

14.28 +/- Acres in Lonoke County, Arkansas
Cocklebur Road
Ward, AR 72176

\$179,000
14.28± Acres
Lonoke County



14.28 +/- Acres in Lonoke County, Arkansas
Ward, AR / Lonoke County

SUMMARY

Address

Cocklebur Road

City, State Zip

Ward, AR 72176

County

Lonoke County

Type

Undeveloped Land, Recreational Land

Latitude / Longitude

35.0266 / -91.92257

Acreage

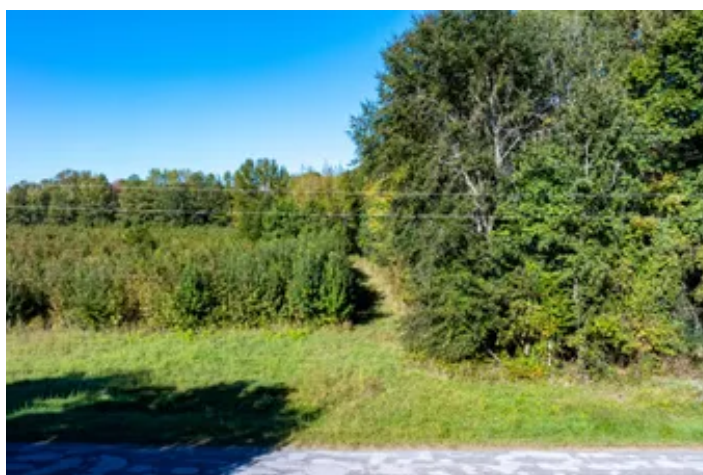
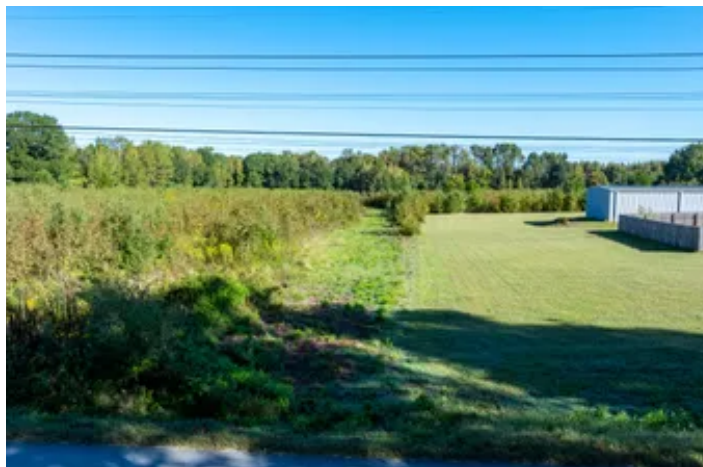
14.28

Price

\$179,000

Property Website

www.mossyoakproperties.com



14.28 +/- Acres in Lonoke County, Arkansas

Ward, AR / Lonoke County

PROPERTY DESCRIPTION

14.28 +/- Acres in Lonoke County

Picture the early morning light spreading across wide-open ground, where gentle breezes and natural serenity define the rhythm of your day. Situated along Cocklebur Road in Ward, Arkansas, this expansive 14.28 +/- acre tract offers a generous expanse of undeveloped land ready to take on the vision of its next owner. Whether you envision a private country estate, an agricultural venture, or a thoughtful residential development, this property provides the space and freedom to make those aspirations a reality.

The surrounding community strikes a classic balance between rural peacefulness and daily convenience, giving you room to breathe without sacrificing proximity to regional amenities. With mineral rights included, this offering stands out as a versatile land holding in one of central Arkansas's growing corridors.

Location

Nestled in the countryside of Lonoke County, the property enjoys a quiet setting just outside the heart of Ward, Arkansas. Residents will appreciate the peaceful pace of rural living paired with direct access to nearby towns, services, and local conveniences.

Educational needs are served by the well-regarded Cabot School District, adding significant appeal for families looking to establish roots in a community known for strong schools. Its position within Lonoke County ensures a quick, straightforward commute to neighboring employment centers, dining, and shopping while preserving the wide-open charm of Arkansas farmland.

Land and terrain

Encompassing 14.28 +/- contiguous acres, the acreage presents a versatile layout characterized by native brush and gentle, usable topography. The open landscape provides an adaptable footprint that makes clearing, site preparation, and building planning straightforward.

Whether you plan to maintain open pastures, cultivate the land, or design a custom layout for modern structures, the property's physical dimensions give you ample room to work with. The generous acreage guarantees privacy, buffer space from neighbors, and beautiful horizon views throughout the changing seasons.

Improvements and infrastructure

As an untouched, undeveloped parcel, the land serves as a pristine blank canvas with no preexisting structures to constrain your imagination. Buyers have the unique freedom to plan custom improvements entirely from scratch, designing residential layouts, outbuildings, workshops, or equestrian facilities tailored to their exact specifications.

The absence of legacy construction allows for a fresh, cohesive architectural vision where every driveway, fence line, and home site can be situated to maximize views, privacy, and personal lifestyle preferences.

Water and utilities

Bringing a new vision to life is made much simpler thanks to the infrastructure already serving the area. Public water is available and on the property, offering a reliable, treated water supply that simplifies development and residential construction.

In addition to municipal water access, electricity is also available, significantly reducing early development costs and planning hurdles. These utility connections provide a solid foundation for immediate building plans or future site expansions.

Wildlife and vegetation

The property's natural environment features hearty native brush and open ground that create an inviting habitat for local Arkansas wildlife. Outdoor enthusiasts will enjoy observing whitetail deer, which frequent the acreage, bringing a touch of nature right to your doorstep.

The varied ground cover offers both privacy and the opportunity to shape the landscape as you see fit. You can choose to preserve natural wildlife corridors and native brush or clear selected areas to encourage manicured lawns, gardens, and productive open fields.

Current and potential use

Currently held under agricultural use, this tract delivers tremendous versatility across several real estate sectors. It is exceptionally well-suited to continue as an agricultural holding, pastureland, or a custom hobby farm where you can raise livestock and cultivate the soil.

Beyond farming, the property holds strong potential for residential development. With favorable access, nearby utilities, and placement within the Cabot School District, the land is an outstanding candidate for subdivision into estate lots or the creation of an expansive, multi-generational private retreat.

Access and easements

Arriving at the property is effortless and reliable in all seasons. The tract features direct county road frontage along Cocklebur Road, which is paved in durable asphalt, ensuring smooth year-round travel for standard passenger vehicles, delivery trucks, and heavy equipment.

This dedicated road access provides a clean entry point for creating private driveways, utility runs, and future road extensions if pursuing a multi-lot development layout.

Showing instructions and contact

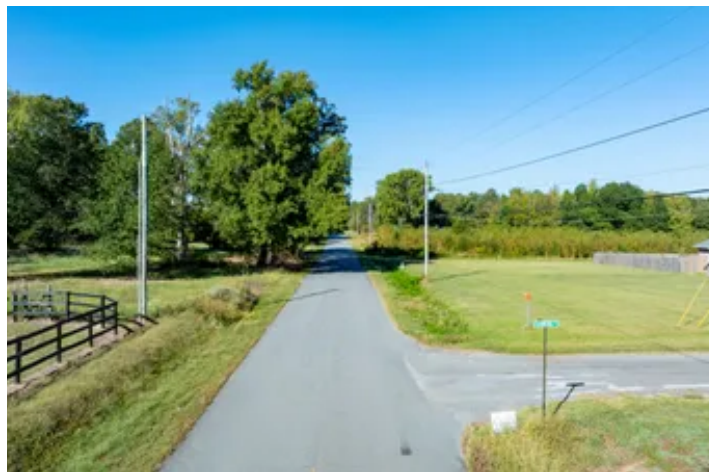
Proudly listed with Mossy Oak Properties Selling Arkansas, [870-495-2123](tel:870-495-2123).

Listing Agent and Executive Broker, Jim Tribble, [501-581-5999](tel:501-581-5999).

Take the first step toward bringing your vision to life on this prime Lonoke County acreage. Call Jim today to learn more about the property, request additional details, or schedule your private visit to Cocklebur Road.

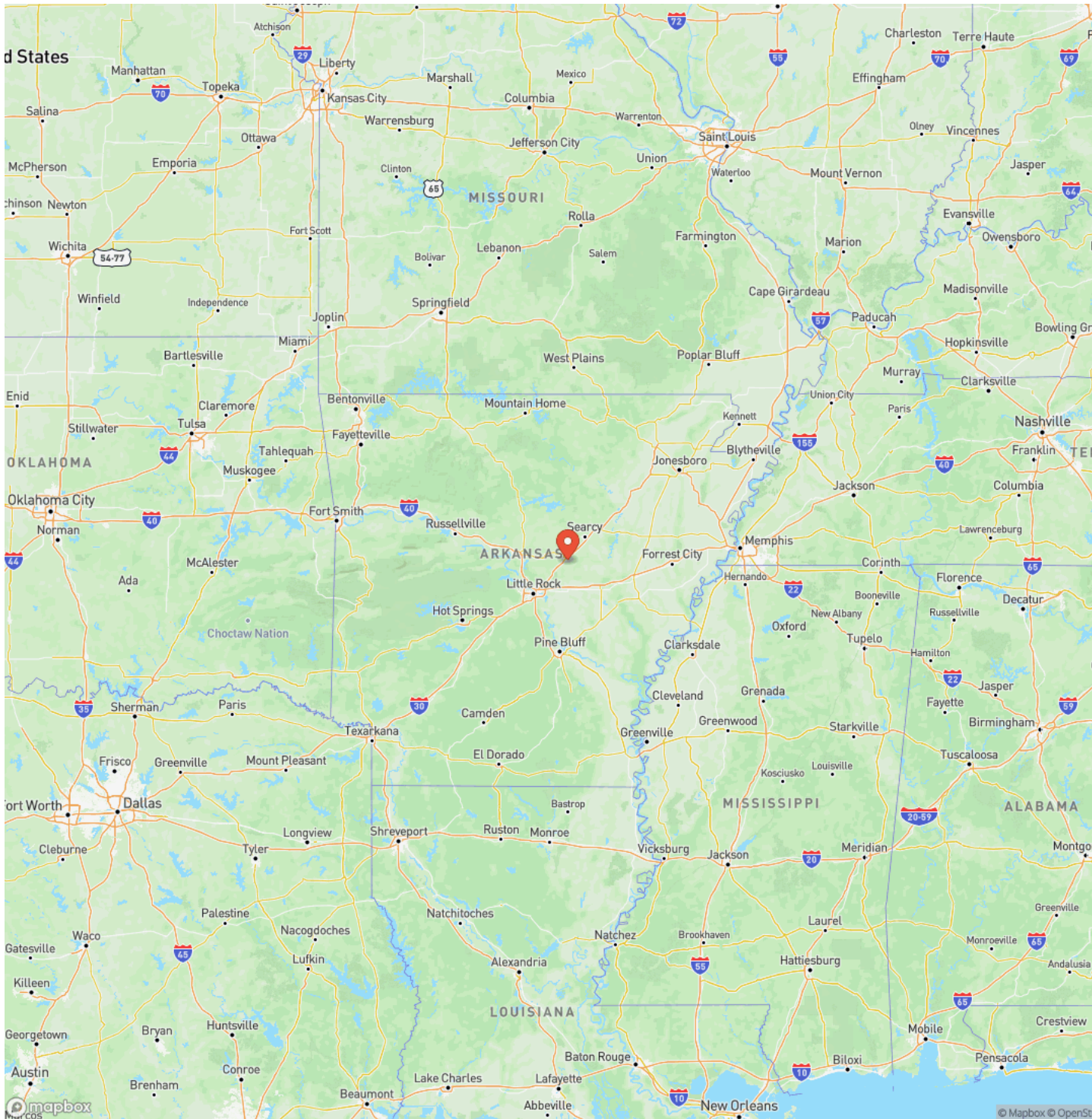
Equal housing opportunity, www.WeSellArkansas.com.

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Ward, AR / Lonoke County



Ward, AR / Lonoke County

Locator Map

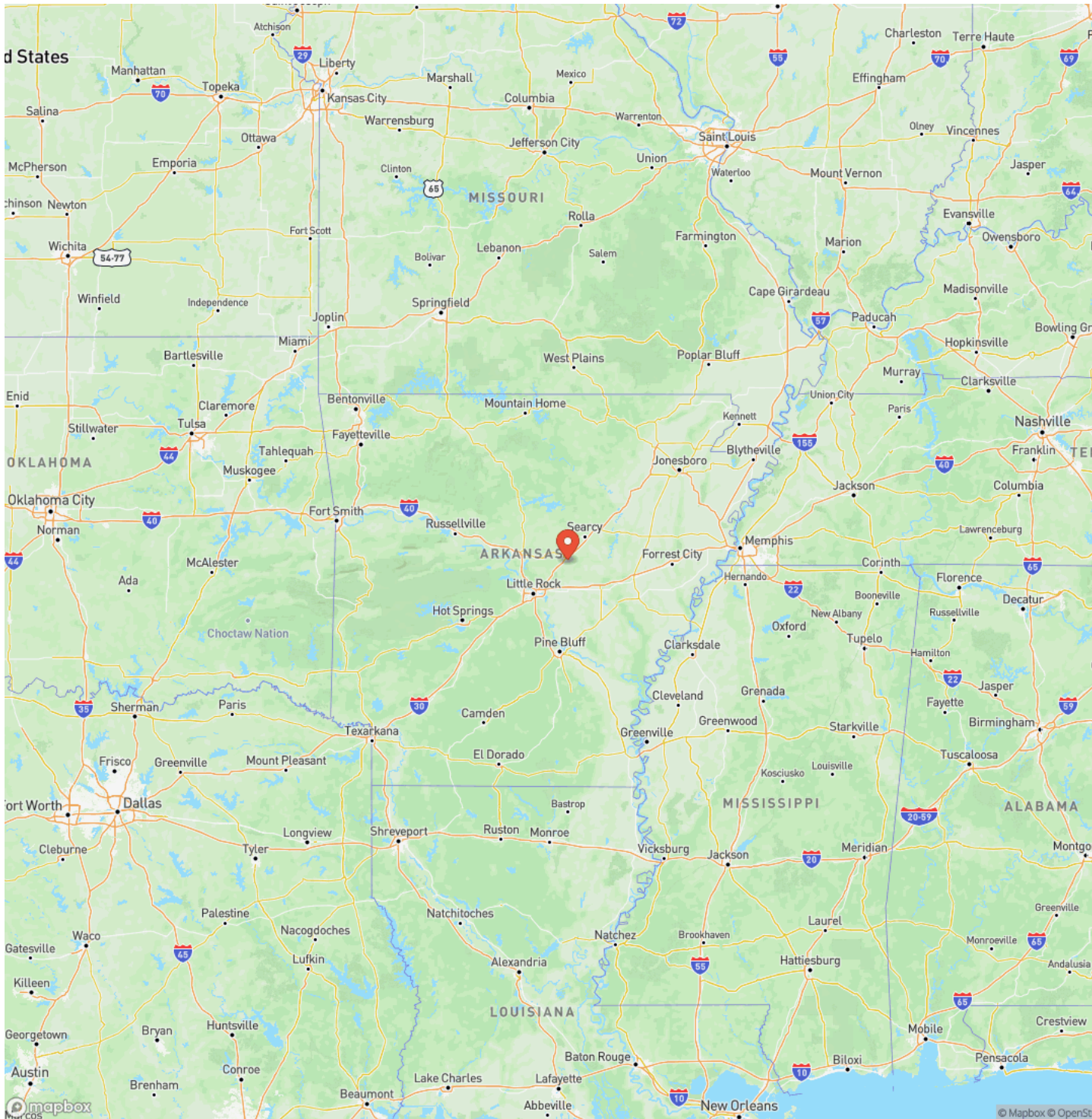


MORE INFO ONLINE:

<https://wesellarkansas.com/>

Ward, AR / Lonoke County

Locator Map

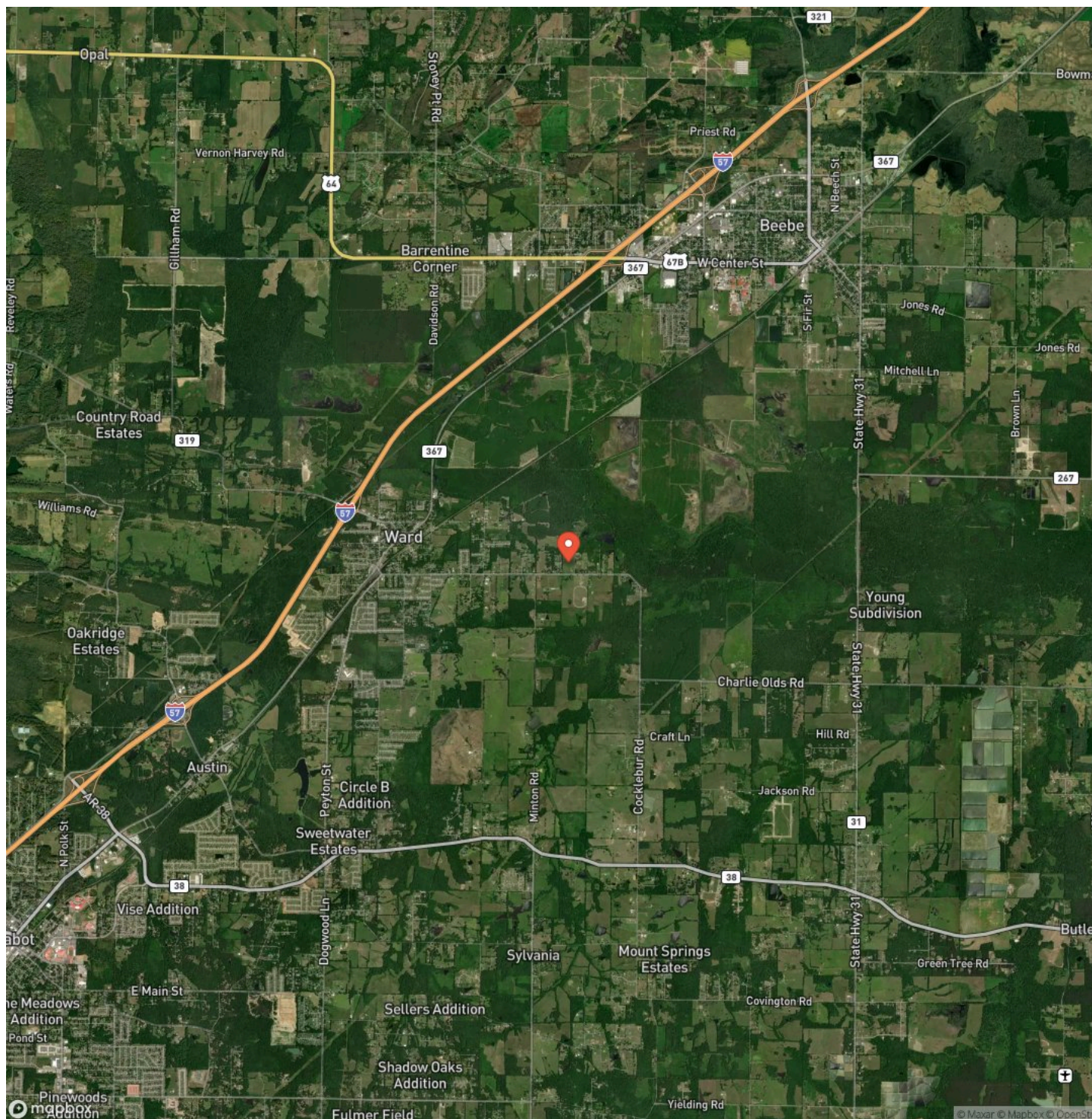


MORE INFO ONLINE:

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Ward, AR / Lonoke County

Satellite Map



MORE INFO ONLINE:

<https://wesellarkansas.com/>

**14.28 +/- Acres in Lonoke County, Arkansas
Ward, AR / Lonoke County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Jim Tribble

Mobile

(501) 581-5999

Email

jtribble@mossyoakproperties.com

Address

8111 N St. Louis

City / State / Zip

Cave City, AR 72521

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.

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Mossy Oak Properties Selling Arkansas

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