

8.97± ACRES
VAN BUREN COUNTY, AR
\$60,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE VAN BUREN 8.97

PROPERTY PROFILE

LOCATION:

- 11766 Highway 65
Dennard, AR 72629
- Van Buren County
- 12± Miles NE of Clinton
- 20± Miles NE of Furgerson's
Choctaw Marina at Greers
Ferry Lake
- 23± Miles NE of the Scott
Henderson Gulf Mountain WMA
- 26± Miles SE of the Buffalo
National River
- 28± Miles E of the Ozark
National Forest

PROPERTY USE:

- Potential Home/Cabin Site
- Recreational
- Investment

PROPERTY INFORMATION:

- 8.97± Acres
- Panoramic Ozark
Mountain Views
- Mature Hardwoods
- Established Driveway
- Highway Frontage

COORDINATES:

- 35.729589, -92.523302

TAX INFORMATION:

- Yearly Taxes: \$11.36
- Parcel: 0000-08792-0000



SMALLTOWN
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CALEB DECKER

LAND SPECIALIST

C: 501-206-8403

O: 479-588-1034

cdecker@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE VAN BUREN 8.97

WELCOME TO THE VAN BUREN 8.97—A STUNNING MOUNTAINTOP RETREAT NEAR CLINTON, ARKANSAS. Discover your own slice of Ozark paradise with this breathtaking 8.97± acre property, perfectly situated on a well-maintained road in Van Buren County. Enjoy easy access to both the iconic Buffalo National River and the sparkling waters of Greers Ferry Lake—making this the ultimate location for outdoor enthusiasts.

This unique tract offers panoramic, unobstructed views of the rolling Ozark Mountains, providing the ideal setting for your dream home, cabin, or weekend getaway. The property has an established driveway and features a mix of mature hardwoods and open spaces, teeming with wildlife and natural beauty.



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MORE ABOUT THE VAN BUREN 8.97

Whether you're seeking a place to build your future home or a premier recreational tract, this property delivers! Hike, camp, or simply soak in the sunrise from your own mountain ridge. Enjoy world-class floating, fishing, and hiking on the Buffalo River, or spend your days boating, swimming, and relaxing at Greers Ferry Lake—both just a short drive away.

**Contact Caleb Decker today to schedule a private showing
and experience #TheSmallTownWay!**



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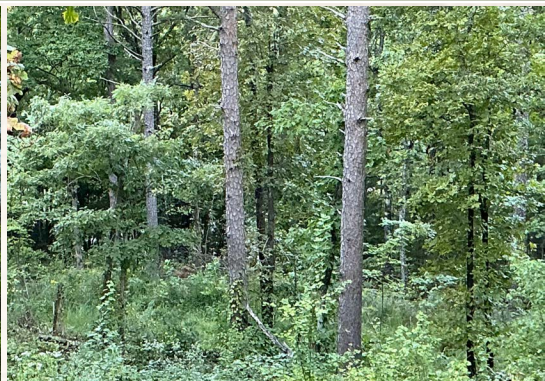
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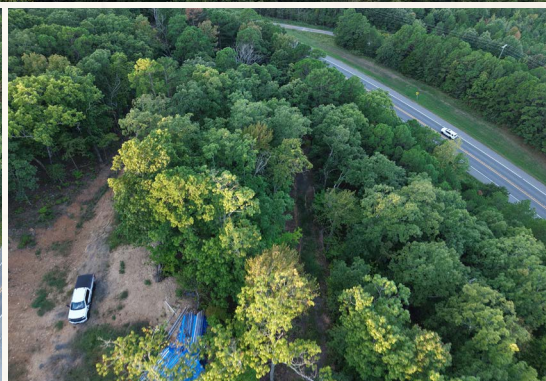
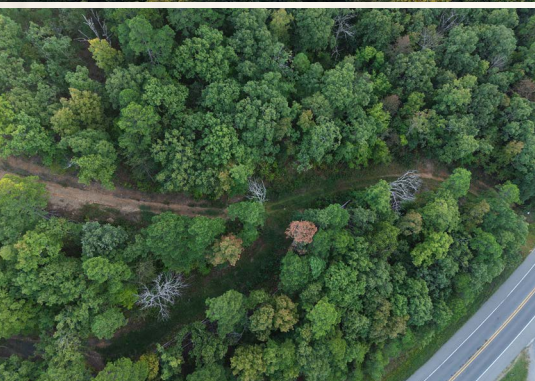
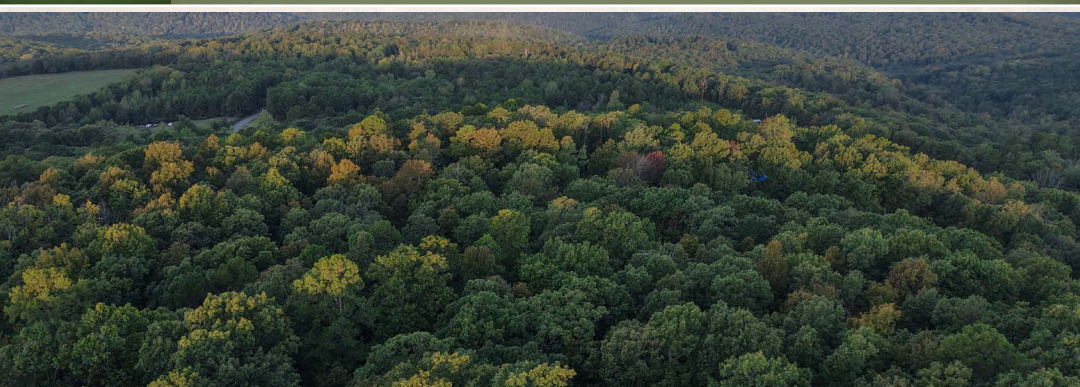
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3D MAPS



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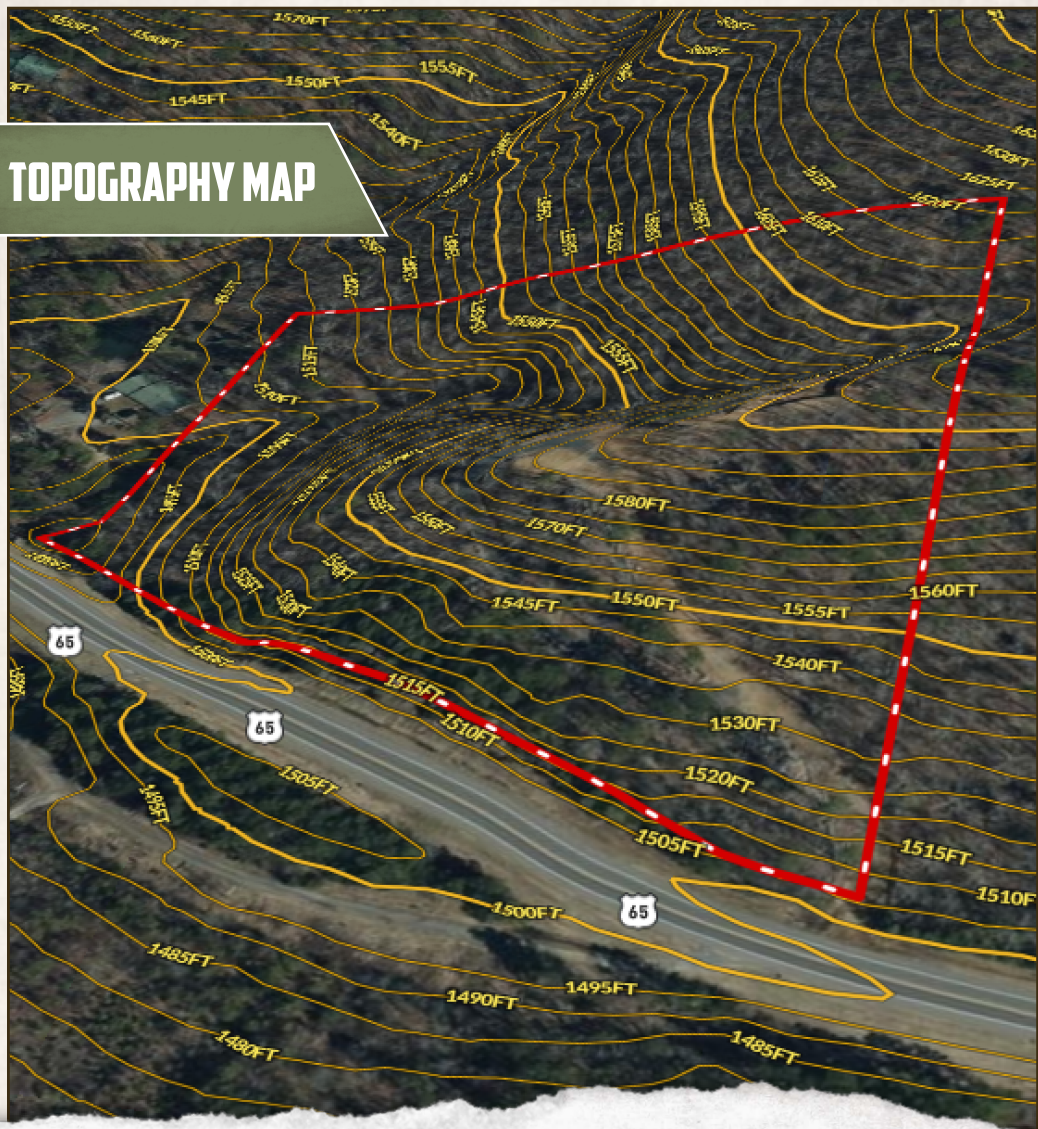
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TOPOGRAPHY MAP



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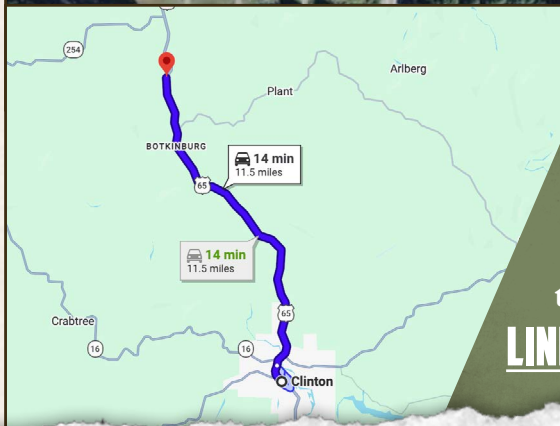
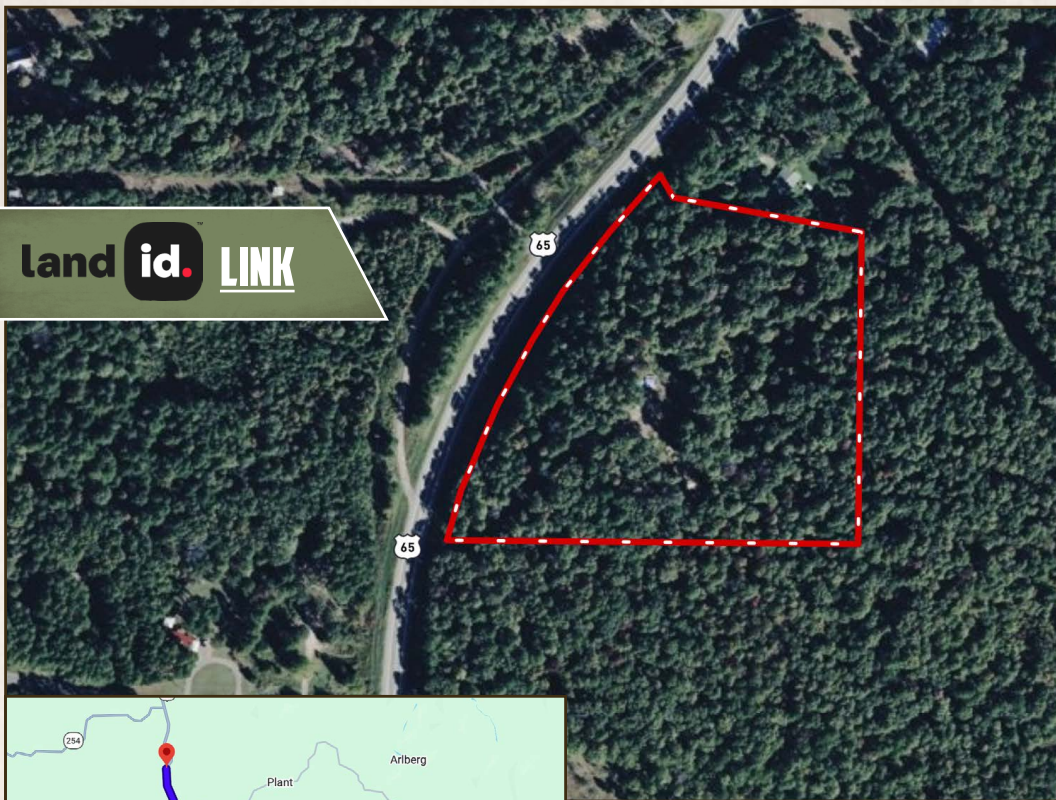
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land id. LINK



Directions From Clinton, AR:
Travel north on Highway 65
for 10.9 miles to the property on
the right.

LINK TO GOOGLE MAP DIRECTIONS



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