



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

**A HOME ON 6± ACRES
VAN BUREN COUNTY, AR
\$299,999**

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

THE VAN BUREN 6

PROPERTY PROFILE

LOCATION:

- 159 Brooke Lane
Bee Branch, AR 72013
- Van Buren County
- 1.3± Miles NE of Bee Branch
- 12.6± Miles SE of Clinton
- 22± Miles SW of
Greers Ferry Lake
- 29± Miles N of Conway

COORDINATES:

- 35.459756, -92.377793

PROPERTY USE:

- Residential
- Hunting

PROPERTY INFORMATION:

- 6± Acres
- 1,779± SqFt Home
- 3 Bedrooms/2 Baths
- Laundry Room
- Gas Fireplace
- Porch & Patio
- Natural Gas
- Paved Driveway
- 2-Car Garage
- Carport

TAX INFORMATION:

- \$1,200.00/Year
- Parcel ID: 0000-03540-0150



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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 6

INTRODUCING THE VAN BUREN 6—A STUNNING MOUNTAIN RETREAT WITH BREATHTAKING VIEWS AND ABUNDANT WILDLIFE IN BEE BRANCH, ARKANSAS. Welcome to this magnificent three-bedroom, two-bath home, perfectly perched atop a beautiful mountain ridge on 6± pristine acres in Van Buren County. Every detail of this property has been meticulously maintained, offering a seamless blend of comfort and natural beauty.

Step into the inviting living room and take in the panoramic views through expansive windows—your daily backdrop includes sweeping mountain ranges and the serene beauty of nature. Watch deer, turkeys, bears, and bobcats roam freely across your land, making every day feel like a private wildlife experience.



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MORE ABOUT THE VAN BUREN 6

The home's thoughtful layout maximizes both space and scenery, while the surrounding acreage provides ample opportunity for outdoor recreation or simply soaking in the peaceful atmosphere. Whether you're seeking a tranquil retreat or a base for mountain adventures, the Van Buren 6 offers the best of both worlds.

If you've been searching for a beautifully maintained home on manageable acreage with incredible wildlife and stunning views, this is the one you've been waiting for. Don't miss your chance to own this extraordinary mountain sanctuary.

**Call Tom Fooshee today to schedule a private showing
and experience #TheSmallTownWay.**



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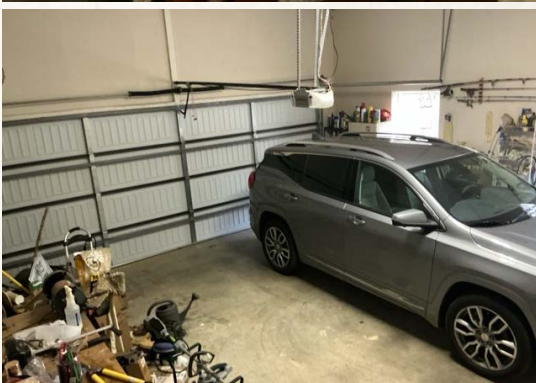
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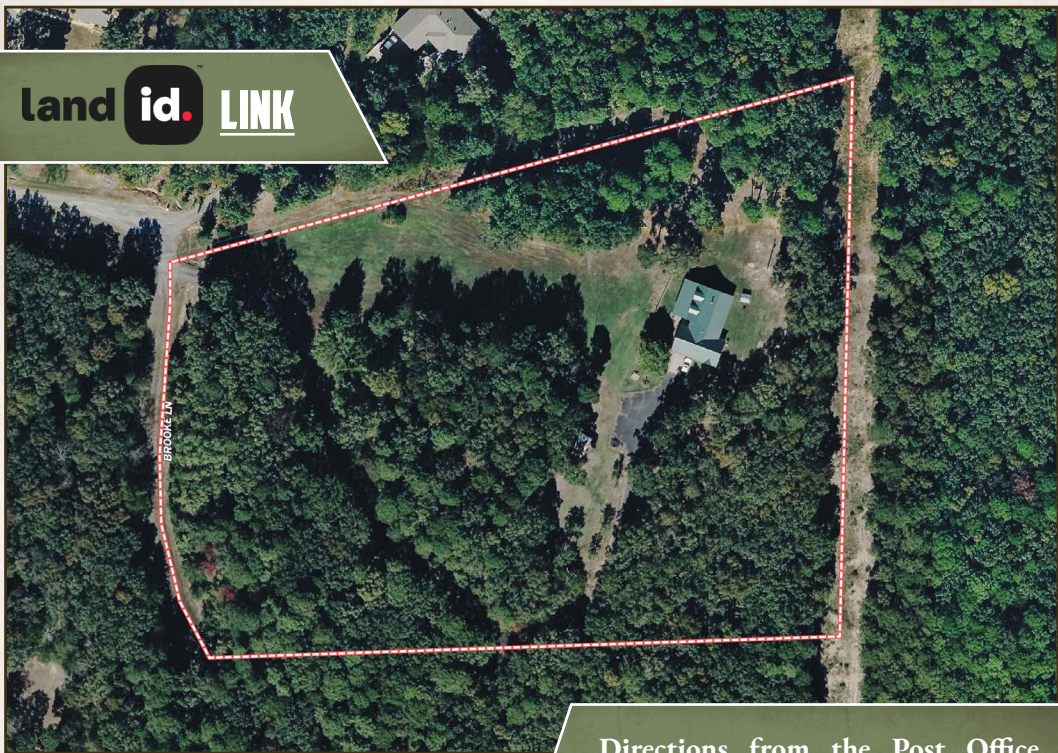
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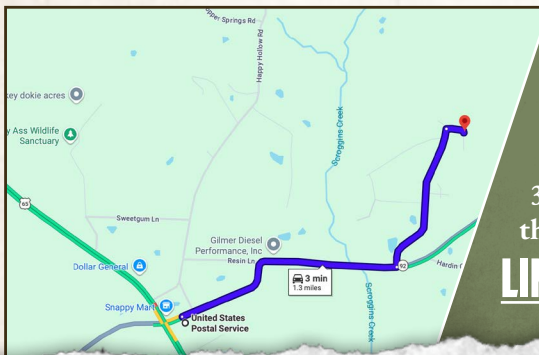
VAN BUREN COUNTY, ARKANSAS

land id. **LINK**



Directions from the Post Office in Bee Branch, AR: Travel east on AR-92 for 1.3 miles. Turn left onto Meadow Brook Drive and continue for 0.5 miles. Turn right onto Brooke Lane, and the driveway will be on the right in 322 feet. The home is located at the top of the paved driveway.

LINK TO GOOGLE MAP DIRECTIONS



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