



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

**A HOME ON 5.05± ACRES
LAWRENCE COUNTY, AR
\$210,000**



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

THE LAWRENCE 5.05

PROPERTY PROFILE

LOCATION:

- 95 AR-117 Spur
Powhatan, AR 72458
- Lawrence County
- 12± Miles W of Walnut Ridge
- 20± Miles SE of the Spring River
- 35± Miles NW of Jonesboro

TAX INFORMATION:

- Parcel #001-03919-000
- \$1,337.64 (2025)

PROPERTY USE:

- Residential
- Mini-Farm
- Potential Rental Income

COORDINATES:

- 36.088839, -91.129163

PROPERTY INFORMATION:

- 5.05± Rural Acres
- 2,240± SqFt Double Wide
 - Open-Concept
 - Modern Appliances
 - Large Kitchen Pantry
 - Spacious Primary Suite
 - Walk-In Shower
 - Large Tub
- Mixed Woods & Open Ground
- Recent Dirt Work Completed
- Electricity & Water Available



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CALEB DECKER

LAND SPECIALIST

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5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE LAWRENCE 5.05

LOCATED JUST OUTSIDE POWHATAN, ARKANSAS, IN LAWRENCE COUNTY, THIS 2024 DOUBLE WIDE MOBILE HOME SITS ON 5.05± ACRES. Only 20± miles from the Spring River and minutes from the Black River, this property is right in the heart of some of North Arkansas' best fishing and floating. If you've been looking for space and privacy with room to breathe, the Lawrence 5.05 checks every box.

This 2024 double wide offers 2,240± square feet, four bedrooms, and two bathrooms with a true open-concept design and modern finishes throughout. The kitchen is the centerpiece, featuring updated appliances, a large pantry, and plenty of space to gather. The home flows seamlessly into the living area, making it ideal for family time or hosting. The primary suite is built to unwind, featuring a walk-in shower with dual shower heads and a large soaking tub, a perfect setup after a long day outdoors. A bonus room off the primary suite is ideal for an office or nursery.



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MORE ABOUT THE LAWRENCE 5.05

Outside, the land offers a great mix of open space and partial woods, giving you privacy while still being usable. Whether you're wanting a few animals, a garden, or just room for the kids to roam, the Lawrence 5.05 is ready. The property has already had dirt work completed, giving you a head start on additional improvements, or expanding your outdoor setup.

The home is set on a pier and beam foundation with metal tie-downs for added stability, and electricity and water are already in place, making this a true turn-key setup.

Contact Caleb Decker today to schedule a private showing and experience #TheSmallTownWay.



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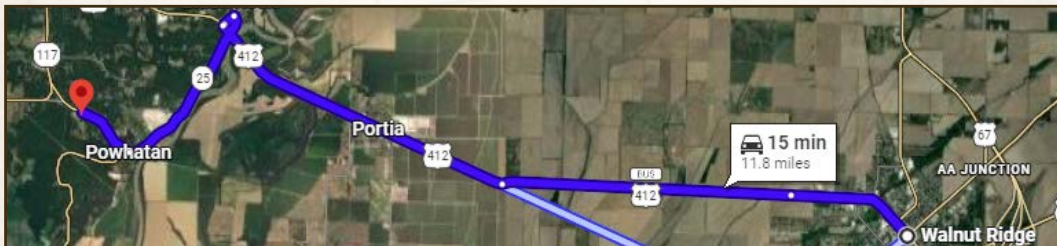
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land id. LINK

TOPOGRAPHY MAP



Directions From Walnut Ridge, AR: Travel on US-412 BUS/Portia Road for 3.4 miles. Turn right onto US-412 W/US-63 N and continue for 3.8 miles, crossing the Black River, and turn right on 3rd Street. Travel 0.2 miles, turn right onto AR-25 S, and proceed for 2.1 miles. Take a slight right onto AR-117 Spur and the property will be on the left in 0.7 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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