



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

80± ACRES
VAN BUREN COUNTY, AR
\$279,000



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

THE VAN BUREN 80

PROPERTY PROFILE

LOCATION:

- Kirkendoll Road
Clinton, Arkansas 72031
- Van Buren County
- Ozark Mountain Range
- 10.2± Miles NW of Clinton
- 32± Miles SE of the Buffalo River
- 49.2± Miles NW of Conway
- Connected to The
Nature Conservancy

COORDINATES:

- 35.664639, -92.528970

TAX INFORMATION:

- Parcel # 0000-10555-0100
- 2024 Annual Tax \$90.59

PROPERTY USE:

- Recreation
- Hunting
- Weekend Getaway
- Hiking

PROPERTY INFORMATION:

- 80± Acres
- Two Off-Grid Cabins
- Game Rich
- Mixed Timber
- Food Plot Areas
- Stands & Feeders
- Rock Formations
- Natural Spring



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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 80

WELCOME TO THE VAN BUREN 80, AN ABSOLUTE PARADISE FOR HUNTERS!

Located just a half of a mile off Highway 65 north of Clinton, Arkansas, this 80± acre Ozark retreat offers the perfect mix of accessibility, seclusion, and modern comfort. Situated only a short drive from the Buffalo National River, one of Arkansas's most treasured natural destinations, this Van Buren County property is ideal for hunters, outdoor enthusiasts, or anyone seeking a private mountain escape.

The land is a stunning mix of rolling ridges, wooded hollows, seasonal creeks, and dramatic rock formations. Mature timber covers the property, with stands of white oaks, red oaks, hickories, and pine. The white oaks produce heavy acorn crops that sustain abundant wildlife, making for a true hunter's paradise. Whitetail deer, wild turkey, black bear, and wild hogs call this place home, supported by natural funnels, bedding areas, and food sources across the acreage.



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MORE ABOUT THE VAN BUREN 80

There are two off-grid cabins that set this property apart. Powered by solar energy and supplied with fresh spring water, they provide comfort and convenience without sacrificing the off-grid lifestyle. Beyond hunting, the property offers endless opportunities for hiking, camping, wildlife watching, and enjoying panoramic ridge-top views.

With its proximity to the Buffalo River, natural beauty, and modern infrastructure, the Van Buren 80 is not only a recreational haven but also a long-term investment and legacy property.

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



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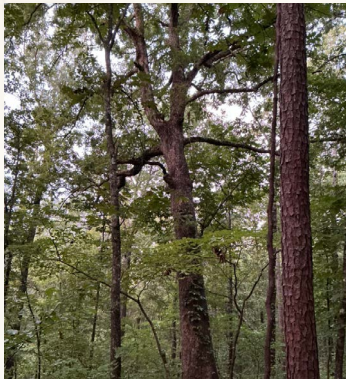
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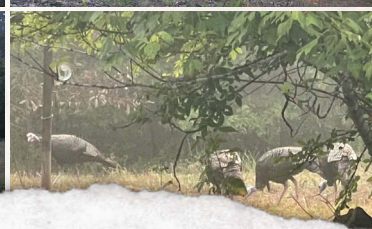
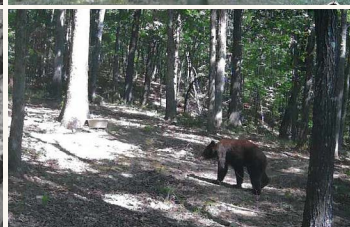
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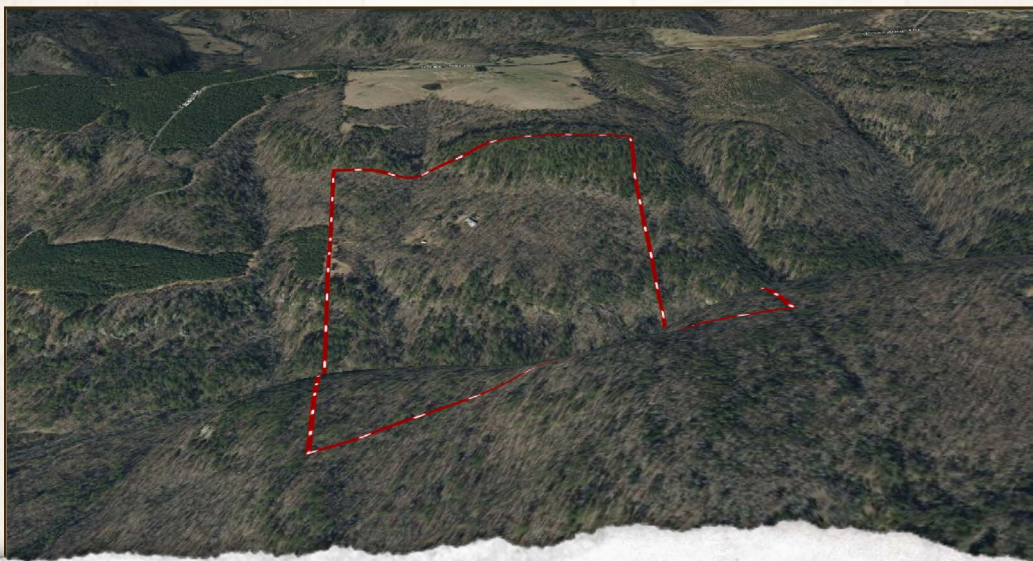
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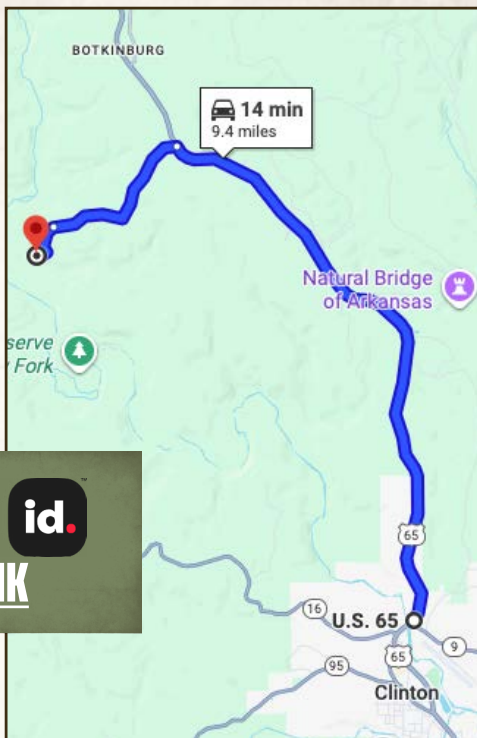
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Directions From Highway 65 in Clinton, AR: Travel 7.4 miles north on Hwy 65. Turn left on Kirkendoll Road and proceed 1.9 miles. Turn left to stay on Kirkendoll Road and proceed 0.3 miles to the gate on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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