



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

**A HOME ON 7.14± ACRES
VAN BUREN COUNTY, AR**
\$450,000



OFFICE (479) 588-1034 | WWW.SMALLTOWNPROPERTIES.COM

THE VAN BUREN 7.14

PROPERTY PROFILE

LOCATION:

- 2053 Hwy 124
Damascus, AR 72039
- Van Buren County
- 16± Miles SW of
Greers Ferry Lake
- 17± Miles SE of Clinton
- 27± Miles S of Conway
- 56± Miles N of Little Rock

COORDINATES:

- 35.388283, -92.354166

TAX INFORMATION:

- Parcel 0000-02398-0850: \$1,550.50

PROPERTY USE:

- Residential
- Farm
- Equestrian

PROPERTY INFORMATION:

- 7.14± Acres
- Fully Fenced & Cross-Fenced
- 1,893± SqFt Home
 - 3 Bedrooms/2 Baths
- Roping Arena
- Barn
- Kennel
- Pond



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TOM FOOSHEE

LAND SPECIALIST

C: 501-514-1109

O: 479-588-1034

tom@smalltownproperties.com

5607 Hwy 71 S - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE VAN BUREN 7.14

WELCOME TO YOUR DREAM PROPERTY IN VAN BUREN COUNTY, ARKANSAS!

Perfectly situated just off Highway 124 and less than two miles from Highway 65 in Damascus, this 7.14± acre property is thoughtfully designed for horse lovers and those who appreciate wide open spaces!

A charming home offers 1,893± square feet of comfortable living space, featuring three bedrooms, two bathrooms, and a spacious layout ideal for relaxing and entertaining. Step outside and discover a well-appointed barn and a professional-grade roping arena, complete with a run-back and holding pens. The land is fully fenced and cross-fenced, making it perfectly suited for livestock. Your four-legged friends will also appreciate the dedicated kennel, equipped with its own septic system and electricity. At the back of the property, a peaceful pond adds beauty and functionality, creating a serene backdrop for your new home.

Whether you're an avid roper, a horse enthusiast, or simply seeking the tranquility of acreage in a convenient location, the Van Buren 7.14 is a solid choice.

**Take advantage of an exceptional slice of country paradise;
call Tom Fooshee to schedule a private tour today!**



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land id. **LINK**



Directions From the Intersection of Hwy 124 and Hwy 65 in Damascus, AR: Travel 2.2 miles north on Hwy 65 S. Turn right on Hwy 124 E and continue 1.9 miles to the driveway on the left.

LINK TO GOOGLE MAP DIRECTIONS



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