



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**56± ACRES**  
**VAN BUREN COUNTY, AR**  
**\$336,000**

**MINERAL RIGHTS CONVEY**

# THE VAN BUREN 56

## PROPERTY PROFILE

### LOCATION:

- Rockhouse Road  
Bee Branch, AR 72013
- Van Buren County
- 10± Miles SW of Narrows Park  
at Greers Ferry Lake
- 11± Miles SW of Greers Ferry
- 19± Miles SE Clinton
- 36± Miles NE of Conway

### COORDINATES:

- 35.486842, -92.297715

### PROPERTY USE:

- Hunting
- Recreational
- Potential Hay Operation
- Potential Livestock Operation

### PROPERTY INFORMATION:

- 56± Acres
- Mixed Pastureland & Timber
- 1,300'± Road Frontage
- Small Pond
- Year-Round Creek
- Swimming Holes
- Deer & Turkey
- Trails

### TAX INFORMATION:

- Parcel 0000-00690-0100
- Parcel 0000-00695-0000
- \$102.00/Year



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**TOM FOOSHEE**

LAND SPECIALIST

C: 501-514-1109

O: 479-588-1034

[tom@smalltownproperties.com](mailto:tom@smalltownproperties.com)

5607 Hwy 71 S - Cove, AR 71937

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE VAN BUREN 56

WELCOME TO THE VAN BUREN 56—A TRUE OUTDOOR PARADISE IN BEE BRANCH, ARKANSAS! Discover the perfect blend of natural beauty and versatile land use with this stunning 56± acre property in Van Buren County.

The Van Buren 56 offers a harmonious mix of lush pastureland and mature deer woods, making it ideal for both livestock and wildlife enthusiasts. A picturesque, year-round creek winds its way through the property, complete with inviting swimming holes—perfect for cooling off on warm days or simply enjoying the tranquil sounds of running water.



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# MORE ABOUT THE VAN BUREN 56

Trails meander throughout the land, providing easy access for exploring, horseback riding, or ATV adventures. The property is a haven for wildlife, boasting abundant deer and turkey populations, making it a premier hunting destination.

Whether you're seeking a productive pasture for your livestock, a recreational retreat, or a prime hunting property, the Van Buren 56 has it all. Minerals convey with the sale, adding even more value to this exceptional offering. Don't miss your chance to own this one-of-a-kind property where you can enjoy swimming, hunting, ranching, or simply soaking in the natural beauty.

**Call Tom Fooshee today to schedule a private showing  
and experience #TheSmallTownWay.**



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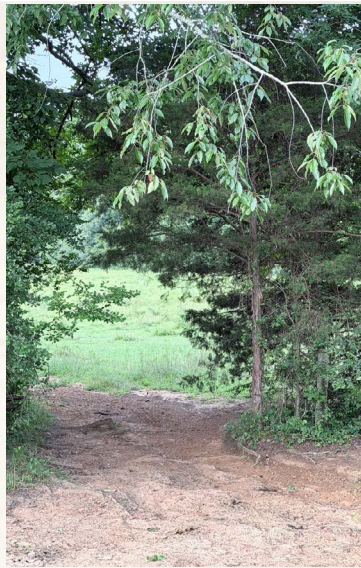
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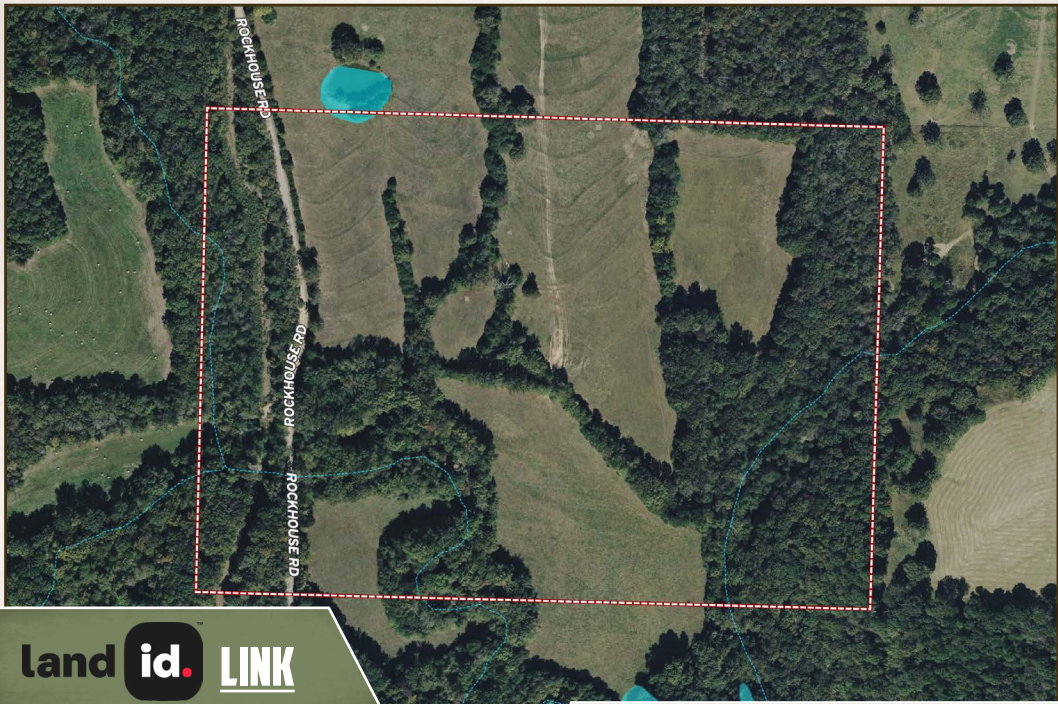
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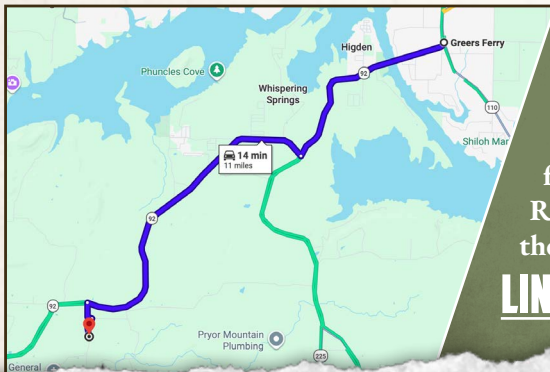
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VAN BUREN COUNTY, ARKANSAS



land id. LINK



Directions From Greers Ferry, AR:  
Travel on AR-16/Edgemont Road for 3.9 miles. Turn right onto AR-92 W and continue for 6.3 miles. Turn left onto Rockhouse Road and proceed for 0.4 miles. Turn right to stay on Rockhouse Road and travel 0.4 miles to the property on the left.

**LINK TO GOOGLE MAP DIRECTIONS**



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