



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

7.68± ACRES

LAKE VILLAGE | CHICOT COUNTY, AR
\$325,000

THE CHICOT 7.68

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:

- 7.68± Total Acres
- 1,175'± Frontage on Highway 144
- 300'± Depth
- Water & Sewer Available
- Graded at 0.5° North and South
from Parcel Center



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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 CHICOT 7.68

WELCOME TO THE CHICOT 7.68 IN LAKE VILLAGE, ARKANSAS! Located directly across Highway 144 from Lake Chicot, this 7.68± acre tract is in an excellent location. Recent dirt work has been completed, creating a 0.5% grade that gently falls north and south from the center of the parcel, improving drainage and enhancing potential building sites. The Chicot County property also has access to public water and sewer, greatly increasing development flexibility.

Conveniently located 1.7± miles from the Connerly Bayou Boat Ramp and 3.2± miles from Lake Chicot State Park, this tract 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, recreational retreat, small-scale investment project, or potential RV site development. The layout and improvements already in place make it a versatile opportunity in a highly desirable outdoor recreation area.

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



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.

7.68± ACRES

CHICOT COUNTY, ARKANSAS



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

LANE CHAPMAN

LAND SPECIALIST

C: 870-940-0912

O: 479-588-1034

lchapman@smalltownproperties.com

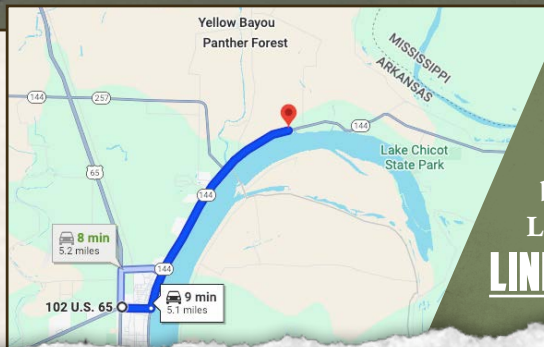
5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

7.68± ACRES 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



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.