

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

\$524,500
100± Acres
Lawrence County



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

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

\$524,500

Property Website

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



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!](#)

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Equal Housing Opportunity, 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.

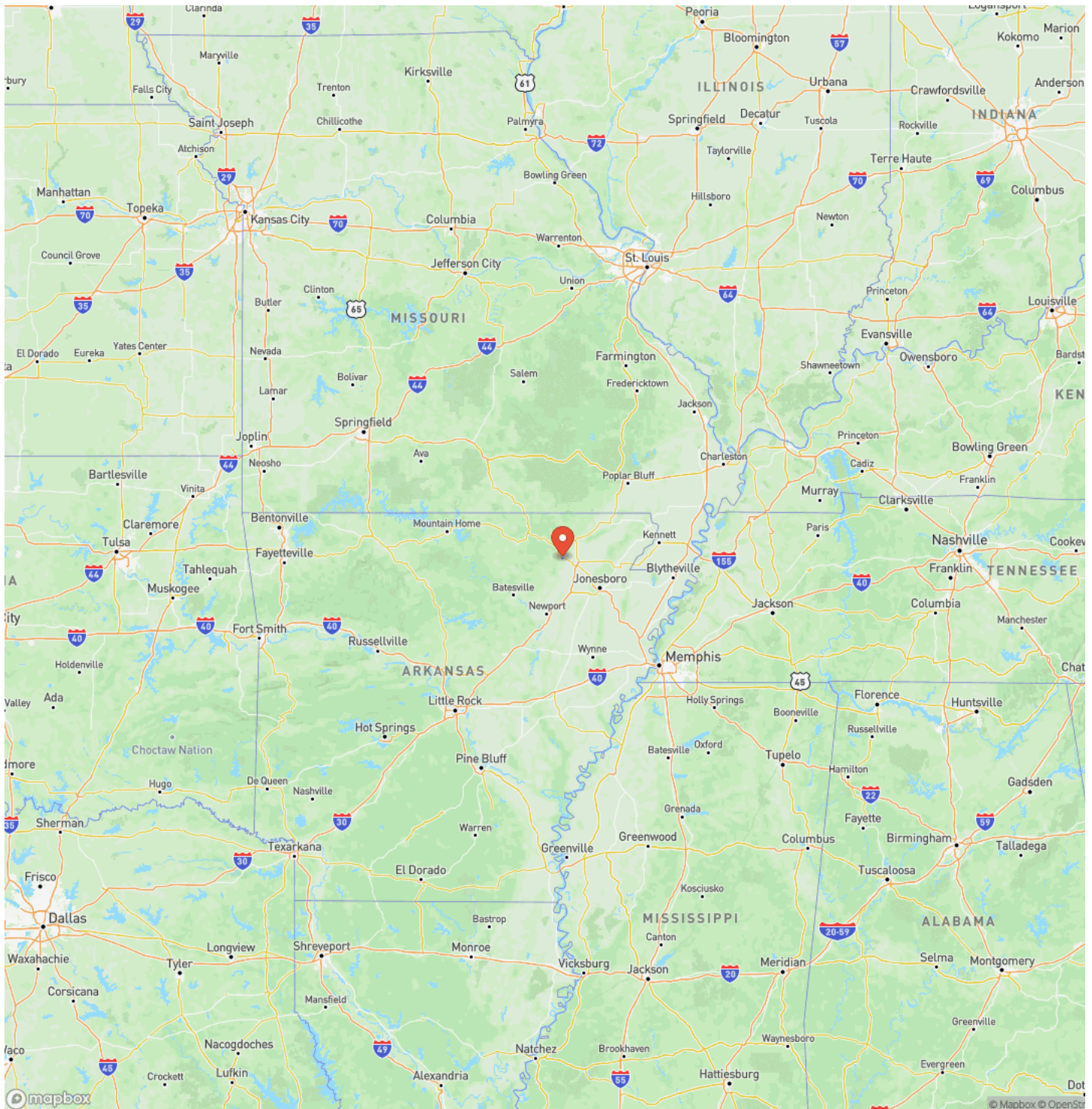
With **flexible hours** to fit your schedule, we're here when you need us. Call to set up an appointment or stop by our office at **8111 North St. Louis Street, Cave City, Arkansas**, and let us work for you.



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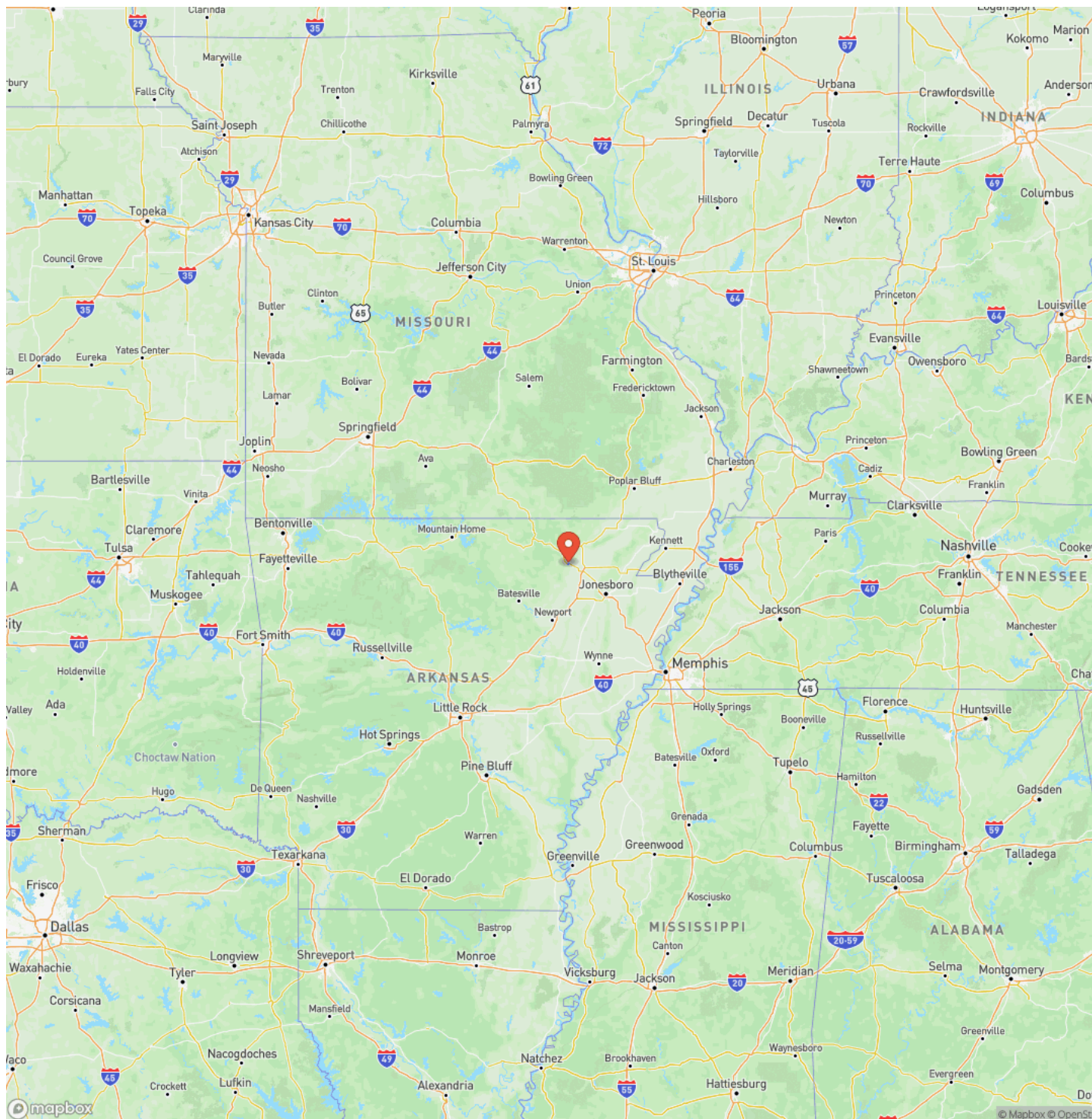


Locator Map

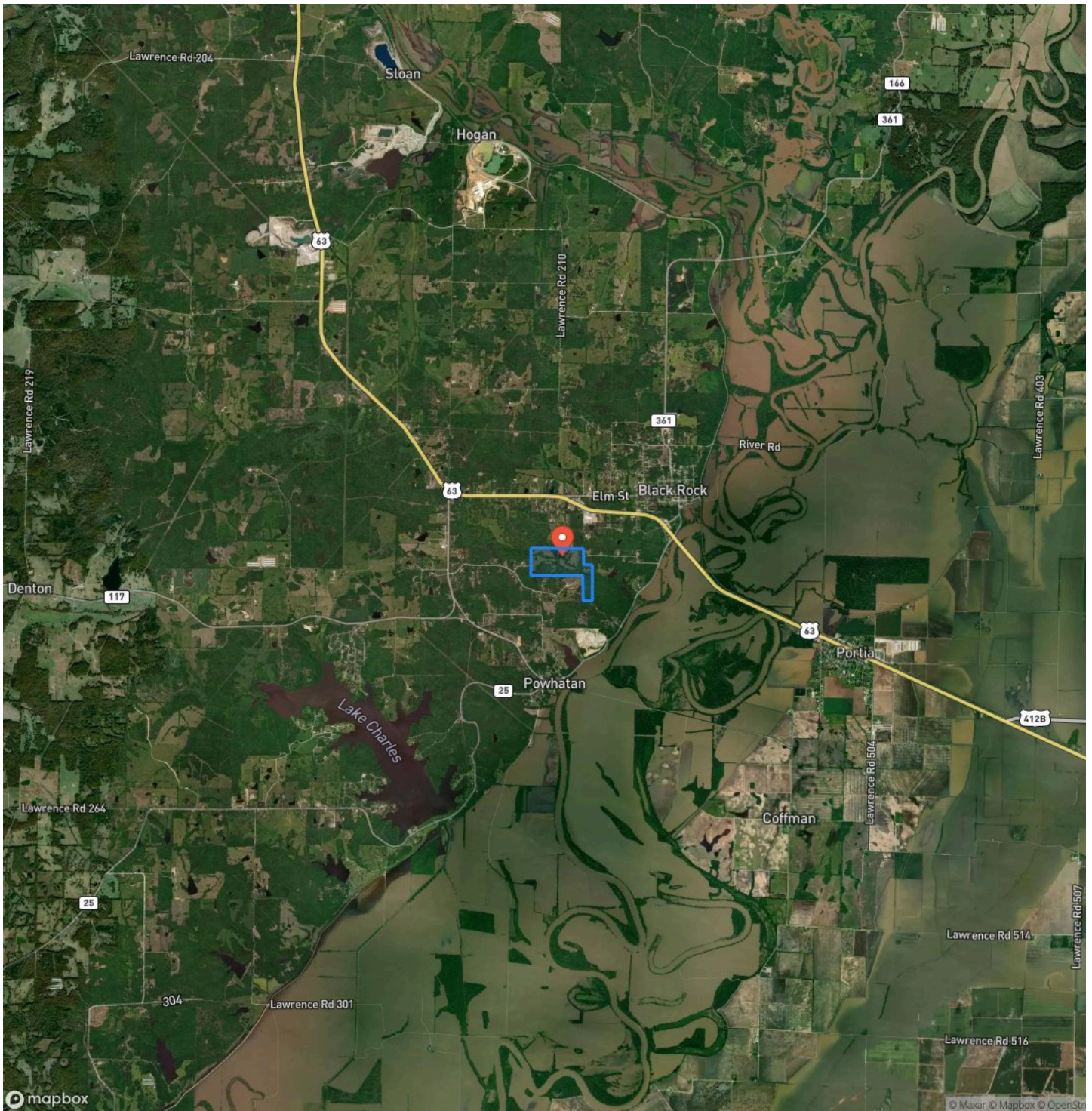


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Locator Map



Satellite Map



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LISTING REPRESENTATIVE

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NOTES

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MORE INFO ONLINE:

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