



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**LAKE VILLAGE**  
**CHICOT COUNTY, AR**  
**FIVE 1.54± ACRE LOTS**  
**\$75,000 EACH**

OFFICE (479) 588-1034 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE LAKE VILLAGE LOTS

# PROPERTY PROFILE

## LOCATION:

- AR-144  
Lake Village, AR 71653
- Chicot County
- 4.5± Miles NE of Lake Village
- 25.6± Miles W of Greenville
- 82.9± Miles SE of Pine Bluff

## COORDINATES:

- 33.378727, -91.237040

## TAX INFORMATION:

- TBD

## PROPERTY USE:

- Potential Development/  
Commercial
- Potential Home Site
- Agriculture
- Investment
- Recreational

## PROPERTY INFORMATION:

- Five, 1.54± Acre Lots are Available
- Paved Frontage on Highway 144
- 300'± Depth
- Water & Sewer Available
- Graded at 0.5° North and South  
from Parcel Center



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**LANE CHAPMAN**

LAND SPECIALIST

C: 870-940-0912

O: 479-588-1034

[lchapman@smalltownproperties.com](mailto:lchapman@smalltownproperties.com)

5607 Highway 71 South - Cove, AR 71937

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE LAKE VILLAGE LOTS

**OPPORTUNITY IS KNOCKING JUST ACROSS FROM LAKE CHICOT ON HIGHWAY 144 IN LAKE VILLAGE, ARKANSAS.** This Chicot County property features five 1.54± acre lots that are already prepped and ready, creating the perfect canvas for new homes or weekend getaways near the water.

With quick access to the lake and plenty of room to build, the lots offer an ideal setting for homesites; access to public water and sewer is established, greatly increasing development flexibility.

Conveniently located 1.7± miles from the Connerly Bayou Boat Ramp and 3.2± miles from Lake Chicot State Park, the property offers quick access to fishing, boating, and nature.

With open land, available utilities, and prime proximity to Lake Chicot, this property is a canvas for a private home site, a recreational retreat, or a small-scale investment project. The layout and improvements make it a versatile opportunity in a highly desirable outdoor recreation area.

**Contact Lane Chapman today to schedule a private showing and experience #TheSmallTownWay!**



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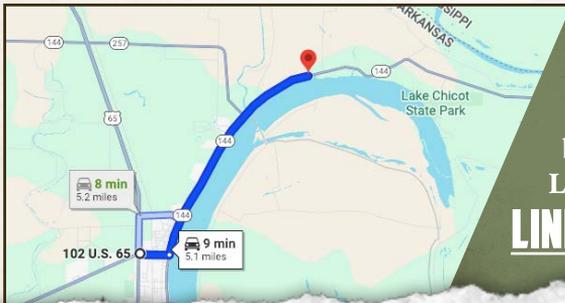
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FIVE 1.54± ACRE LOTS

LAKE VILLAGE | CHICOT COUNTY, ARKANSAS

land id. LINK



Directions from Lake Village, AR:  
 Travel for 4.3 miles on AR-144 E/N  
 Lakeshore Drive. The property will  
 be on your left across from Jarrett's  
 Landing.

**LINK TO GOOGLE MAP DIRECTIONS**



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