

**2 Homes on 15 +/- Acres, Very Private, Independence
County, Batesville, Arkansas**
259 Gordon Ln
Batesville, AR 72501

\$399,900
15± Acres
Independence County



2 Homes on 15 +/- Acres, Very Private, Independence County, Batesville, Arkansas
Batesville, AR / Independence County

SUMMARY

Address

259 Gordon Ln

City, State Zip

Batesville, AR 72501

County

Independence County

Type

Residential Property, Farms, Hunting Land, Recreational Land

Latitude / Longitude

35.783278 / -91.808916

Taxes (Annually)

895

Dwelling Square Feet

1620

Bedrooms / Bathrooms

3 / 2

Acreage

15

Price

\$399,900

Property Website

<https://www.mossyoakproperties.com/property/2-homes-on-15-acres-very-private-independence-county-batesville-arkansas-independence-arkansas/56313/>



MORE INFO ONLINE:

MossyOakProperties.com

2 Homes on 15 +/- Acres, Very Private, Independence County, Batesville, Arkansas Batesville, AR / Independence County

PROPERTY DESCRIPTION

Welcome to the market; this rare find is just minutes from Batesville, Arkansas! Let me introduce to you these 15 +/- acres that have a newer home built in 2020 and finished in 2021, about 1620 sq ft, 3 bedrooms, 2 full baths, a large laundry/mud room with a half bath in it, along with a pantry, a large kitchen with a nice island all open to the dining and living room. The home has tile throughout; both walking showers are custom tile, granite countertops, custom cabinets, all doors are 36" doorways, metal roof, propane heat for backup only, central heat/air for main, 2X10 walls with 16" centers, and foam insulation for easy to heat and cool, moisture barrier under home, pex water pipe, on-demand gas water heater, lots of tongue and groove pine in home, and several custom items throughout the home. These sellers built this home for themselves and went above and beyond while doing so! Stepping outside, you have a deck on the back porch and on the front porch, which is great for entertaining, an established garden growing, several outbuildings, and you are at the dead end of the driveway so when you come down Gordon Lane, you will end at the gate that enters this property, which makes this very private!

Let's go to the cute little cabin, wrap-around porch, and adorable surroundings! As you step inside, you have an all-open concept, a full bathroom with a custom tiled shower and a stackable washer and dryer, and a full kitchen with a stove, refrigerator, and dishwasher that will remain with the home. The cabin has propane heat, window a/c, and a new roof in 2014. This could be a guest home, an in-law suite, or a rental.

This property has **NO RESTRICTIONS** and you can build more homes if one would want to. There is county water, each place has its own water with the main house having a well for the garden only. Entergy for the electricity and AT&T for the internet. You are only about 7 miles from Batesville/Southside in a little town called Bethesda in Independence County. This property is definitely a rare find and will go fast! We would love to show this to you, so please call today to schedule an appointment! These properties can be split up!

Proudly listed with Mossy Oak Properties Selling Arkansas [870-495-2123](tel:870-495-2123). Listing agent and local Land Specialist, **Pamela Welch** [870-897-0700](tel:870-897-0700). Equal Housing Opportunity. Call us today to set up a time to view this property. www.WeSellArkansas.com

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Batesville, AR / Independence County



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LISTING REPRESENTATIVE

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NOTES

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