



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

**A HOME ON 8.1± ACRES
FAULKNER COUNTY, AR**
\$450,000



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

THE FAULKNER 8.1

PROPERTY PROFILE

LOCATION:

- 10 Leonard Loop
Damascus, AR 72039
- Faulkner County
- 1.9± Miles SW of Damascus
- 11.5± Miles NW of Greenbrier
- 13.2± Miles NE of the Brewer
Lake North Boat Launch
- 18.9± Miles S of the Choctaw
Marina and Boat Launch
at Greers Ferry Lake
- 21.6± Miles S of Conway
- 53.5± Miles N of Little Rock

PROPERTY INFORMATION:

- 8.1± Acres
- 2,648± SqFt Home
- 240± SqFt Open Porch
- 3 Bedrooms/2.5 Baths
- 1 Large Bonus Room
- 20x30 Slab Shop
with a Lean-To
- Fiber
- City Water & Water Well
- Road Frontage
- Private/Unrestricted
- Outside City Limits

COORDINATES:

- 35.346988, -92.428962

TAX INFORMATION:

- \$1,525
- Parcel: 001-14050-003

PROPERTY USE:

- Residential



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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

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE FAULKNER 8.1

WELCOME TO YOUR DREAM HOME SET AMONG 8.1± ACRES IN THE HEART OF DAMASCUS, ARKANSAS! Nestled in scenic Faulkner County and located in the highly desirable Greenbrier or Southside School Districts, you will find a completely renovated 2,648± square foot home that perfectly blends modern updates with classic country charm.

Step onto the beautiful covered front porch—the perfect spot to relax, sip your morning coffee, and take in the beautiful views of your spacious property and the surrounding landscape. Enjoy watching wildlife right from your front porch, adding to the peaceful, nature-filled atmosphere. The front yard features thoughtfully designed landscaping with local rocks, adding natural beauty and a sense of place to your outdoor space. The home also boasts a brand new, stunning copper roof, complemented by elegant under lighting added to the eaves for a polished, finished look and enhanced curb appeal.

Inside, you will be greeted by soaring ceilings and a spacious, airy atmosphere throughout. The open floor plan features three bedrooms, two full baths, and one half bath and is ideal for both everyday living and entertaining, with large windows that flood the space with natural light. A gorgeous built-in fireplace serves as a cozy centerpiece, while live-edge cedar accents add warmth and unique character to the home. One of the standout features is the stunning, extra-large laundry room, which offers ample space for folding, organizing, and storage, making laundry day a breeze.



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MORE ABOUT THE FAULKNER 8.1

The primary bedroom features large his and hers walk-in closets, providing plenty of storage to keep your living spaces neat and organized. A fantastic bonus room offers endless possibilities: a home office, playroom, guest space, or media room to suit your needs. Every detail has been thoughtfully updated, from fresh paint and new flooring to stylish fixtures and finishes.

This property also features a wonderful 20x30 shop building with a 20x30 lean-to off the back. The shop is equipped with water and electricity and sits on a sturdy concrete slab—ideal for a workshop, storage, or even a home business.

Experience the privacy and tranquility of country living, surrounded by natural beauty and abundant wildlife, all in a move-in-ready, beautifully updated home. Take advantage of an exceptional opportunity in a sought-after Faulkner County location.

**Contact Tom Fooshee today to schedule a private tour
and make 10 Leonard Loop your new address!**



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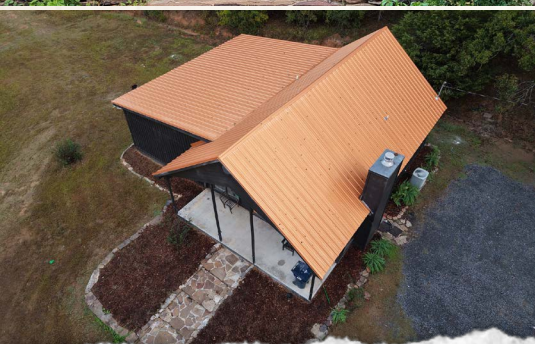
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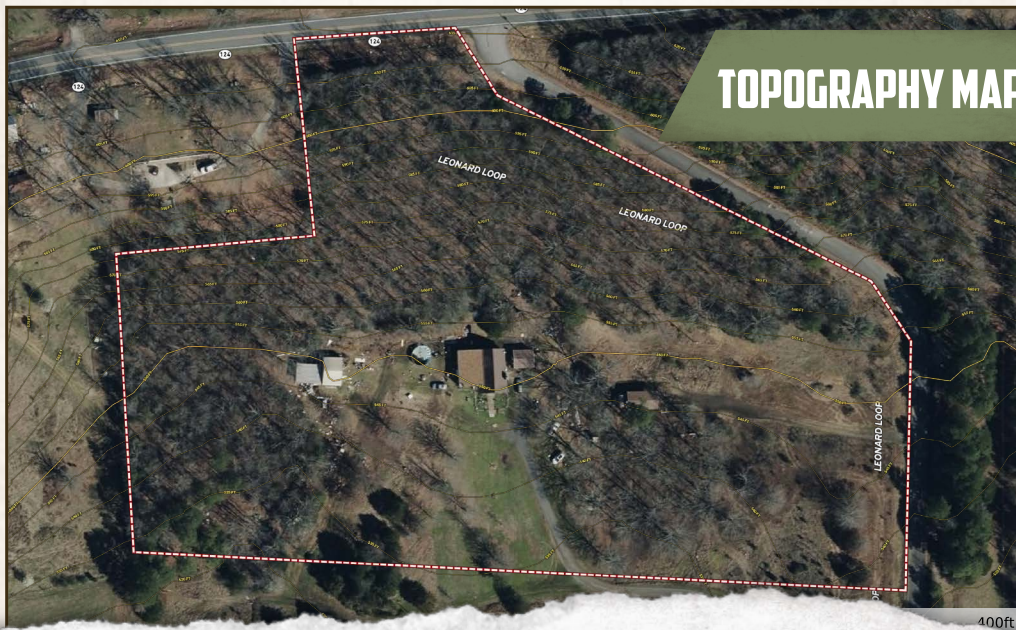
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SCHOOL DISTRICT LINE



TOPOGRAPHY MAP



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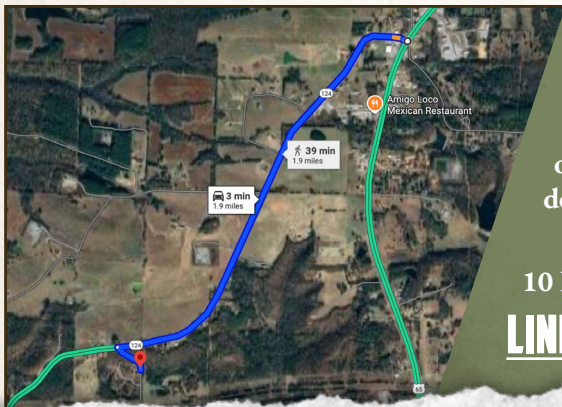
A HOME ON 8.1± ACRES

10 LEONARD LOOP

DAMASCUS, ARKANSAS

FAULKNER COUNTY

land id. LINK



Directions From the Intersection of Highway 65 and Highway 124 W in Damascus, AR: Travel 1.7 miles southwest on Highway 124. Turn left onto Leonard Loop and proceed to the destination on the right.

Physical Address:

10 Leonard Loop | Damascus, AR 72039

LINK TO GOOGLE MAP DIRECTIONS



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