



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

40± ACRES WITH A HOME
VAN BUREN COUNTY, AR
\$392,500



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

THE VAN BUREN 40

PROPERTY PROFILE

LOCATION:

- 3637 Round Spring Road
Clinton, AR 72031
- Bee Branch Community
- Van Buren County
- 9.6± Miles SW of Choctaw
Marina at Greers Ferry Lake
- 11.2± Miles S of Clinton
- 29.5± Miles N of I-40 in Conway
- 48.5± Mile S of the Buffalo
National River

COORDINATES:

- 35.480544, -92.437365

PROPERTY USE:

- Residential/Homesteading
- Hobby Farm/Equestrian
- Recreational
- Hunting
- Hay Production

PROPERTY INFORMATION:

- 40± Acres
- 2,104± SqFt Home
 - 3 Bedrooms/2 Bathrooms
 - Dual Kitchen Setup
 - Screened-In Porches
- Large Pole Barn
- Detached 48'x40' Shop
- Shed
- Private Pond
- Gated Entrance
- Road Frontage
- Fenced Pasture
- Deer Trails, Scrapes, and Rubs

TAX INFORMATION:

- Parcel# 0000-06159-0500
- Taxes: \$606.00



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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 40

EXPERIENCE THE BEST OF OZARK LIVING ON A 40± ACRE TRACT OF LAND IN THE BEE BRANCH COMMUNITY OF VAN BUREN COUNTY, ARKANSAS. Your dream mini-farm awaits with breathtaking mountain views greeting you from the front of your home every day.

A spacious 2,104± square foot home offers the perfect blend of comfort, functionality, and country charm. Inside, discover a thoughtfully designed layout with three generous bedrooms and two full bathrooms, providing ample space for family and guests. The unique dual kitchen setup is ideal for multi-generational living, entertaining, or pursuing your culinary passions.



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MORE ABOUT THE VAN BUREN 40

Enjoy the outdoors from your screened-in porches, perfect for relaxing or hosting gatherings while staying bug-free. A private pond invites you to fish, watch wildlife, or simply take in the tranquil scenery. For the hobbyist or entrepreneur, a large pole barn and an impressive 48'x40' detached shop offer abundant space for vehicles, equipment, workshops, or creative projects. Additional storage needs are satisfied with a handy shed. A gated entrance ensures privacy and security, while the fenced pasture is ready for horses, livestock, or pets. The expansive acreage affords plenty of room for recreation, gardening, or future expansion.

Take advantage of this rare opportunity to own a slice of paradise with stunning Ozark views and all the amenities you need for comfortable country living!

**Contact Caleb Decker today to learn more
and experience #TheSmallTownWay!**



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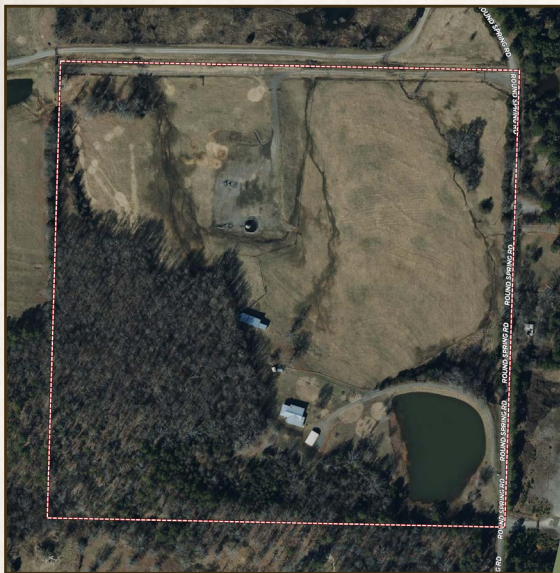
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land id. LINK

3D MAP

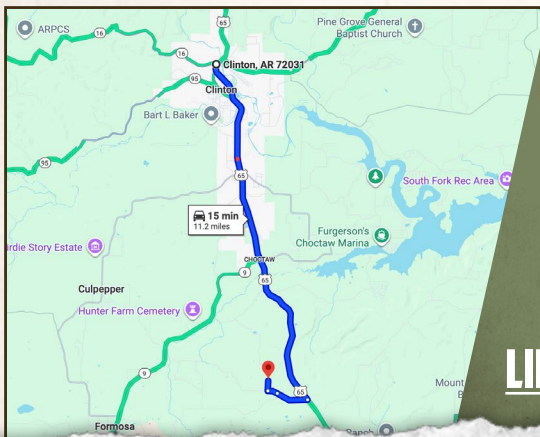


Directions From the Intersection of Hwy 65 and Hwy 16 in Clinton, AR: Travel 9.8 miles south on Hwy 65. Turn right on Quattlebaum Road and go 0.9 miles, continue on Harmony Mountain Road/Link Lane for 0.3 miles. Turn right on Round Springs Road and proceed 0.3 miles to the driveway on the left.

Physical Address:

3637 Round Spring Road
Clinton, AR 72031

LINK TO GOOGLE MAP DIRECTIONS



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