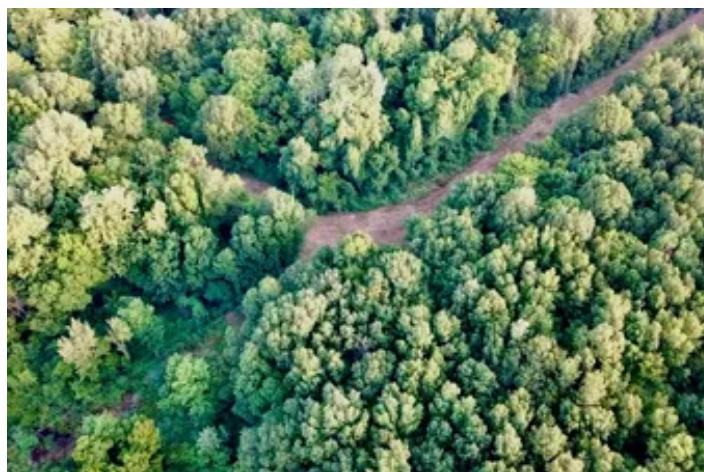
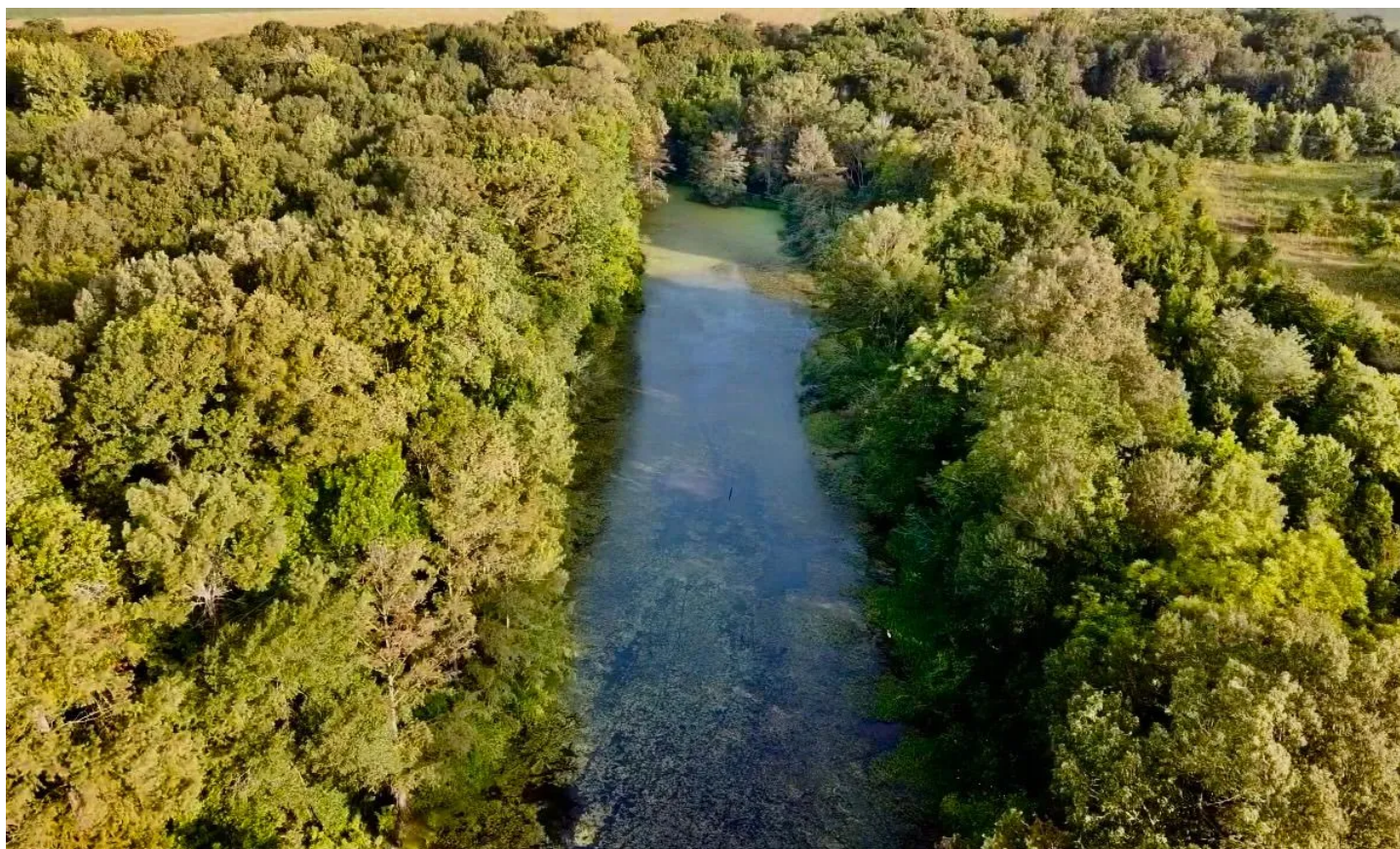


Chicot 50
Lewis Rd
Lake Village, AR 71653

\$160,000
49.9± Acres
Chicot County



Chicot 50
Lake Village, AR / Chicot County

SUMMARY

Address

Lewis Rd

City, State Zip

Lake Village, AR 71653

County

Chicot County

Type

Hunting Land, Recreational Land

Latitude / Longitude

33.470246 / -91.328288

Acreage

49.9

Price

\$160,000

Property Website

<https://swapaland.com/property/chicot-50-chicot-arkansas/112830/>



PROPERTY DESCRIPTION

Located just 10 miles north of Lake Village, Arkansas, this 49± **acre recreational tract** offers outstanding potential for both **deer and waterfowl hunting**. Situated east of the Boeuf River and just north of Lewis Road, the property features excellent habitat, established access, and the natural ingredients to develop into a premier hunting property in the Arkansas Delta.

A well-maintained trail system provides easy access throughout the property, while approximately **1,750 feet of existing power line** runs through the center, creating ideal shooting lanes, stand locations, and convenient travel from one end of the tract to the other. The property's shape, combined with numerous natural funnels and pinch points, allows it to hunt much larger than its actual acreage.

Bordered by productive agricultural fields and situated on fertile **Boeuf River bottom soils**, the local deer herd benefits from abundant nutrition throughout the growing season, supporting excellent hunting opportunities. A healthy stand of hardwood timber with scattered oak trees provides quality cover, bedding areas, and a valuable food source for wildlife.

The eastern boundary includes approximately **800 feet of the historic Bayou Macon channel**, offering seasonal water that creates additional opportunities for duck hunting during the winter months.

Whether you're looking for an affordable hunting getaway, a weekend retreat, or a recreational investment property close to Lake Village, this tract has all the right characteristics to become a standout hunting property.

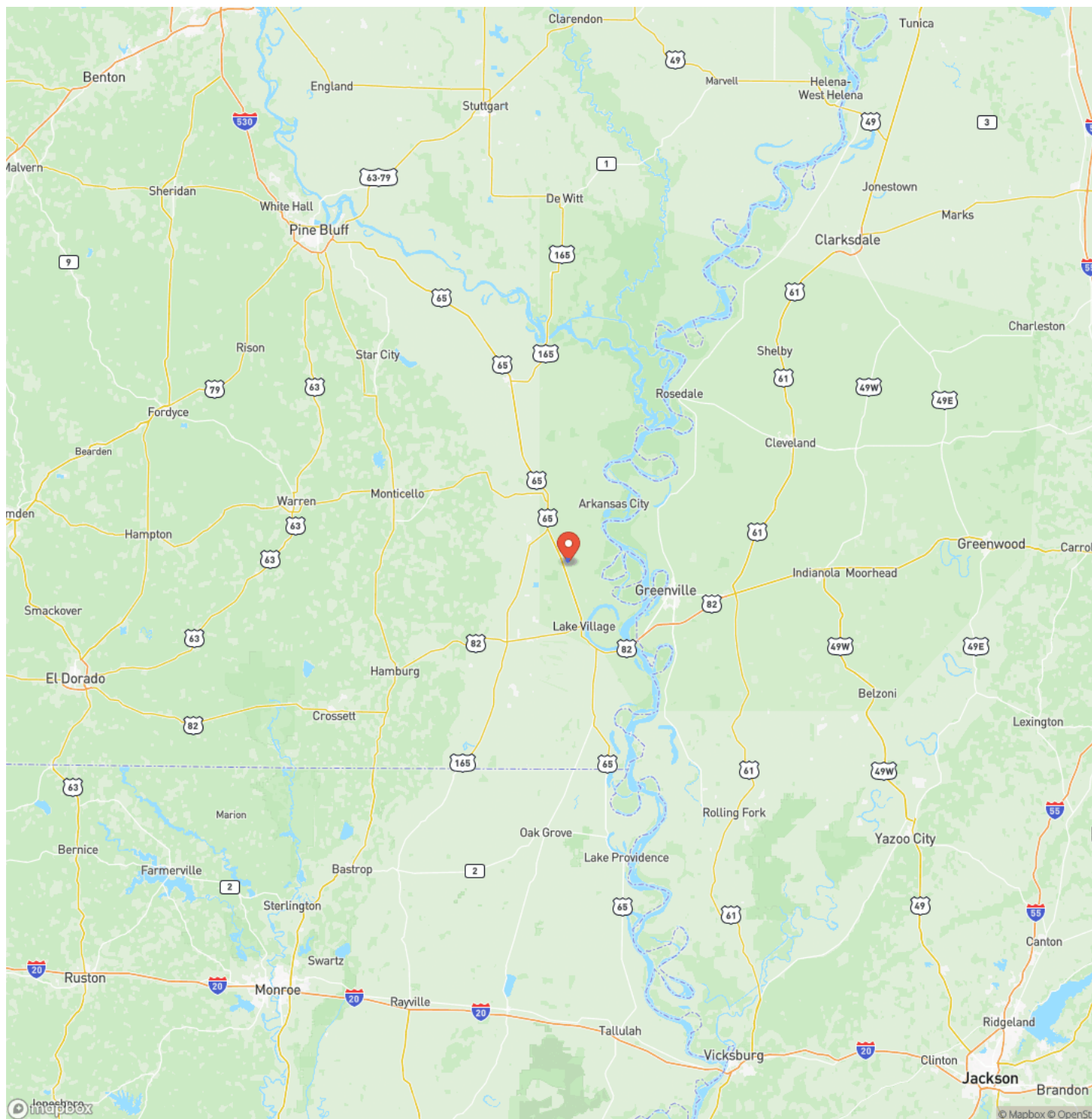




Locator Map



Locator Map



Satellite Map



Chicot 50
Lake Village, AR / Chicot County

LISTING REPRESENTATIVE

For more information contact:



Representative

Tad Keller

Mobile

(870) 918-4747

Email

Tad.Keller@SwapaLand.com

Address

City / State / Zip

Lake Village, AR 71653

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal blue 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.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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