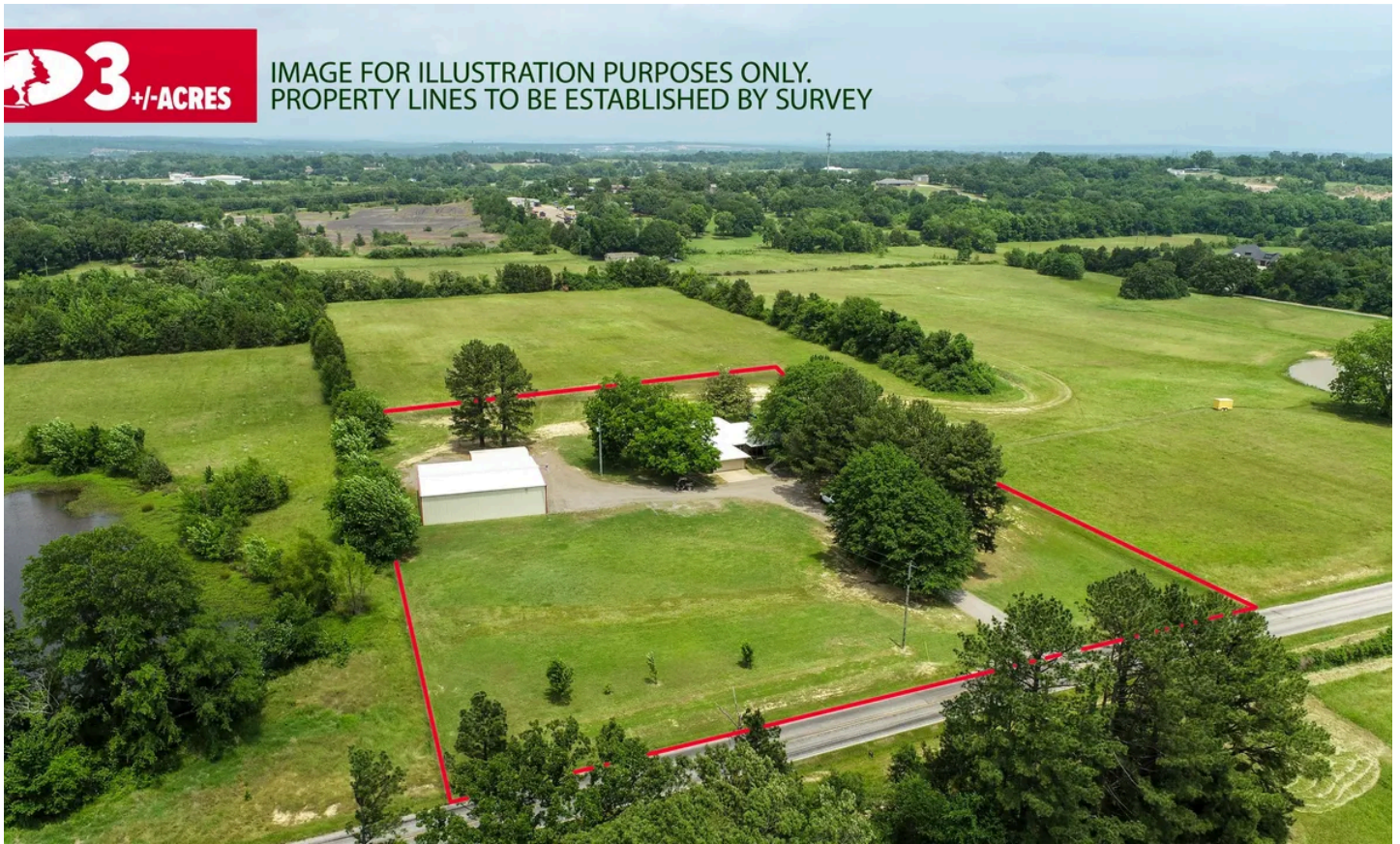


Old Rouw 10
4203 Old Rouw Rd
Van Buren, AR 72956

\$399,999
3± Acres
Crawford County



IMAGE FOR ILLUSTRATION PURPOSES ONLY.
PROPERTY LINES TO BE ESTABLISHED BY SURVEY



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

1952

Bedrooms / Bathrooms

3 / 2

Acreage

3

Price

\$399,999

Property Website

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



PROPERTY DESCRIPTION

The Ultimate Live-Work Estate: Turnkey Custom Home & 3,000 SF Commercial Shop on 3 +/- Acres

Historic Van Buren / Crawford County | Outside City Limits | 72956

Eliminate your commercial lease without sacrificing a premium lifestyle. Tucked away along the quiet, tree-studded corridor of Old Rouw Road, this rare, subdivided 3+/- acre estate (additional 7 +/- acres available) delivers a flawless combination of high-utility industrial infrastructure and an immaculate, custom 1,952 sq. ft. residence. Enjoy the tax and freedom benefits of county living, paired with rapid, heavy-vehicle commuter access to I-40, I-49, and the Fort Smith metro. The three-acre tract shall be surveyed out of a larger ten-acre tract. The approximate property lines are just for visual reference and will be finalized with a survey.

The Crown Jewel: 3,000 SQ. FT. Commercial-Grade Shop (50' x 60')

Designed for small business owners, tradesmen, or serious collectors, this fully insulated, massive outbuilding is engineered to handle heavy machinery, fleet parking, or a full-scale home trade operation.

- **Independent Industrial Power:** Features a dedicated **200-Amp electric service**, completely separate from the residence.
- **High-Tech Connectivity:** Hardwired and linked directly to the property's high-speed fiber internet infrastructure.
- **Massive Clearance:** Oversized overhead bay doors allow effortless pull-in access for commercial trucks, semi-trailers, RVs, or boats.
- **Logistics & Parking:** The level 3-acre layout provides an exceptional turning radius and ample cleared ground for heavy equipment storage or client parking directly off the main road.

The Residence: A Private, Custom-Designed Sanctuary

Step inside the pristine **3-bedroom, 2-bathroom layout** to find a warm, beautifully customized interior packed with high-end finishes.

- **The Chef's Kitchen:** Custom-designed featuring gorgeous, rustic farm-distressed glazed Shaker cabinetry, premium soft-close drawers, and expansive counter space. Enjoy instant hot water at the kitchen tap via a dedicated 6-gallon under-sink tank (supporting the main hot water system).
- **Elite Butler's Pantry:** Hidden behind a charming frosted glass insert door, this walk-in masterpiece combines high-end style with maximum utility, offering custom shelving and a dedicated secondary refrigerator footprint.
- **Exterior & Vehicle Storage:** Built for low-maintenance longevity with a brick and metal siding exterior, topped with a durable, weather-resistant metal roof. Includes an attached **2-car garage** plus an additional **metal carport**.

Premium Infrastructure & Complete Peace of Mind

Every major high-ticket mechanical expense has been completely updated, offering the next owner total turnkey confidence:

- **Septic System:** 100% brand-new pump and lateral field installed in **February 2026**.
- **HVAC System:** Total system replacement in **2023**, featuring cutting-edge, advanced **UV sanitation lighting** for medical-grade indoor air quality.

Location & Logistics

Experience true Arkansas River Valley country living while staying hyper-connected to major commerce hubs. Located just south of the Industrial Park Road corridor, you are mere minutes from South 40th Street, Alma Highway, and top-rated Van Buren Public Schools.

Properties featuring this level of uncompromised home renovation paired with a true, independent commercial workspace are an extreme rarity in the 72956 zip code.

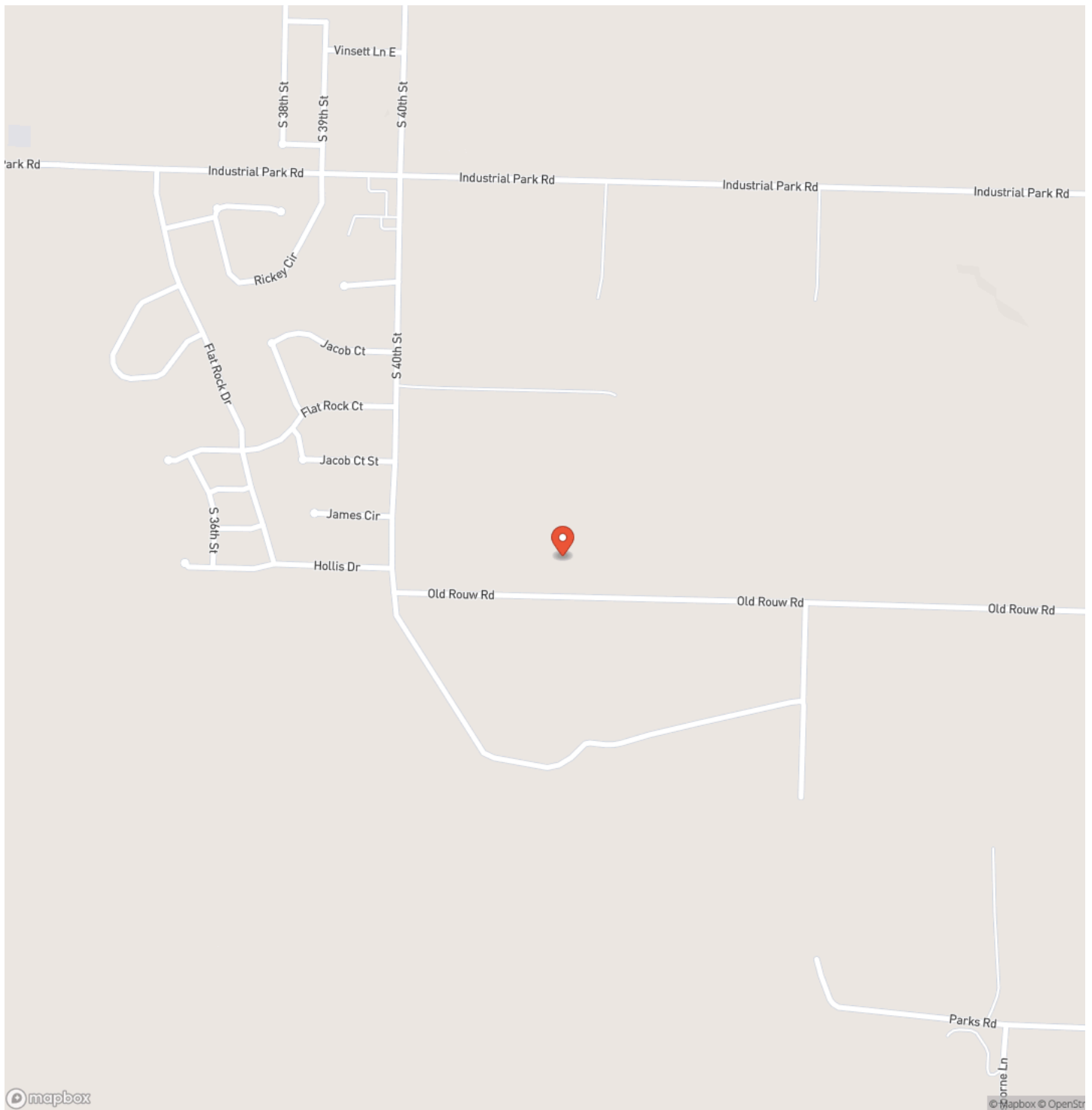
Additional 7 +/- acres can be purchased for a total price of \$540,000. (Houses/shop/10 +/- acres).



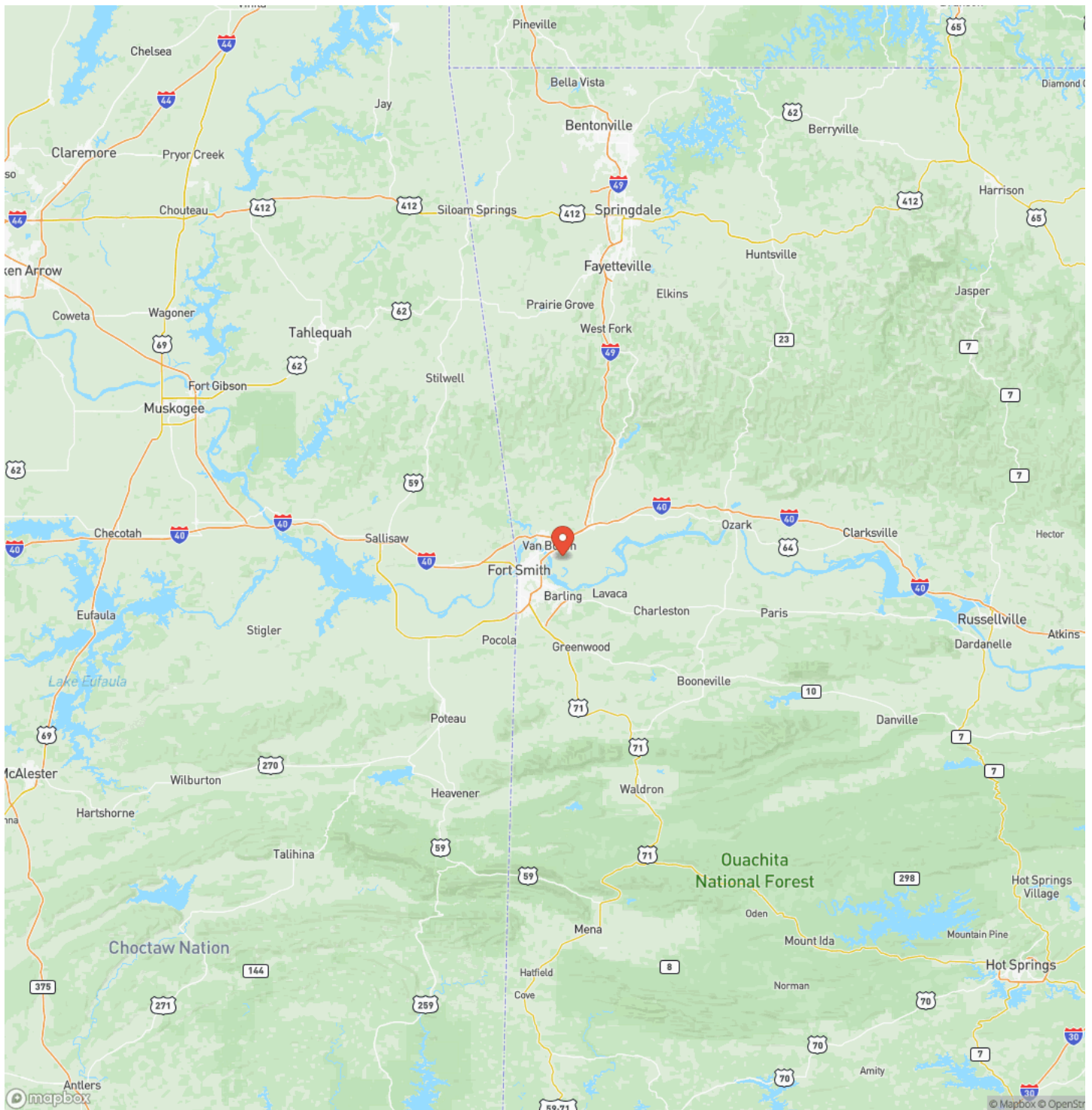
Old Rouw 10
Van Buren, AR / Crawford County



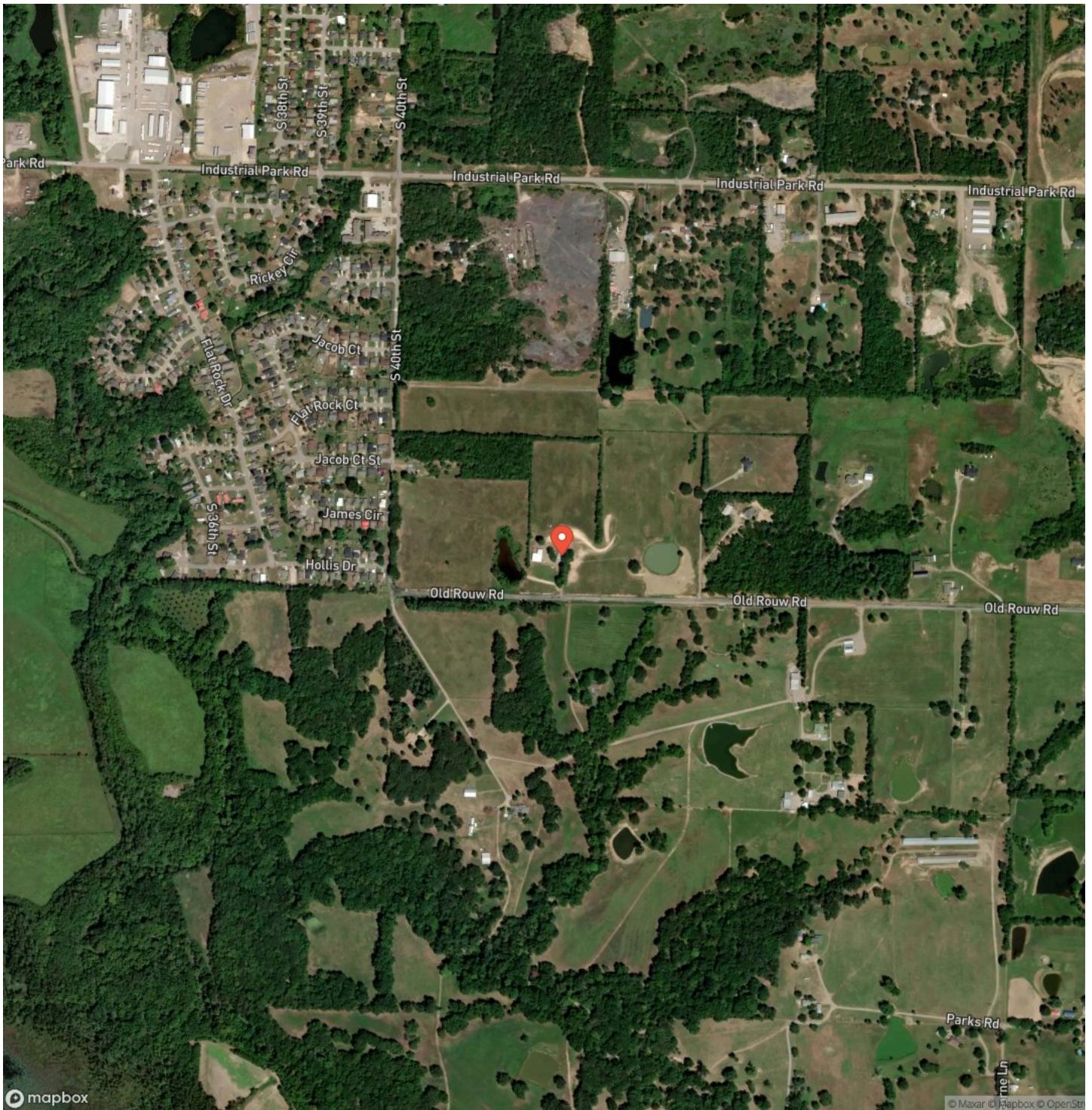
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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



Mossy Oak Properties Field, Farm, and Homes

1200 Fort Street

Barling, AR 72923

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<https://www.mossoakproperties.com/>

