

Lavaca 18
702 S Division St
Lavaca, AR 72941

\$349,999
18.77± Acres
Sebastian County



Lavaca 18
Lavaca, AR / Sebastian County

SUMMARY

Address

702 S Division St

City, State Zip

Lavaca, AR 72941

County

Sebastian County

Type

Residential Property

Latitude / Longitude

35.332579 / -94.172881

Dwelling Square Feet

1,096

Bedrooms / Bathrooms

3 / 2

Acreage

18.77

Price

\$349,999

Property Website

<https://www.mossyoakproperties.com/property/lavaca-18-sebastian-arkansas/116589/>



PROPERTY DESCRIPTION

Prime Development Opportunity in the Heart of Lavaca

Discover a rare opportunity to own **18.77 acres in Lavaca, Arkansas**, ideally situated directly across the street from Lavaca High School. This property offers an exceptional combination of location, acreage, accessibility, and development potential.

The property features an existing home at **702 S. Division Street**, while the majority of the acreage is currently maintained as an open **hay field**, providing a versatile and largely unobstructed area for future development. The expansive back acreage is accessible from **two separate access points**, creating excellent flexibility for future site planning, additional entrances, or potential subdivision.

With its convenient location across from the school and close proximity to the established Lavaca community, this tract presents an outstanding opportunity for **residential development, investment, or a variety of other potential uses**, subject to applicable zoning, utilities, and approvals.

Property Highlights:

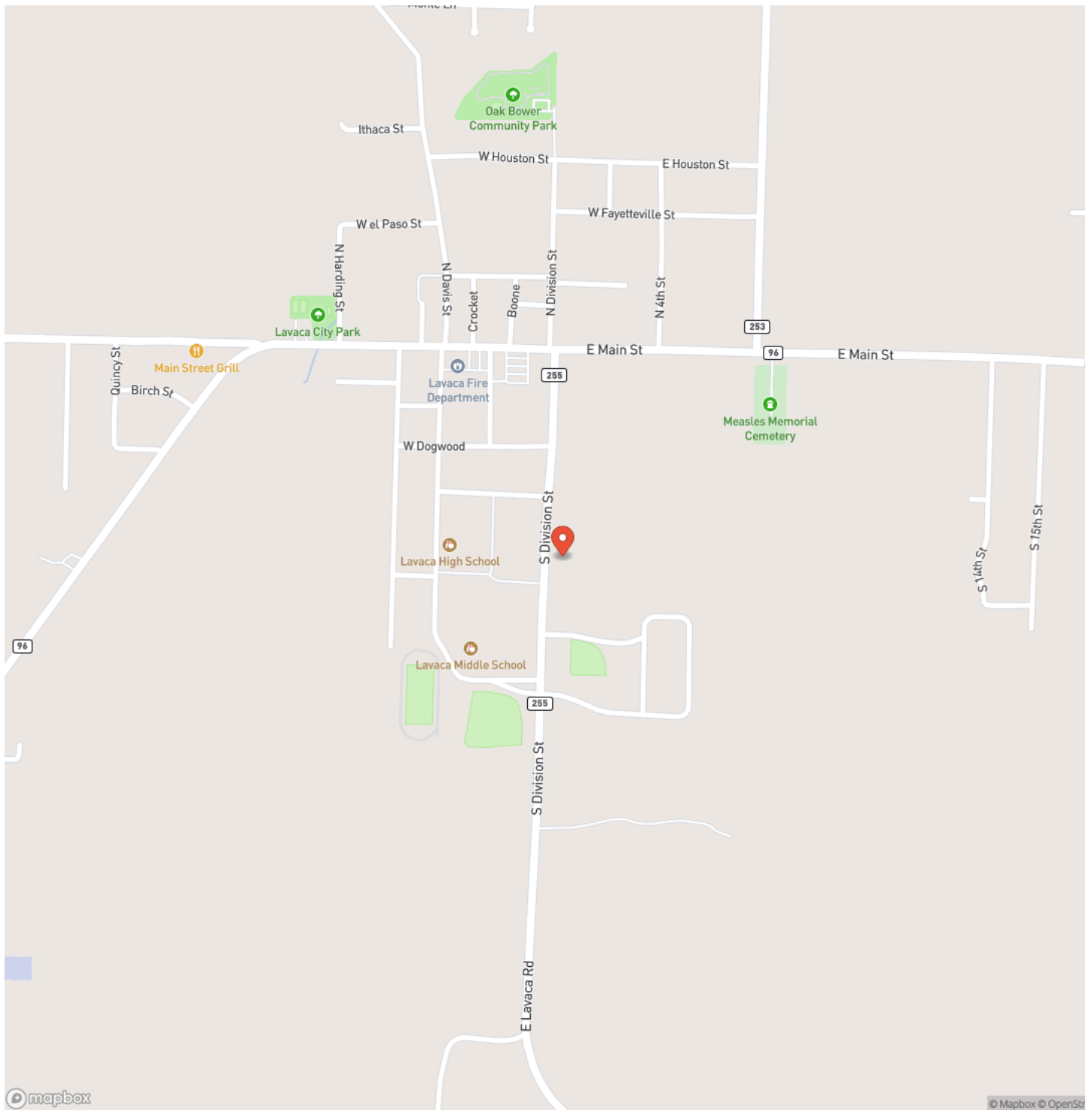
- **18.77 total acres**
- Directly across from **Lavaca Schools**
- Majority of acreage currently utilized as hay field
- **Two accesses** providing entry to the back acreage
- Excellent potential for development or investment
- Open, usable acreage with mature trees and natural surroundings
- Existing residence at 702 S. Division Street
- Convenient in-town location with the potential to capitalize on future growth

Acreage of this size in such a convenient location is a rare find. Whether you're looking for a development tract, investment property, or a property with room to grow, 702 S. Division Street offers tremendous potential in the Lavaca market.

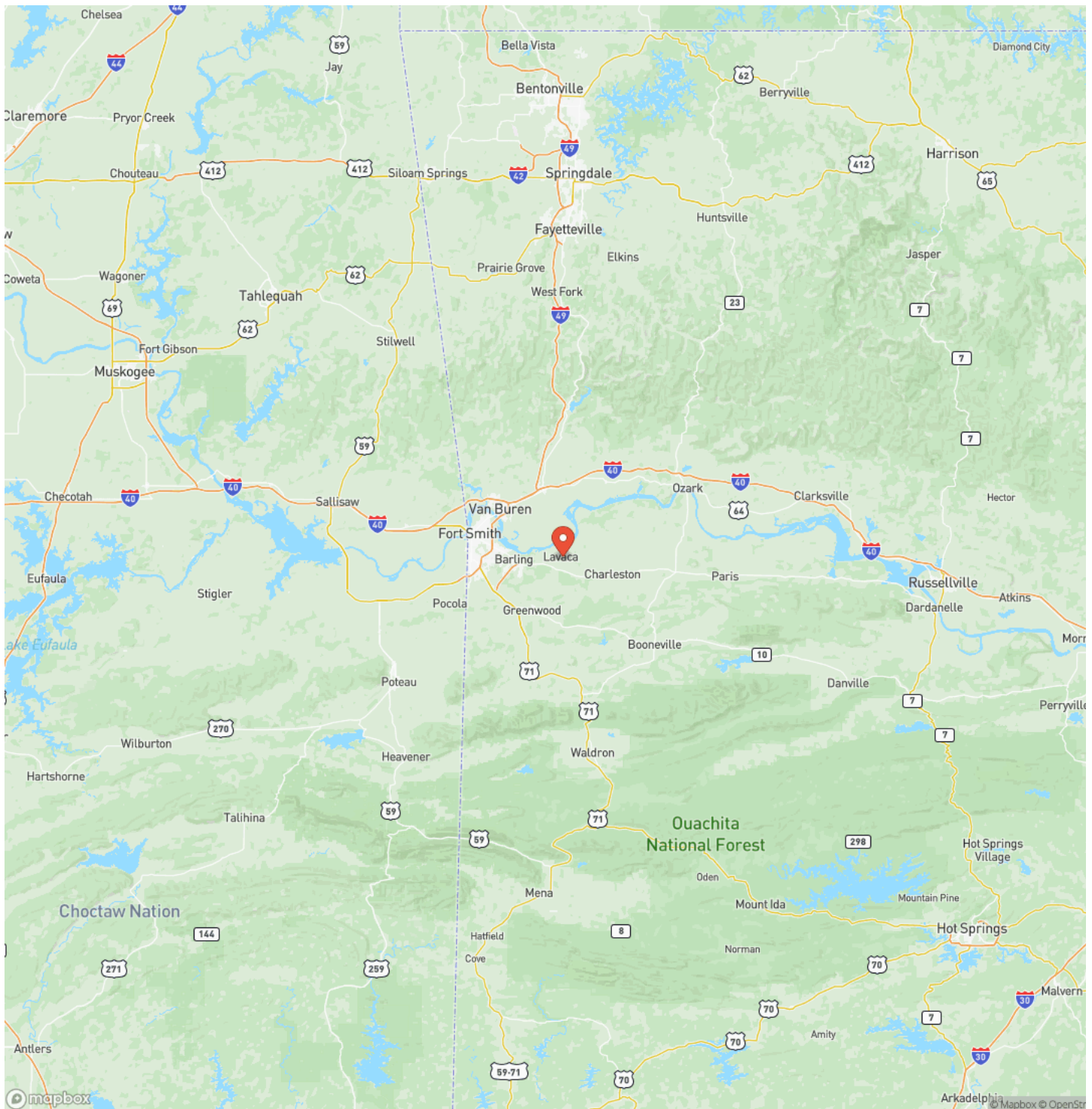
Lavaca 18
Lavaca, AR / Sebastian County



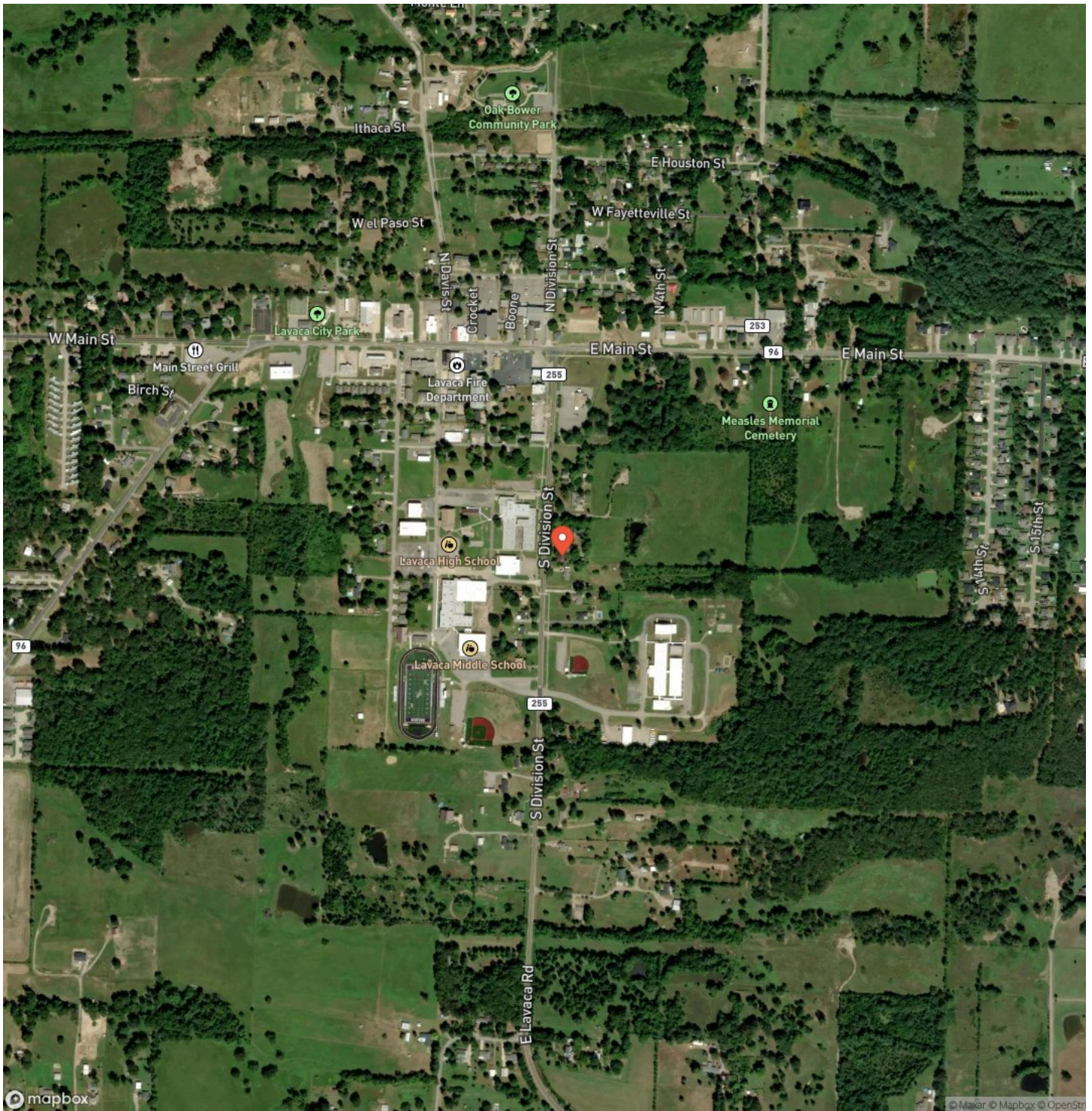
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Will Dawson

Mobile

(479) 597-0333

Office

(479) 480-7000

Email

wdawson@mossyoakproperties.com

Address

1200 Fort Street

City / State / Zip

Barling, AR 72926

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://www.mossyoakproperties.com/>

DISCLAIMERS

Photos contained within may contain areas outside of listed property. For reference only.



Mossy Oak Properties Field, Farm, and Homes

1200 Fort Street

Barling, AR 72923

(479) 480-7000

<https://www.mossyoakproperties.com/>
