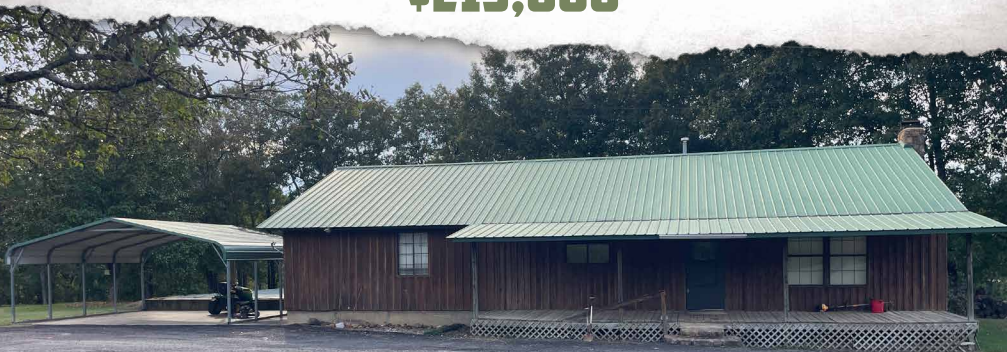




SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

**A HOME ON 4± ACRES
VAN BUREN COUNTY, AR
\$219,000**



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

THE VAN BUREN 4

PROPERTY PROFILE

LOCATION:

- 7429 Hwy 336 W
Clinton, AR 72013
- Van Buren County
- 9.8± Miles SW of Clinton
- 15± Miles W of Greers Ferry
Boat Launch and Marina
- 48± Miles S of the Buffalo River
- 65± Miles N of Little Rock
- 111± Miles SE of Branson, MO

COORDINATES:

- 35.504216, -92.532616

PROPERTY USE:

- Residential
- Mini-Farm
- Gardening

PROPERTY INFORMATION:

- 4± Acres
- 1,680± SqFt Home
- 2 Bedrooms/2 Baths
- Paved Driveway
- 2-Car Carport
- In-Ground 13'X30'
Fiberglass Swimming Pool
- 2 Shops
- Small Pasture
- Highway 336 Frontage
- Mature Trees

TAX INFORMATION:

- Parcel Number:
0000-09270-0100
- Tax: \$927.73



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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 4

WELCOME TO YOUR DREAM RETREAT, SITTING ON 4± PICTURESQUE ACRES IN VAN BUREN COUNTY, ARKANSAS. This inviting property offers the perfect blend of tranquility, comfort, and versatility. At the heart of the land is a warm and welcoming 1,680± square-foot home featuring two spacious bedrooms, two bathrooms, and a flexible bonus room to suit your needs. Step inside to a cozy living area centered around a charming fireplace, ideal for relaxing evenings. The open layout seamlessly connects the living spaces, creating an inviting atmosphere for both everyday living and entertaining guests. A large laundry room adds convenience and practicality to your daily routine.



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MORE ABOUT THE VAN BUREN 4

Outdoors, the property continues to impress with a small pasture that adds a touch of rural charm—perfect for hobby farming or simply enjoying the open space. Two shops provide endless possibilities for projects, storage, or even a home business. For gardening enthusiasts, a fenced area awaits your green thumb, while the sparkling swimming pool promises endless summer enjoyment. Unwind under the gazebo or host gatherings on the spacious back porch, all while taking in the serene surroundings. Additional features include a convenient two-car carport to protect your vehicles from the elements.

This unique property offers a harmonious blend of rural beauty and modern amenities, making it an ideal sanctuary for those seeking a peaceful lifestyle with ample room to grow.

**To learn more and schedule a private tour,
contact Tom Fooshee today!**



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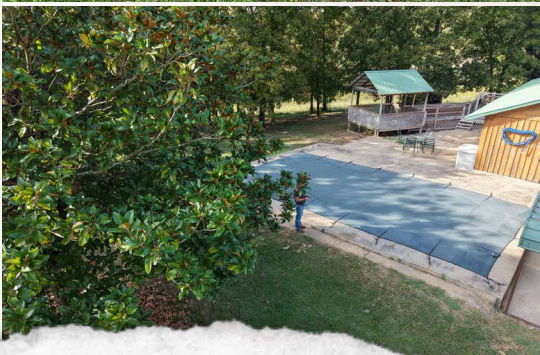
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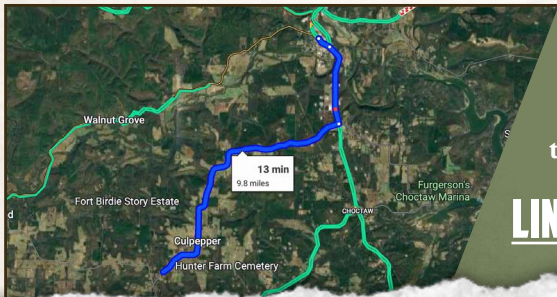
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A HOME ON 4± ACRES

VAN BUREN COUNTY, ARKANSAS



land id. LINK



Directions From Main Street and Highway 65 in Clinton, AR: Travel 2.2 miles south on US-65. Turn right onto AR-336 and continue 7.3 miles to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS



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