

100 +/- Acre Cattle, Hunting & Development Property |
Pasture, Timber & Creek | Lawrence County, AR
Lawrence Rd 228
Powhatan, AR 72458

\$499,900
100± Acres
Lawrence County



100 +/- Acre Cattle, Hunting & Development Property | Pasture, Timber & Creek | Lawrence County, AR
Powhatan, AR / Lawrence County

SUMMARY

Address

Lawrence Rd 228

City, State Zip

Powhatan, AR 72458

County

Lawrence County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

36.099571 / -91.117197

Acreage

100

Price

\$499,900

Property Website

<https://www.mossyoakproperties.com/property/100-acre-cattle-hunting-development-property-pasture-timber-creek-lawrence-county-ar-lawrence-arkansas/98869/>



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PROPERTY DESCRIPTION

[100 +/- Acres Where the Possibilities Are Almost Endless. | Lawrence County, Arkansas](#)

What would you do with 100 +/- acres if you didn't have to choose between pasture, timber, hunting, homesites, and location?

This remarkable **100 +/- acre property near Black Rock and Powhatan, Arkansas** gives you all of it—and once you ride across this land, you'll understand why this tract is different.

Pull through the gate and you're immediately greeted by beautiful rolling pasture, a pond, mature shade trees and the first of **multiple incredible building sites**. Keep going and the property continues to unfold.

Approximately **35 +/- acres are true, usable pasture and hay ground currently being cut**, while approximately **65± acres of mature hardwood timber** create privacy, wildlife habitat and some absolutely beautiful Arkansas woods.

And then there's the water.

A **large creek with standing water** winds through the property, adding another dimension for wildlife and recreation. With pasture, timber, pond and creek all on the same tract, **deer and turkey have exactly the kind of habitat you're looking for**.

But what may make this property even more interesting is its **future potential**.

The property borders **Indian Hills Subdivision**, has a **new survey already completed**, and county water and electricity are available near the entrance. With numerous elevated and gently rolling homesites throughout the acreage, this could be an incredible location for a **private estate, family compound, multiple homes, or potential residential development**, subject to applicable approvals.

Want to keep all 100 +/- acres together instead? Even better.

Run cattle. Cut hay. Hunt. Build your dream home. Create a hunting headquarters. Ride ATVs. Invest in land. Or simply own 100± acres where you have room to breathe.

Located just off **Highway 117** with access from Lawrence County Roads 226 and 228, you're within convenient reach of Highway 63 and less than 40 minutes from Jonesboro. According to the seller, the road is expected to be paved to the gate within the next year.

Outdoor enthusiasts will also appreciate being near **Dave Donaldson WMA, Shirey Bay Rainey Brake WMA, the Spring River, Black River and Lake Charles**.

DON'T JUST LOOK AT THE MAP — RIDE IT WITH US.

We've captured **drone footage and an ATV ride-along video** so you can experience the property in a completely different way.

Click the link below and see these 100 +/- acres from the seat of the ATV.

Then come see it in person.

Because this isn't just another 100 acre tract.

It's 100 +/- acres with enough possibilities that the hardest part may be deciding what you want to do with it first.

DON'T JUST LOOK AT THE PICTURES — TAKE A RIDE ACROSS ALL 100 +/- ACRES!

Want to see what this property REALLY looks like before you ever get in the truck?

CLICK HERE TO TAKE AN ATV TOUR WITH US!

See the pasture, timber, terrain, water, homesites and layout as if you were riding the property right beside us.

[CLICK HERE — TAKE THE ATV RIDE!](#)

You don't have to be here to tour it. Climb aboard and let us show you around!

Pamela Welch, Agent, Land Specialist
Mossy Oak Properties Selling Arkansas
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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.

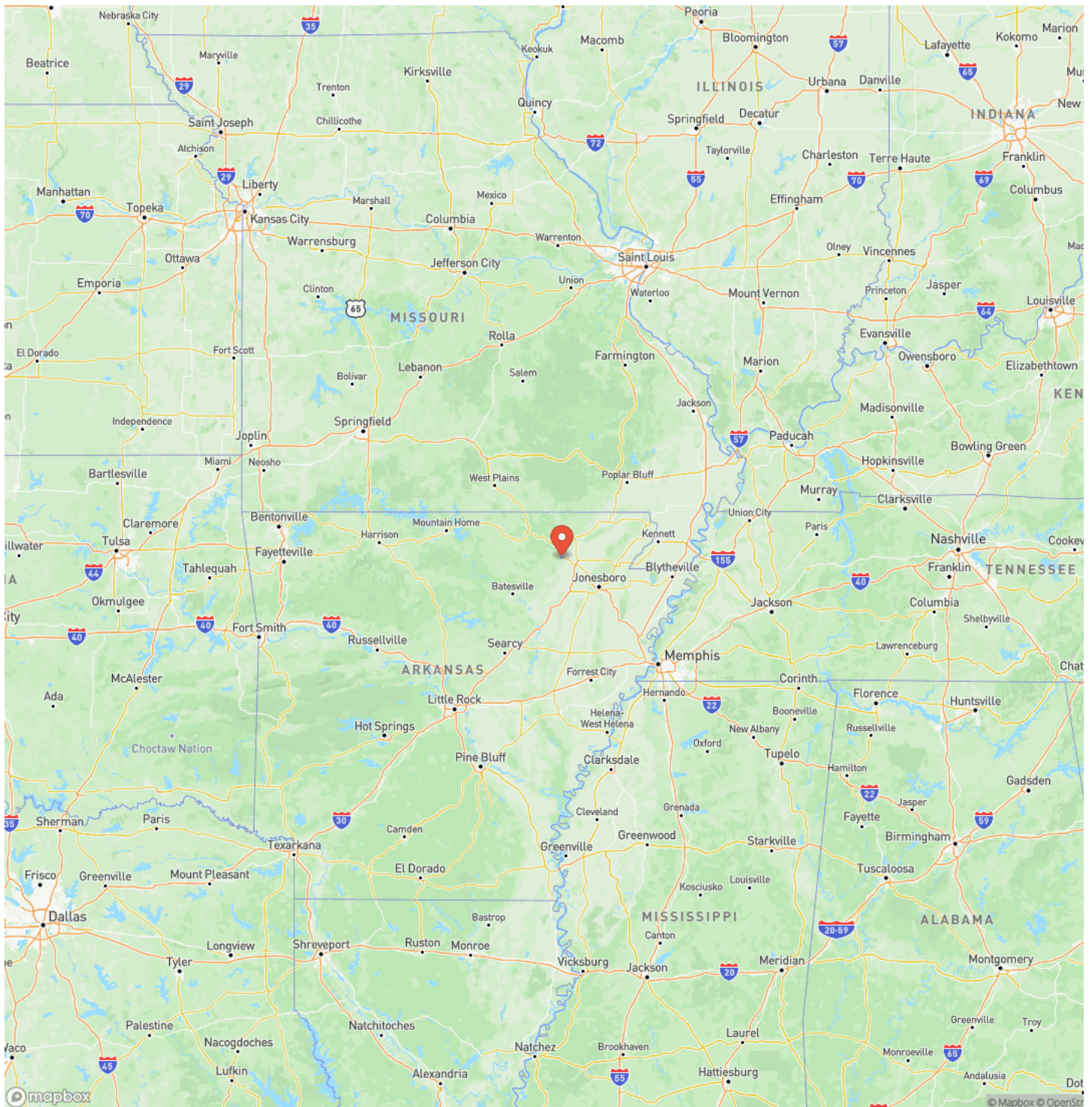
No matter the season, we make viewing property comfortable. During the colder months, our **fully enclosed six-seater ATV** keeps you warm and protected from the elements. In the hotter months, it provides a **cool, shaded ride**, allowing you to tour property comfortably without battling the heat. Weather 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.

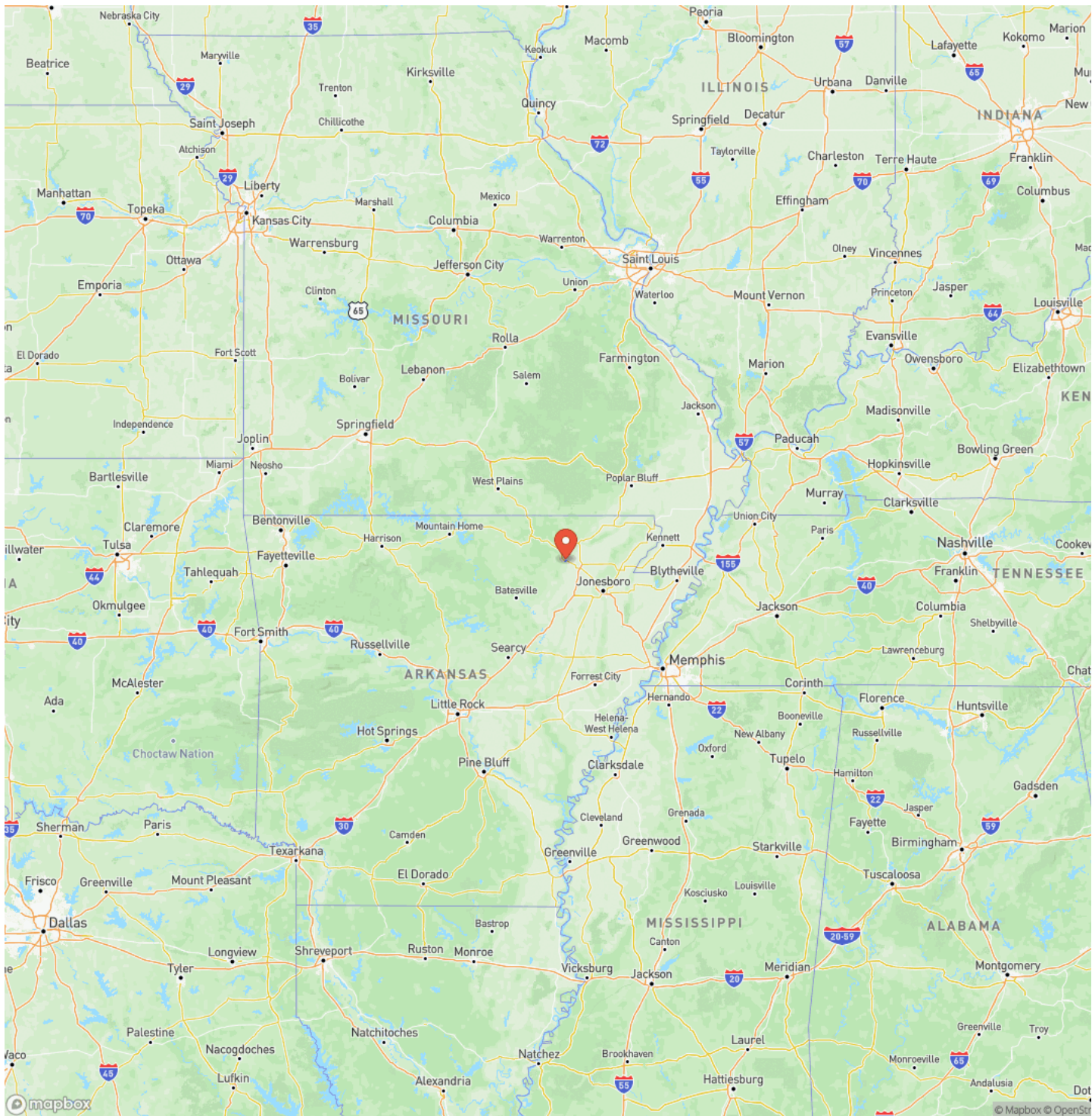
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Powhatan, AR / Lawrence County



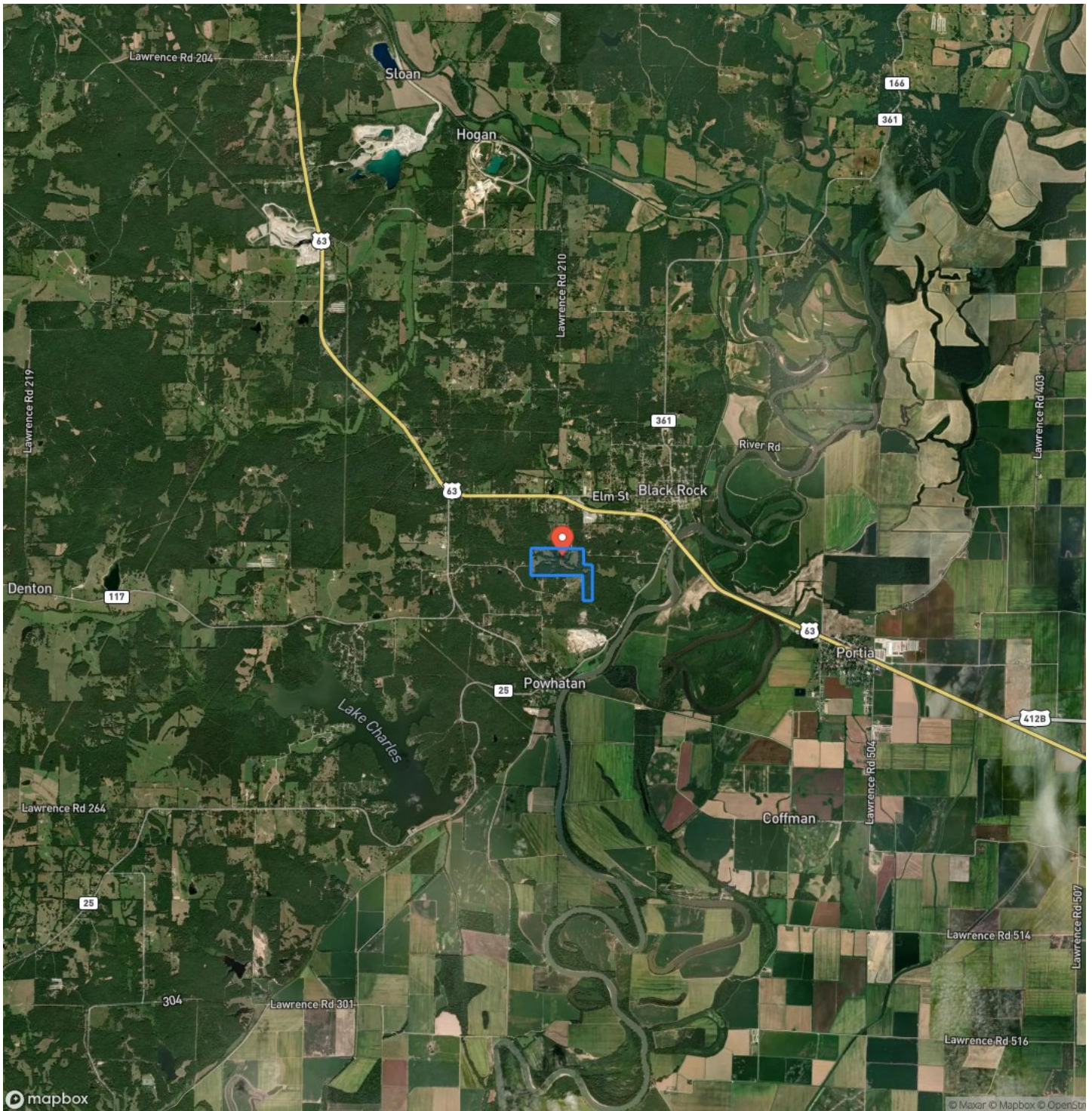
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

Cave City, AR 72521

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

[illegible]

MORE INFO ONLINE:
<https://wesellarkansas.com/>

DISCLAIMERS

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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.

Mossy Oak Properties Selling Arkansas

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