



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE SM

LAKE VILLAGE
CHICOT COUNTY, AR
FIVE 1.54± ACRE LOTS
\$65,000 EACH

OFFICE (479) 588-1034 | 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

5607 Highway 71 South - Cove, AR 71937

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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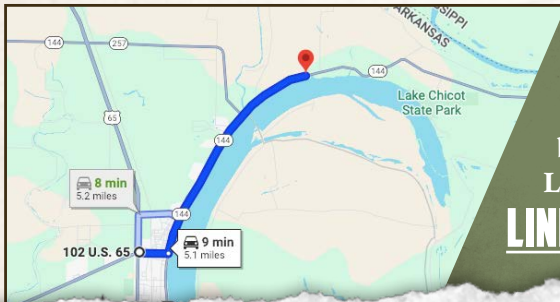
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FIVE 1.54± ACRE LOTS

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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