



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

50± ACRES
VAN BUREN COUNTY, AR
\$300,000

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

THE VAN BUREN 50

PROPERTY PROFILE

LOCATION:

- Black Hill Road
Bee Branch, AR 72013
- Access via Easement
- Van Buren County
- 7.5± Miles NE of Damascus
- 16.1± Miles SW of
Greers Ferry Lake
- 28.5± Miles NE of Conway
- 54.9± Miles SE of
the Buffalo River
- 56± Miles N of Little Rock

COORDINATES:

- 35.413166, -92.333044

PROPERTY USE:

- Potential Home Site
- Hunting
- Fishing
- Recreational

PROPERTY INFORMATION:

- 50± Acres
- Open Pasture
- Mature Pines
- Hardwoods
- Frontage on Cadron Creek
- Bluffs

TAX INFORMATION:

- Parcel ID 0000-02323-0000
- Tax \$228.00



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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 50

WELCOME TO THE VAN BUREN 50, A PURE ARKANSAS BEAUTY IN BEE BRANCH. This remarkable 50± acre property features a harmonious blend of open pasture, mature pine stands, and mature oaks, set along the scenic Cadron Creek.

From the top of the Van Buren County property, you'll enjoy breathtaking views that stretch across the landscape, an ideal backdrop for your dream home or secluded cabin retreat. At daybreak, wood ducks can often be seen flying low over the creek, following its gentle curves and adding to the tranquil, natural atmosphere. Nature lovers and outdoor enthusiasts will appreciate the abundant wildlife, with deer and turkey frequently seen throughout the land, making it an exceptional hunting destination.



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MORE ABOUT THE VAN BUREN 50

Dramatic rock bluffs and outcroppings add character and adventure, offering unique spots to explore and enjoy. Secluded yet conveniently accessible, this property provides the privacy and peace you've been searching for.

Whether you envision a recreational getaway, a hunter's paradise, or a forever home surrounded by natural splendor, this Bee Branch acreage offers endless possibilities in a truly picturesque setting along Cadron Creek.

Contact Tom Fooshee today to schedule a private tour and experience #TheSmallTownWay!



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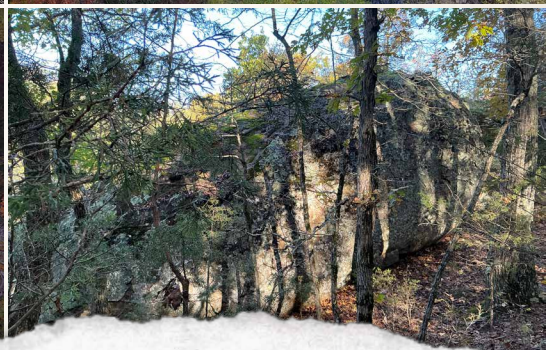
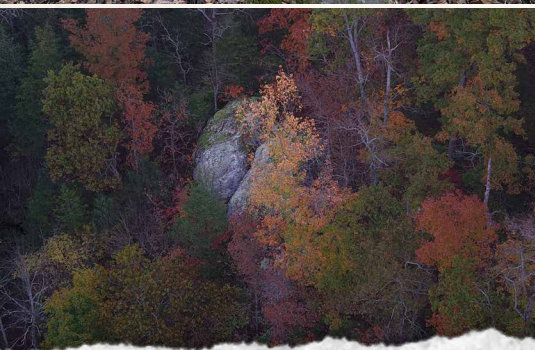
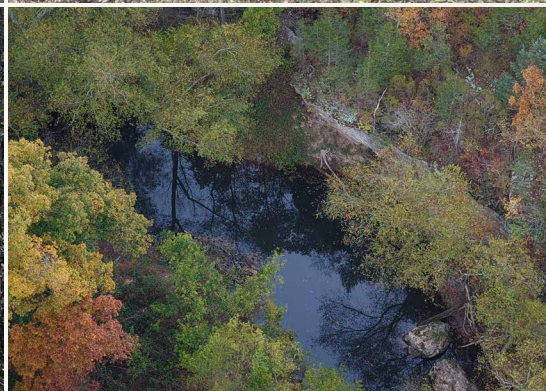
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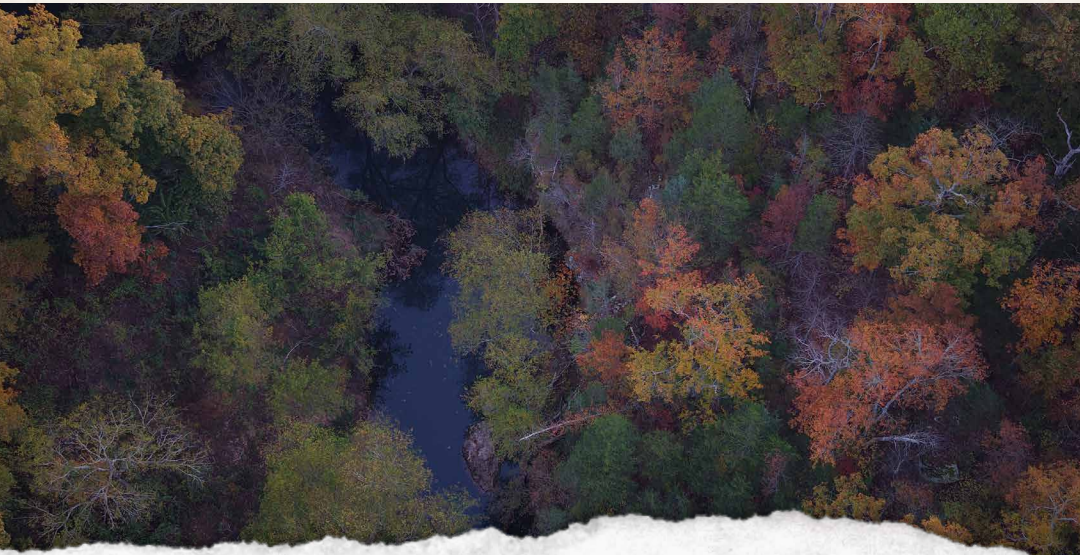
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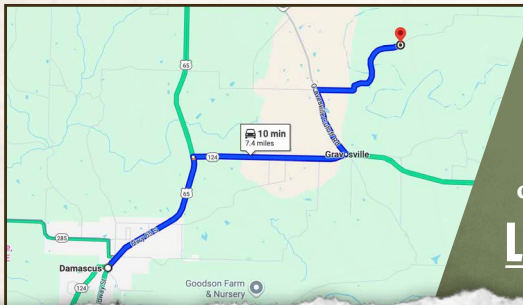
VAN BUREN COUNTY, ARKANSAS

land id. LINK



Directions From Damascus, AR:
Travel 2.2 miles northeast on US-65 N/Hwy 65 S/S Broadway St. Turn right on AR-124 E and continue 2.3 miles. Turn left on Gravesville Cutoff Road and proceed 1.1 miles. Turn right on Black Hill Road and in 1.8 miles the destination will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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