

**The Ward Tract**  
Ward, AR 72176

**\$295,000**  
28.240± Acres  
Lonoke County



**MORE INFO ONLINE:**

**<https://www.habitatlandcompany.com>**

## The Ward Tract

### Ward, AR / Lonoke County

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#### **SUMMARY**

**City, State Zip**

Ward, AR 72176

**County**

Lonoke County

**Type**

Undeveloped Land, Farms, Business Opportunity

**Latitude / Longitude**

35.03028 / -91.950541

**Taxes (Annually)**

58

**Acreage**

28.240

**Price**

\$295,000

**Property Website**

<https://habitatlandcompany.com/property/the-ward-tract-lonoke-arkansas/31421>



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#### **PROPERTY DESCRIPTION**

The Ward Tract is a great opportunity to buy, build and/or develop a few country lots just outside of town. It's located a mile west of Hwy 67 exit 25, just north of Cabot. Getting to the store, going out to eat or hopping on the Hwy 67 corridor to commute north or south is a breeze. The property itself sits in the bend of highway 319. Whaley Lane is the east boundary and Louise Lane is the north property line. Those roads give access to all the major building spots. A little bit of timber is mixed in on the property and based on the shed antler we found, a few deer are living there. Two ponds water the wildlife and may be enough to keep up with some livestock as well. The hay was recently cut on the property so its clean and easy on the eyes. The Ward Tract is a very nice retreat with a laid back country feel. Give us a call and lets go check it out.



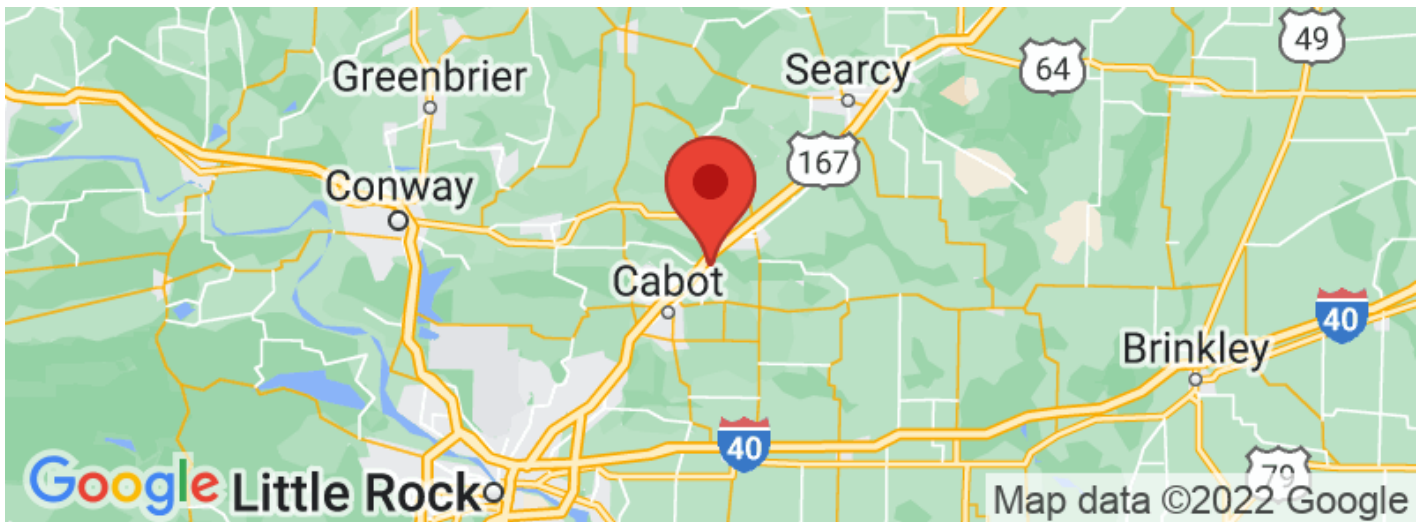


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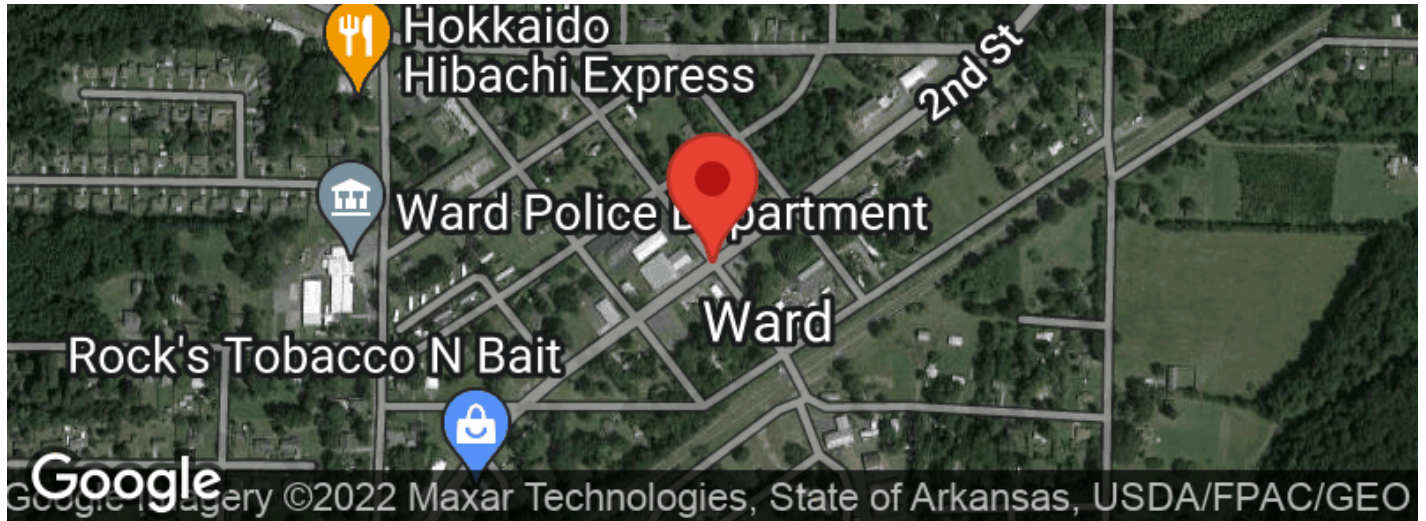


## Locator Maps





## Aerial Maps



**The Ward Tract**  
**Ward, AR / Lonoke County**

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**LISTING REPRESENTATIVE**

**For more information contact:**



**Representative**

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403 Llama Drive

**City / State / Zip**

Searcy, AR 72143

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**NOTES**

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## NOTES

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## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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