

**Private 4 +/- Acre Retreat with Shop & Whole-Home  
Generator – Minutes from Batesville**  
1200 Rounds Road  
Batesville, AR 72501

**\$624,500**  
4± Acres  
Independence County



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Batesville, AR / Independence County**

**SUMMARY**

**Address**

1200 Rounds Road

**City, State Zip**

Batesville, AR 72501

**County**

Independence County

**Type**

Residential Property

**Latitude / Longitude**

35.751618 / -91.537048

**Taxes (Annually)**

\$2,700

**Dwelling Square Feet**

3,045

**Bedrooms / Bathrooms**

3 / 3

**Acreage**

4

**Price**

\$624,500

**Property Website**

<https://www.mossoakproperties.com/property/private-4-acre-retreat-with-shop-whole-home-generator-minutes-from-batesville/independence/arkansas/84083/>



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**PROPERTY DESCRIPTION**

## **Private Country Living Just 5 Minutes from Batesville**

**1200 Rounds Rd | 4± Acres | 4 Bed | 3.5 Bath | 3-Car Garage | 30x50 Shop**

If you've been waiting for a property that offers privacy, acreage, a shop, and high-end finishes—without being miles from town—this is it.

Located just 5 minutes from Batesville, this custom brick estate sits on 4 +/- beautiful acres with scenic views, mature trees, a private walking trail, and even a creek along one edge. Deer and turkey are frequent visitors, and the covered back patio is the perfect place to unwind and take it all in.

Inside, you'll find over 3,000 heated and cooled square feet with a layout designed for both everyday living and entertaining. The grand foyer opens to a formal dining room and office, while the living room flows into a chef's kitchen featuring a Viking propane cooktop with griddle, Sub-Zero refrigerator, Bosch double ovens, custom oak cabinetry, and a walk-in pantry.

The primary suite is a true retreat with patio access, jetted tub, Mr. Steam shower, and spacious walk-in closet. Upstairs offers two oversized bedrooms with walk-in closets and a shared central shower layout.

Major upgrades (per seller) include:

- Geothermal HVAC (2 years old)
- 20kW Kohler whole-home generator (500-gal propane tank)
- 85-gallon Marathon water heater
- New architectural roof (2020)
- Starlink high-speed internet (underground wiring)
- Brink's security system

Need space for projects or business? The 30x50 shop (30x30 enclosed) is spray-foam insulated with Mitsubishi mini-split HVAC, water, electric, and breaker panel.

Fruit trees, blueberries, chestnuts, ornamental landscaping, and a .5-mile walking trail make this property feel like your own private retreat.

There's room for a garden, chickens, goats—or simply space to breathe.

Country privacy. City convenience. Serious upgrades.

If you've been looking for more than just a house—this is your opportunity.

Pamela Welch, Principal Broker

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Mossy Oak Properties Selling Arkansas

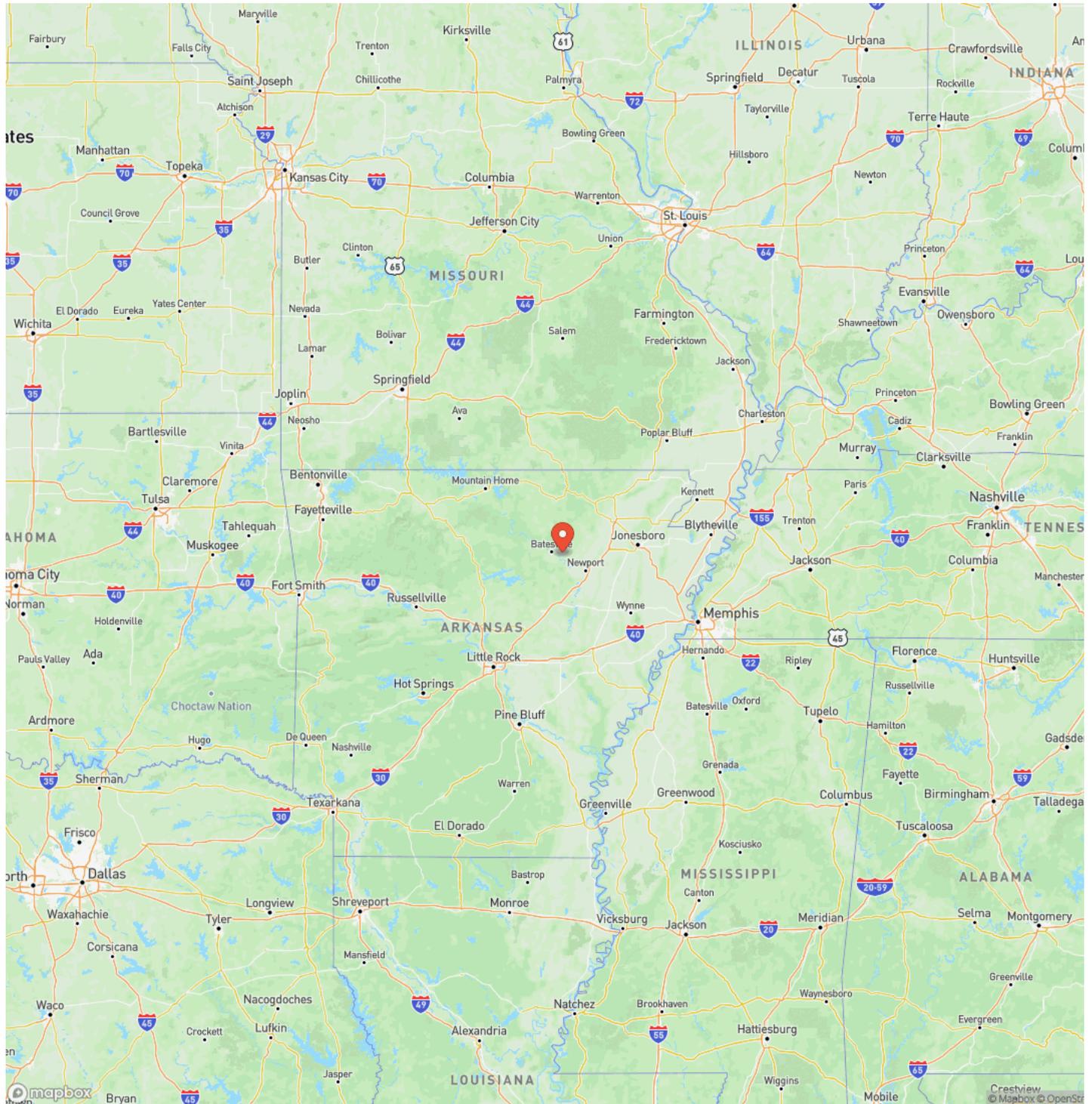
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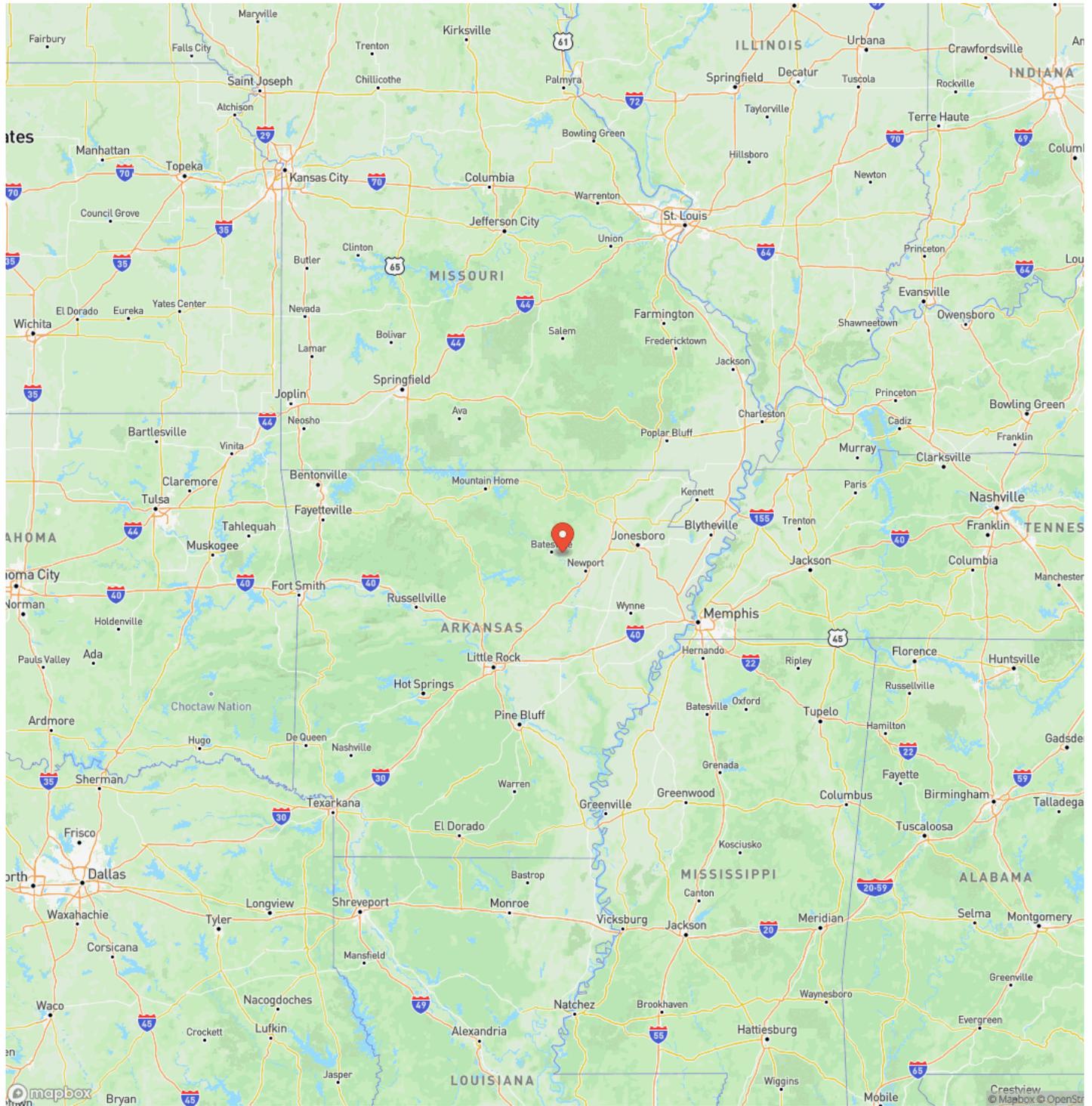
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# Locator Map

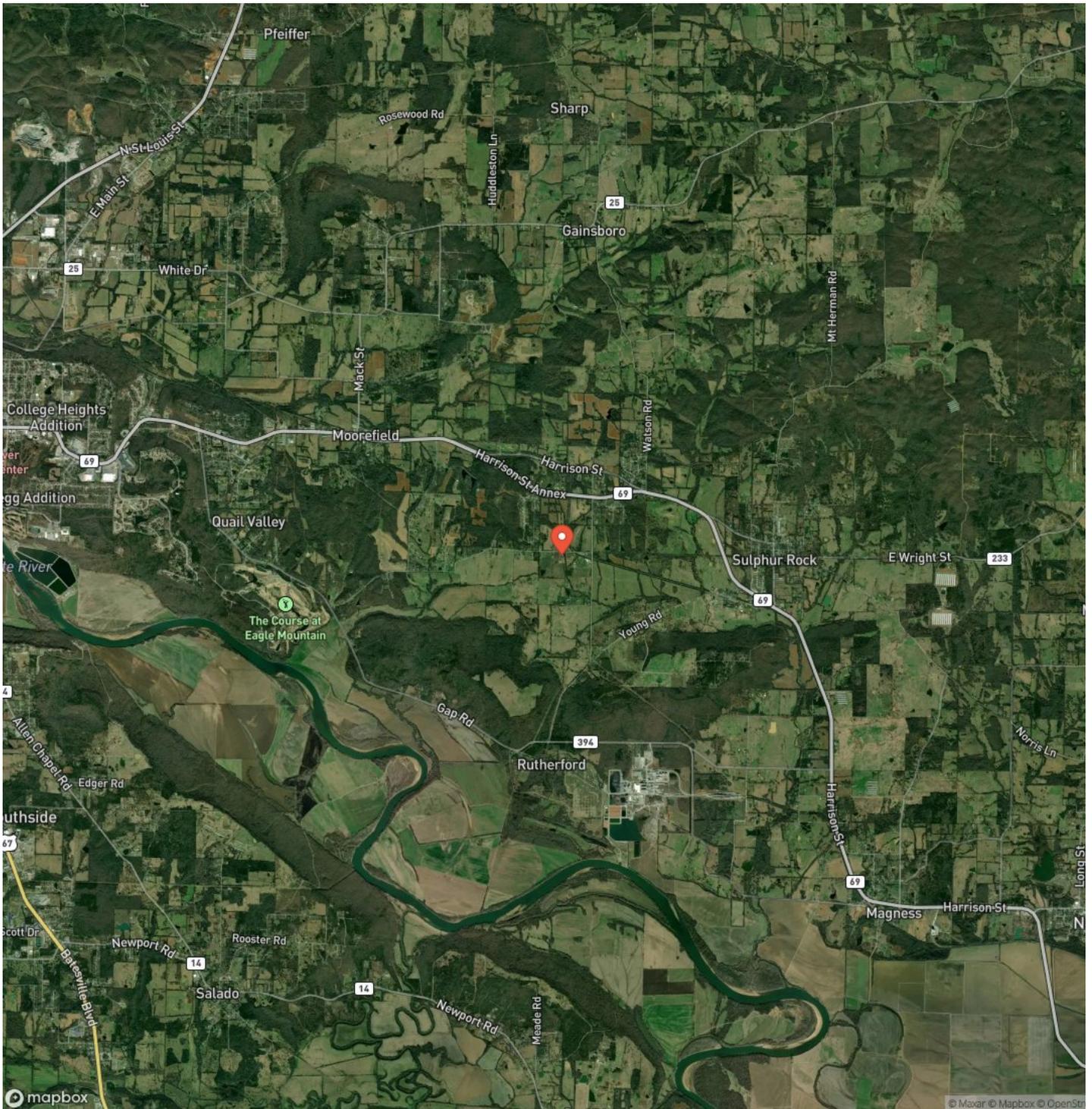


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# Locator Map



## Satellite Map







## **DISCLAIMERS**

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