



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**178 FOREST LANE**  
**VANDERVOORT | POLK COUNTY, AR**  
**A HOME ON 4.54± ACRES | \$595,000**



OFFICE (479) 588-1034 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# 178 FOREST LANE

# PROPERTY PROFILE

## LOCATION:

- 178 Forest Lane  
Vandervoort, AR 71972
- Polk County
- 3.3± Miles NW of  
Brushy Creek Recreation Area
- 25± Miles N of Gillham Lake
- 27± Miles S of Mena
- 31± Miles NE of DeQueen Lake
- 53± Miles NW of Lake Greeson
- 78± Miles SW of Hot Springs

## COORDINATES:

- 34.386199, -94.283504

## PROPERTY USE:

- Residential
- Recreational
- Investment

## PROPERTY INFORMATION:

- 4.54± Acres
- 2,992± SqFt Log Home
- 4 Bedrooms/3.5 Bathrooms
- Finished Basement
  - Mini-Kitchen
  - Full Bathroom
- Custom Rock Fireplace
- Multiple Porches
- Outdoor Hot Tub
- Garage
- 2-Car Carport
- RV Carport with Hookups
- Large Well House  
with a Full Bath

## TAX INFORMATION:

- 0000-08275-0025 (\$1,333)
- 0000-08275-0015 (\$55)



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**NICK PATE**

LAND SPECIALIST

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5607 Highway 71 South - Cove, AR 71937

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Information is believed to be accurate but not guaranteed.

# WELCOME TO 178 FOREST LANE

LOCATED IN THE SCENIC OUACHITA MOUNTAINS OF WESTERN ARKANSAS, THIS BEAUTIFUL COUNTRY PROPERTY IN POLK COUNTY OFFERS SPACE, COMFORT, AND ACCESS TO SOME OF THE REGION'S BEST OUTDOOR RECREATION. Situated on 4.54± acres just outside of Vandervoort, 178 Forest Lane features a spacious 2,992± square foot log home designed for both everyday living and weekend retreat potential. Constructed with 10-inch logs from Heritage Log Homes, the home showcases the craftsmanship and timeless appeal that true log homes are known for. The solid log construction provides warmth, character, and durability while blending perfectly with the surrounding natural landscape.

The four-bedroom and three-and-a-half-bathroom home offers generous living space across multiple levels with a functional layout for both family living and hosting guests. The primary bedroom is conveniently located on the main level, while two additional bedrooms are situated upstairs along with a comfortable sitting area that overlooks the living space below and provides a quiet place to read, relax, or gather. The fourth bedroom is located in the finished basement, providing a private space ideal for guests or extended family.



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# MORE ABOUT 178 FOREST LANE

At the heart of the home is the inviting living room, highlighted by a custom rock fireplace that extends from the main level down into the basement, creating a striking rustic focal point and providing warmth and character throughout both levels of the home. The finished basement expands the home's versatility and includes a mini kitchen and a full bathroom, making it ideal for guests, additional living quarters, or a recreation space.

Outdoor living is a standout feature of this property. Multiple porches provide peaceful places to relax and take in the quiet wooded setting, while the hot tub offers the perfect place to unwind after a day outdoors. 178 Forest Lane is well-equipped for vehicles and recreational equipment. Improvements include a garage, a two-car carport, and an RV carport with full hookups, making it easy to accommodate guests or store travel rigs and outdoor equipment. In addition to the home, the property also includes a generously sized well house that provides additional storage space and is equipped with a full bathroom, adding convenience and utility to the property.



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# MORE ABOUT 178 FOREST LANE

Located just minutes from several well-known outdoor destinations, 178 Forest Lane offers convenient access to Brushy Creek Recreation Area, Gillham Lake, and DeQueen Lake, all known for fishing, boating, camping, and year-round recreation. Whether you enjoy kayaking quiet coves, casting a line for bass, or exploring miles of nearby forest, this location puts you close to it all.

With its combination of acreage, quality log construction, and proximity to outstanding recreation, 178 Forest Lane presents an excellent opportunity for a full-time residence, vacation property, or investment in the natural beauty of western Arkansas.

**Contact Nick Pate today to schedule a private showing and make 178 Forest Lane your new address.**



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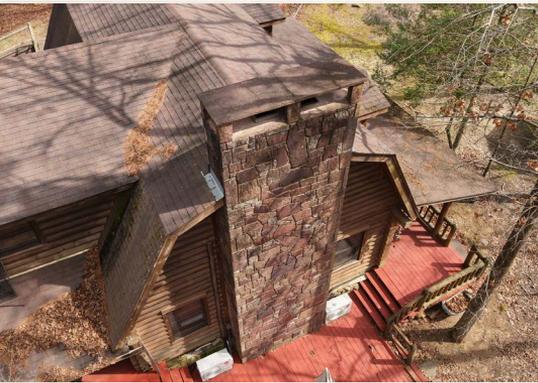
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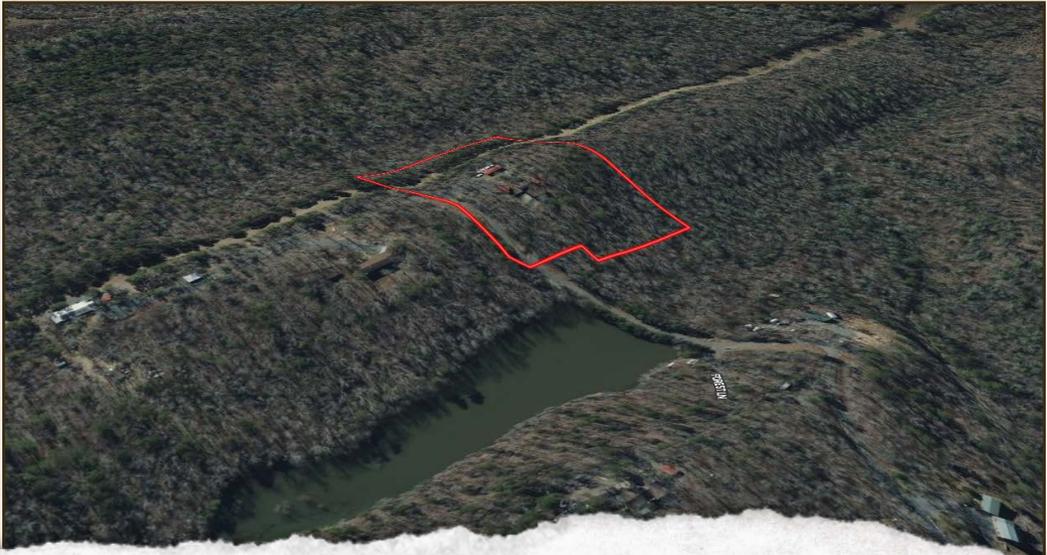
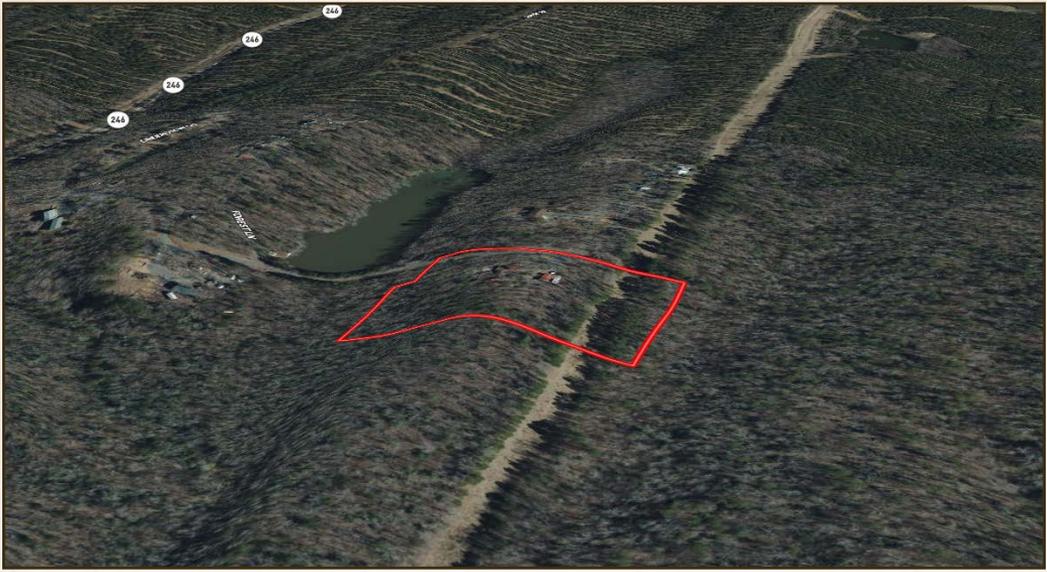
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246

246

246

land id. LINK

CREEKVIEW LN  
FOREST LN

FOREST LN



Raines Roofing

9 min  
5.7 miles

Flat Creek Cabin

Vandervoort

Directions From Vandervoort, AR:  
Travel 5.3 miles east on Highway 246.  
Turn right on Forest Lane and continue  
0.4 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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