

**100 +/- Acres of Rolling Pasture & Timber Land, House  
Place, Powhattan, AR**  
Lawrence Rd 228  
Powhatan, AR 72458

**\$499,900**  
100± Acres  
Lawrence County



**100 +/- Acres of Rolling Pasture & Timber Land, House Place, Powhatan, AR**  
**Powhatan, AR / Lawrence County**

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**SUMMARY**

**Address**

Lawrence Rd 228

**City, State Zip**

Powhatan, AR 72458

**County**

Lawrence County

**Type**

Hunting Land, Undeveloped Land

**Latitude / Longitude**

36.099571 / -91.117197

**Acreage**

100

**Price**

\$499,900

**Property Website**

<https://www.mossoakproperties.com/property/100-acres-of-rolling-pasture-timber-land-house-place-powhatan-ar-lawrence-arkansas/98869/>



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**PROPERTY DESCRIPTION**

# 100 +/- Acres - A Truly Rare Opportunity in Lawrence County

Near Black Rock & Powhatan | Bordering Indian Hills Subdivision

Properties of this size, location, and layout simply do not come along often - and when they do, they do not last.

Located just off Hwy 117 with easy access to Lawrence County Road 226 and 228, this 100 +/- acre tract offers a powerful combination of development potential, productive pasture, mature timber, recreation, and prime location.

Bordering Indian Hills Subdivision, the future possibilities here are undeniable. With county water and electric available near the entrance and a new survey already completed, this property is positioned perfectly for potential residential expansion - or it can remain exactly what it is: a stunning, private piece of Arkansas ground.

Approximately 35 +/- acres consist of beautifully rolling, productive pasture and hay ground - and when we say pasture, we mean true, usable hay fields currently being cut. The remaining 65 +/- acres are mature hardwood timber, creating a perfect balance of open ground and wooded privacy.

The layout is exceptional. As you enter the gate, you're greeted by a scenic pasture with a pond, scattered mature shade trees, and multiple outstanding homesites. Not one. Not two. But many elevated, gently rolling building locations throughout the property.

A large creek with standing water runs through the land, enhancing both the beauty and wildlife appeal. Deer and turkey are abundant, and you're just minutes from premier outdoor destinations including Dave Donaldson WMA, Shirey Bay Rainey Brake, Spring River, Black River, and Lake Charles.

Location truly sets this apart:

- Less than 40 minutes to Jonesboro
- Quick access to Hwy 63
- Minimal gravel travel
- Per seller, road expected to be paved to the gate within the next year

Whether your vision is:

- Running cattle
- Producing hay
- Building your forever home
- Creating a multi-family farm
- Developing residential lots
- Establishing a hunting headquarters
- Or securing a long-term land investment

This property checks every box.

It is rare to find this much usable pasture, mature timber, water features, development potential, and proximity to town all in one tract.

Drone footage and ride-along videos are available - but this is one of those properties that must be seen in person to fully appreciate.

If you've been waiting for the right piece of ground - this is it. Click the link below and you can see this from the eyes of the ATV!

[Ride with Us!](#)

**Pamela Welch, Agent, Land Specialist**  
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Equal Housing Opportunity, [www.WeSellArkansas.com](http://www.WeSellArkansas.com).

At **Mossy Oak Properties Selling Arkansas**, you are always welcome. Whether you stop by our office or schedule a private appointment, you'll be greeted by a friendly, knowledgeable team ready to assist you. If you prefer a quieter, more private setting, we are happy to meet with you at our conference table and connect you with trusted lenders who can help-whether you're purchasing a home, farm, recreational land, or beginning your investment journey.

No matter the season, we make viewing property comfortable. During the colder months, our **fully enclosed six-seater ATV** keeps you warm and protected from the elements. In the hotter months, it provides a **cool, shaded ride**, allowing you to tour property comfortably without battling the heat. Weather should never stand in the way of finding the right property.

With **flexible hours** to fit your schedule, we're here when you need us. Call to set up an appointment or stop by our office at **8111 North St. Louis Street, Cave City, Arkansas**, and let us work for you.



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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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