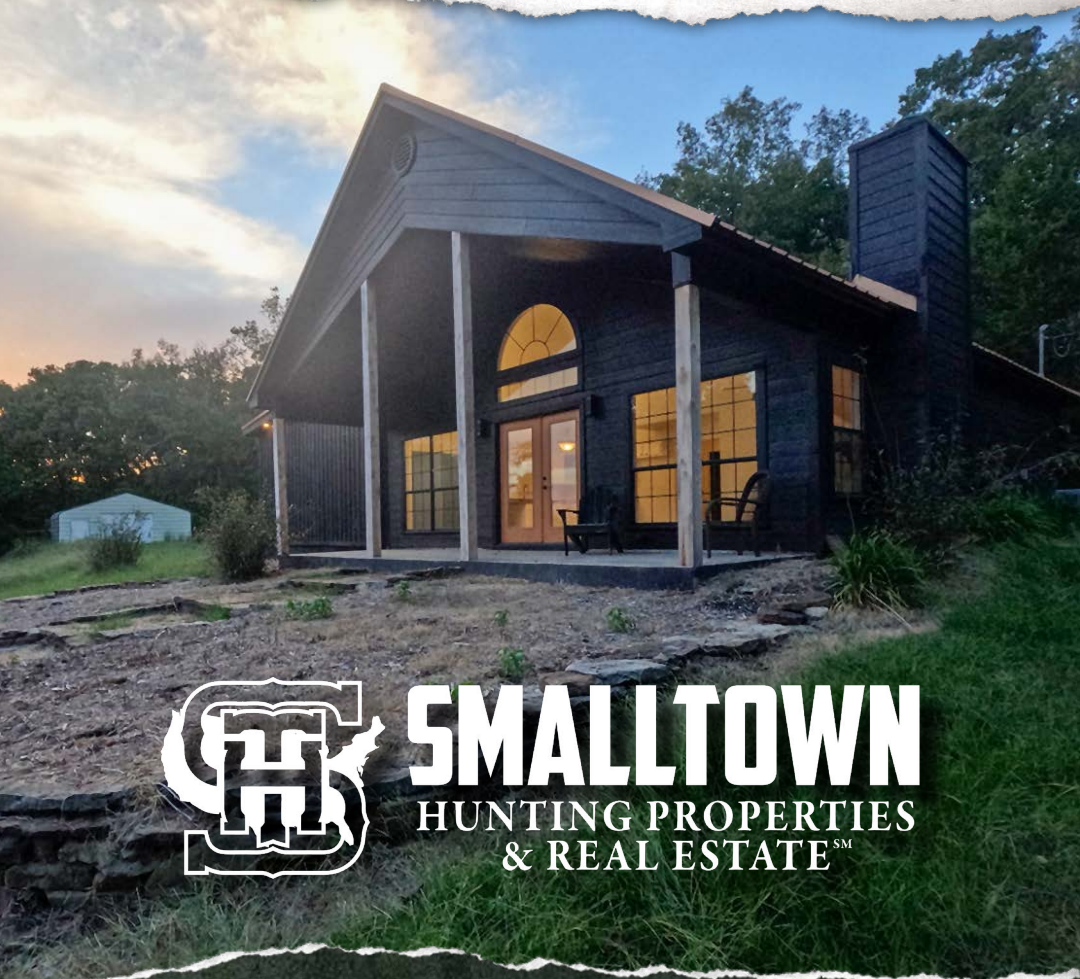


A HOME ON 8.1± ACRES FAULKNER COUNTY, AR

\$399,999



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE FAULKNER 8.1

PROPERTY PROFILE

LOCATION:

- 10 Leonard Loop
Damascus, AR 72039
- Faulkner County
- 1.9± Miles SW of Damascus
- 11.5± Miles NW of Greenbrier
- 13.2± Miles NE of the Brewer
Lake North Boat Launch
- 18.9± Miles S of the Choctaw
Marina and Boat Launch
at Greers Ferry Lake
- 21.6± Miles S of Conway
- 53.5± Miles N of Little Rock

COORDINATES:

- 35.346988, -92.428962

PROPERTY USE:

- Residential/Homestead
- Hobby Farm
- Gardening/Agricultural

TAX INFORMATION:

- \$1,525
- Parcel: 001-14050-003

PROPERTY INFORMATION:

- 8.1± Acres
- 2,648± SqFt Home
 - 240± SqFt Open Porch
 - 3 Bedrooms/2.5 Baths
 - High Ceilings
 - Open Floor Plan
 - Built-in Fireplace with
Live-Edge Cedar Accents
 - Open Loft
 - Updated Paint, Flooring,
Fixtures, and Finishes
 - Copper Roof with
Under-Eave Lighting
- 20x30 Shop on a Concrete Slab
- 20x30 Lean-To Attached to
the Shop
- Water & Electricity at the Shop
- Fiber Service
- City Water and Private Well
- Road Frontage
- Unrestricted
- Outside the City Limits



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LAND SPECIALIST

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5607 Highway 71 South - Cove, AR 71937

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE FAULKNER 8.1

WELCOME TO A PLACE WHERE YOU HAVE ROOM TO LIVE, WORK, AND ENJOY THE OUTDOORS ALL ON 8.1± UNRESTRICTED ACRES IN FAULKNER COUNTY, ARKANSAS. Located outside the city limits near Damascus is a renovated 2,648± square-foot home that combines spacious living, distinctive finishes, and a well-equipped shop in a private country setting.

The front porch provides a comfortable place to enjoy the surrounding landscape and watch wildlife move through the land. Rock landscaping adds natural character to the front yard, while the copper roof and under-eave lighting give the home a distinctive exterior appearance. Inside, high ceilings, large windows, and an open floor plan create a bright and inviting living space. The layout offers three bedrooms, two full baths, and one half bath, centred around a built-in fireplace accented with live-edge cedar details. Updated flooring, paint, fixtures, and finishes carry throughout the home.

The renovated addition encompasses the spacious primary bedroom, a full bathroom, a large laundry room, and two walk-in closets. One of the closets was previously used as a private office and could continue serving that purpose. The addition was constructed with steel-stud framing, offering dimensional stability and resistance to warping, splitting, rot, and termite damage. An open loft provides additional flexible space for a guest area, home office, reading nook, or hobby space.



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MORE ABOUT THE FAULKNER 8.1

Outside, a 20 x 30 shop sits on a concrete slab and is equipped with water and electricity. An additional 20 x 30 lean-to expands the covered workspace and storage area, making it well suited for equipment, tools, recreational vehicles, projects, or other uses.

With fiber service, city water, a private water well, road frontage, and an unrestricted setting, the Faulkner 8.1 offers the space and infrastructure to accommodate various lifestyles and future plans. Its location provides convenient access to Damascus, Greenbrier, Conway, Greers Ferry Lake, and Little Rock while maintaining the privacy of rural living. The eastern property boundary follows the Greenbrier-South Side Bee Branch school district line, and the property is situated on the Greenbrier side of the district boundary.

**To learn more and schedule a private tour, contact
Caleb Decker today and experience #TheSmallTownWay!**

[CLICK HERE](#) TO TAKE A VIRTUAL TOUR



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**BOUNDARY LINES
ARE APPROXIMATE**



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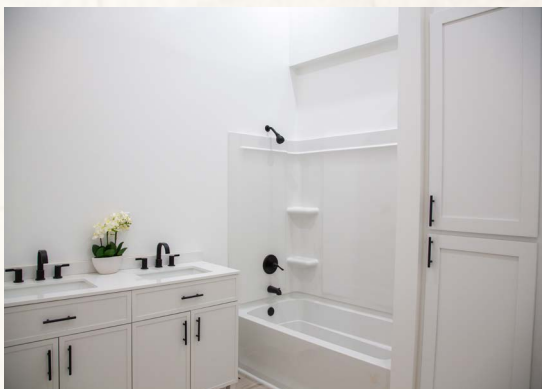
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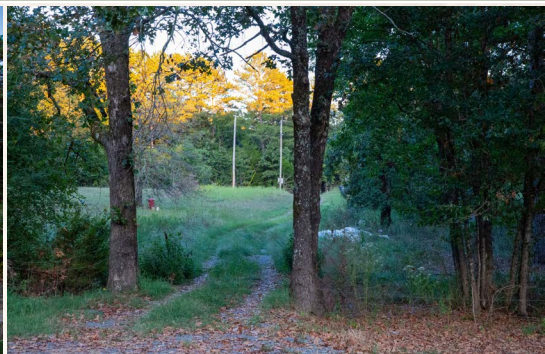
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SCHOOL DISTRICT LINE



TOPOGRAPHY MAP



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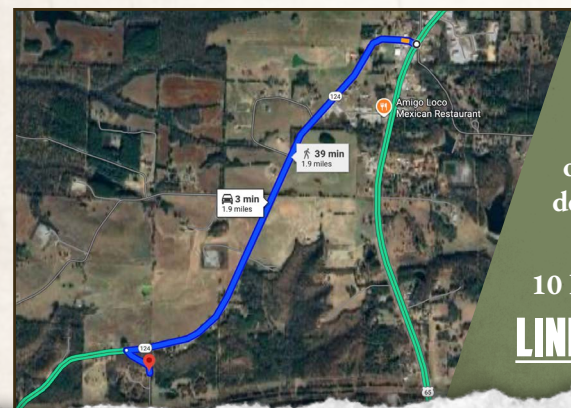
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land id. LINK



Directions From the Intersection of Highway 65 and Highway 124 W in Damascus, AR: Travel 1.7 miles southwest on Highway 124. Turn left onto Leonard Loop and proceed to the destination on the right.

Physical Address:

10 Leonard Loop | Damascus, AR 72039

[LINK TO GOOGLE MAP DIRECTIONS](#)



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