



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

17225 HIGHWAY 65 SOUTH
DAMASCUS | VAN BUREN COUNTY, AR
\$220,000



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

17225 HIGHWAY 65 SOUTH

PROPERTY PROFILE

LOCATION:

- 17225 Highway 65 South
Damascus, AR 72039
- Van Buren County
- 17.3± Miles S of Clinton
- 18± Miles SW of Choctaw Park
Greer's Ferry Lake
- 21.7± Miles N of Conway
- 55± Miles SE of the Buffalo River
- 119± Miles SE of Branson, MO

COORDINATES:

- 35.370355, -92.403875

PROPERTY USE:

- Residential
- Investment

PROPERTY INFORMATION:

- 1.23± Acres
- 1,170± SqFt Renovated Home
- 3 Bedrooms/2 Baths
- Paved Driveway
- Utility Shed
- Covered Deck
- Natural Gas
- Carport Attached
- Highway 65 Frontage
- South Side School District

TAX INFORMATION:

- \$889.73/Year
- Parcel # 3501-00047-0000



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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 17225 HIGHWAY 65 SOUTH

WELCOME TO 17225 HWY 65 S, YOUR DREAM HOME IN THE HEART OF DAMASCUS, ARKANSAS! Nestled on a spacious 1.23± acre lot with coveted Highway 65 frontage, this beautifully renovated Van Buren County brick residence offers the perfect blend of comfort, convenience, and country charm. Enjoy quick access to Greers Ferry Lake, the Buffalo River, and all the amenities of Conway, AR, just a short drive away.

Step inside to discover 1,170± square feet of living space with fresh updates throughout, creating a bright and inviting atmosphere. The home features three bedrooms and two baths and a covered carport for easy parking and protection from the elements, as well as a paved driveway for added convenience. With natural gas already running to the property, you'll enjoy efficient and reliable utilities year-round. Outdoors, a handy utility shed provides extra storage for tools, hobbies, or gardening supplies, while the expansive yard offers endless possibilities for outdoor living, entertaining, or simply soaking in the peaceful surroundings. Additionally, there is ample room near the home to set up one or two RVs.

Whether you're looking for a serene primary residence, a weekend getaway, or an investment opportunity, this move-in-ready home checks all the boxes.

Take advantage of the opportunity to own a slice of Arkansas paradise—contact Tom Fooshee today to schedule your private tour!



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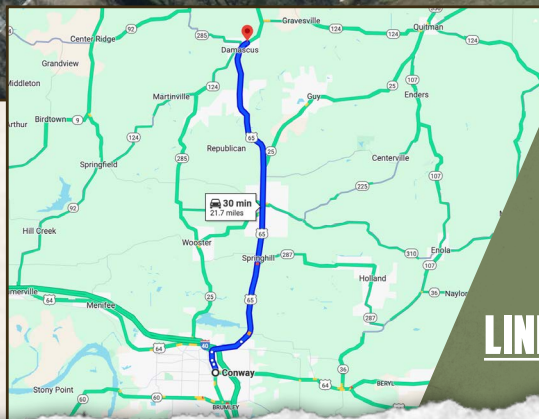
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land id. LINK



Directions from Conway, AR:
Travel 20.5 miles on US-65 N/Hwy
65 S to the home on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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