

Old Rouw 10
4203 Old Rouw Rd
Van Buren, AR 72956

\$599,900
10.05± Acres
Crawford County



Old Rouw 10
Van Buren, AR / Crawford County

SUMMARY

Address

4203 Old Rouw Rd

City, State Zip

Van Buren, AR 72956

County

Crawford County

Type

Residential Property

Latitude / Longitude

35.414796 / -94.308407

Dwelling Square Feet

1,952

Bedrooms / Bathrooms

3 / 2

Acreage

10.05

Price

\$599,900

Property Website

<https://www.mossoakproperties.com/property/old-rouw-10/crawford/arkansas/105559/>



Old Rouw 10
Van Buren, AR / Crawford County

PROPERTY DESCRIPTION

Exceptional Country Estate with Massive Shop on 10+ Acres

4203 Old Rouw Rd, Van Buren, AR 72956 | 3 Beds | 2 Baths | 1,952 +/- Sq. Ft. | 10.05 Acres

Property Overview

Welcome to the best of both worlds! Situated just outside the city limits of historic Van Buren in beautiful Crawford County, this immaculate 1,952 sq. ft. brick and metal home offers an idyllic rural escape without sacrificing urban convenience. Nestled on 10.05 level, picturesque acres, this property is a rare find featuring extensive recent infrastructure upgrades, high-tech capabilities, a pristine custom interior, and a massive 50x60 multi-use commercial-grade shop. Whether you are looking for room to roam, a space to run a business, or a private homestead to harvest your own yearly hay yield, this property delivers.

Premium Infrastructure & Mechanical Updates

Rest easy knowing the heavy lifting has already been done. This home boasts incredible, top-tier mechanical upgrades for ultimate peace of mind:

HVAC (New 2023): Complete system replacement featuring advanced UV sanitation lighting for pristine indoor air quality.

Septic System: Complete peace of mind with a brand-new pump and lateral field installed in February 2026.

Water & Drainage: Connected to public water, complemented by a comprehensive French drain system with an integrated pump installed across three sides of the home in March 2026.

Water Heaters: Multiple new hot water tanks, including a main tank and a dedicated 6-gallon under-sink tank for instant hot water at the kitchen sink.

Power & Tech: Massive 400-amp electric service to the property (split 200-amp to the home / 200-amp to the shop). High-speed fiber internet is wired directly to the home, with Cat 5 ethernet line already run to the shop.

Interior Features

Heart of the Home: Kitchen & Dining

Custom Kitchen: Designed with gorgeous, rustic farm distressed glazed Shaker custom cabinetry, premium soft-close drawers, and excellent counter space.



Butler's Pantry: A dream walk-in butler's pantry that perfectly blends high-end style with exceptional storage capacity. Features a charming, frosted glass door insert and includes a secondary refrigerator for maximum food storage.

Dining Room: Surrounded by stunning wrap-around windows featuring a custom breakfast nook corner banquet seating arrangement complete with hidden storage.

Storm Shelter Closet. A 3'10" x 6'6" ArmoredCloset brand storm shelter/panic room with a Winchester Gun Safe provides both protection from the storm, and an area for storage of valuables.

Living Spaces & Bedrooms

Living Room: A warm and welcoming environment boasting rich, wood-look vinyl flooring, bright recessed lighting, and seamless transitions to the rest of the home.

Master Suite: An expansive, private primary retreat combining a generous bedroom layout, a massive walk-in closet, and a fully equipped en suite bathroom.

Bedroom 1 (The Tech Hub): Bright and airy, this room features a highly functional closet that serves as the central hub for the home's fiber internet, breaker box, and storage. Perfect for a home office, primary, or guest room.

Bedroom 2: A bright, cheerful, and creative space perfect for a child's room or a playful guest suite.

Fresh Finishes: The entire home interior features fresh paint throughout, making it completely turn-key and move-in ready.

Exterior, Entertainment & Outbuildings

The Home Exterior: Built to last with a low-maintenance brick and metal siding exterior, topped with a durable metal roof. Includes an attached 2-car garage and an additional metal carport.

Outdoor Living: Directly off the dining room sits a spacious concrete patio perfect for grilling and outdoor entertainment. Features a dedicated 50-amp breaker box ready for a hot tub addition.

The Ultimate 50x60 Shop: * Massive footprint with 15-foot side walls and a 17-foot middle beam.

Three garage doors, including a 17-foot center door designed for convenient RV or oversized equipment storage.

Fully wired with a dedicated 200-amp service and hardwired Ethernet.

Features a fully wired 6'x10' interior office.

High-quality insulation (6-inch throughout most of the shop, 3-inch on a small portion of the roof).

North side features poured piers ready for a 30x60 lean-to (currently adorned by a 10-foot tall 30x30 carport).

Location & Neighborhood

Located along the quiet, tree-studded corridor of Old Rouw Road in the heart of the Arkansas River Valley, this property offers incredible privacy with unmatched commuter convenience.

Easy Commutes: Located just south of the Industrial Park Road corridor, enjoy rapid access to South 40th Street, Alma Highway, I-40, and I-49 for quick trips to downtown Van Buren or Fort Smith.

Local Amenities: Minutes from highly-rated Van Buren Public Schools, local shopping, dining, and medical facilities.

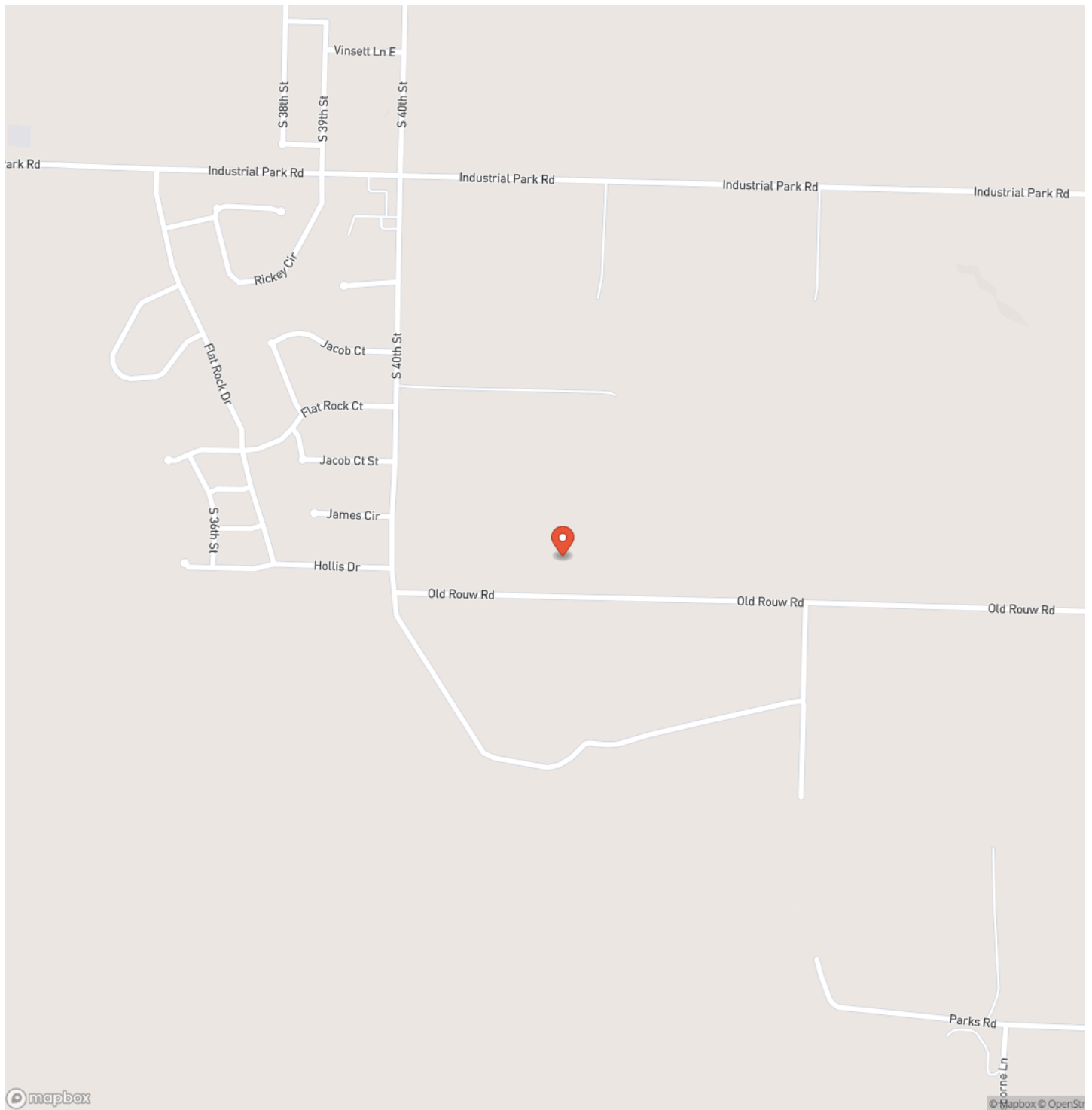
Recreation: Proximity to the Arkansas River and the beautiful Boston Mountains makes this a haven for outdoor enthusiasts.



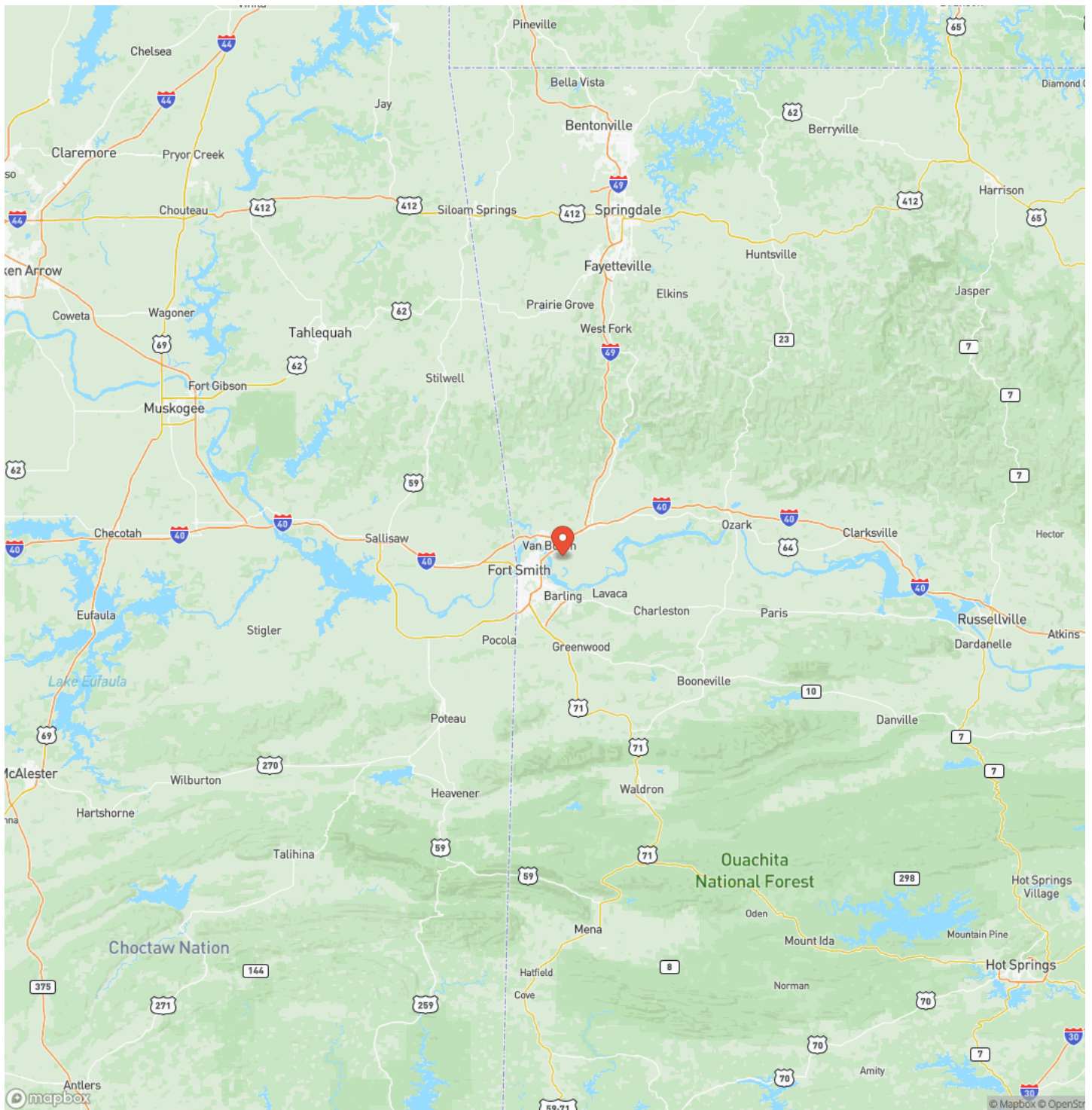
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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

Please verify the school district. Photos contained within this listing may include areas outside of the listed property.



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