

Direct: **877-518-5263 x310** | Cell: **870-377-0257**

Professional Background

Chance Creighton is an Advisor at Saunders Real Estate.

Chance works with buyers and sellers in the Central, Delta, and Grand Prairie regions of Arkansas. He specializes in agricultural, recreational, and hunting properties, helping clients navigate land transactions with a practical, land first perspective.

With over 12 years of experience in the agriculture industry, Chance has worked in precision ag and ag technology, leading sales teams and building customer relationships across the U.S. and Canada. His professional background provides a strong foundation for evaluating rural properties, understanding farm operations, and guiding landowners through both investment and sales decisions.

A lifelong outdoorsman, Chance has spent countless days in the field hunting, fishing, and enjoying the natural beauty of Arkansas. He brings that experience into his work, offering insight into wildlife management, land features, habitat potential, and how a property might serve recreational needs for generations to come.

He earned his degree from the University of Arkansas and is a proud member of Sigma Chi fraternity. That time shaped his values and gave him a strong network within the state's land and agricultural communities.

Today, he lives in Little Rock with his wife, Erin, their two-year-old son, Tyler, and their hunting dog, Ellie. When he's not working with clients or hunting, he's focused on time with family and being an active part of his church community.

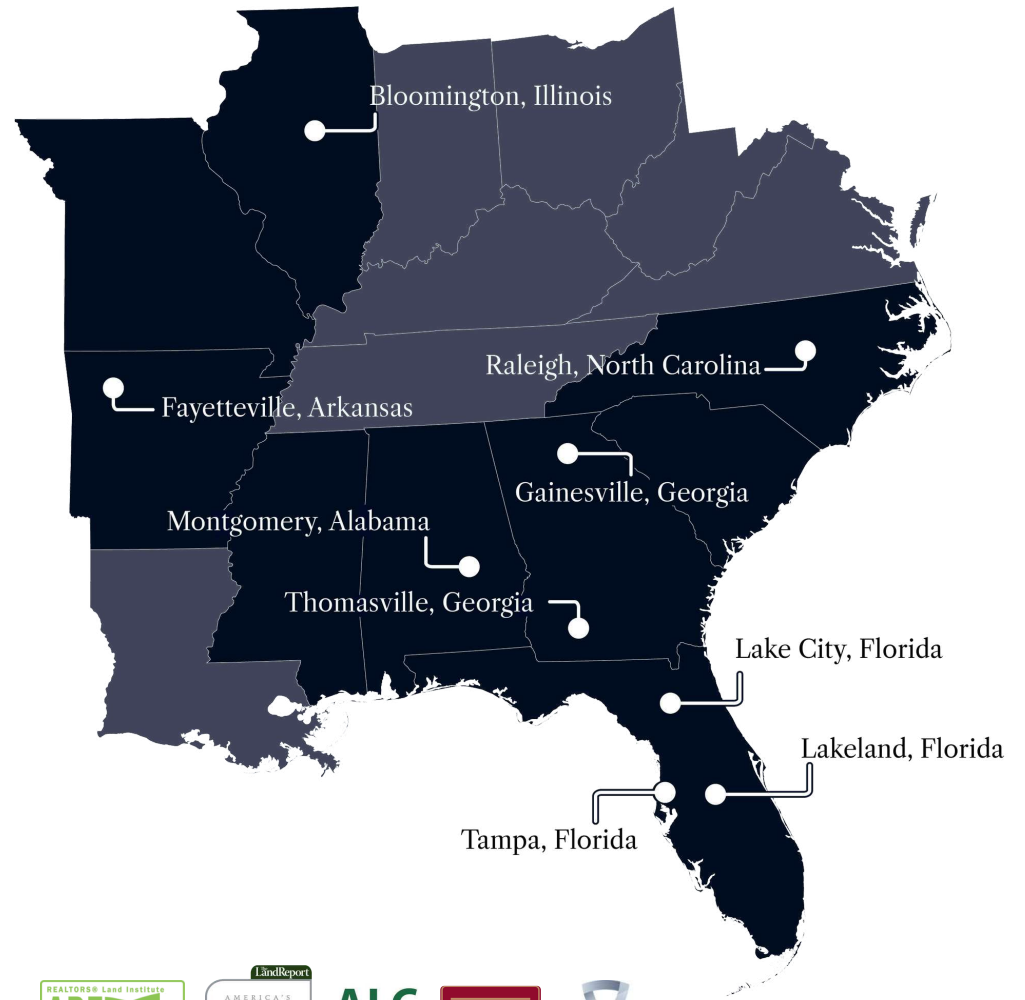
Faith plays a central role in his life, and he is a committed member of St. James United Methodist Church, where he participates in worship, service, and fellowship with others in the Little Rock area.

Chance specializes in:

- Farms & Cropland
- Hunting & Recreation



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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