

9.5 +/- Wooded Acres, Electric to Cabin, Well, Batesville,
Arkansas
160 Pine Hill
Batesville, AR 72501

\$59,000
9.500± Acres
Independence County



9.5 +/- Wooded Acres, Electric to Cabin, Well, Batesville, Arkansas
Batesville, AR / Independence County

SUMMARY

Address

160 Pine Hill

City, State Zip

Batesville, AR 72501

County

Independence County

Type

Recreational Land, Hunting Land, Timberland

Latitude / Longitude

35.932759 / -91.719819

Acreage

9.500

Price

\$59,000

Property Website

<https://www.mossoakproperties.com/property/9-5-wooded-acres-electric-to-cabin-well-batesville-arkansas-independence-arkansas/90743/>



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PROPERTY DESCRIPTION

9.5 +/- Wooded Acres with Cabin, Creek & Power — Pine Hill Rd off Sandtown, Between Cave City • Batesville • Cushman, AR

If you've been waiting for a **secluded, affordable tract** to make your own **Ozark cabin retreat**, this one checks the boxes. Tucked just off the **paved Sandtown Road** onto **Pine Hill Road**, this **9.5± acre** property is largely **timbered**, has a **creek along the backside**, and includes a **simple cabin** with **electric service**—ready for a new owner to finish out and enjoy. It's positioned perfectly between **Cave City, Batesville, and Cushman**, giving you privacy in the woods with quick trips to town when you need them.

Step onto the homesite and you'll find a quiet clearing with room for parking, a garden, and outdoor projects. The **cabin** is basic but solid—a great **project** for someone handy or seeking a rustic weekend base. There's **no running water inside** the cabin today; however, there **is a well on site**, and the **sellers have the pump** (on hand) that **has not yet been installed**. **Power is already to the cabin**. The balance of the acreage is **mature woods**, ideal for **hunting**, hiking, and exploring, with a **nice garden spot** near the clearing. The **camper does not convey**.

Property Highlights

- **9.5 +/- acres** of mostly **timbered** ground with a **creek** along the back side
- **Cabin** on site with **electric service** (finish it your way)
- **Well** present; **pump included but not installed** (no running water inside the cabin currently)
- **Great hunting potential** for a small, manageable tract
- **Garden spot** near the homesite; room to expand trails and food plots
- **Access**: just off **paved Sandtown Rd** via **Pine Hill Rd**
- **Location**: between **Cave City, Batesville, and Cushman**—private yet convenient
- **Camper does not convey**

Why We Love It

- **Secluded feel, easy access**: Close to pavement but tucked away on a quiet road.
- **Finish-to-taste**: Start with power already there; add water by installing the included pump and finish the cabin to your style.
- **Recreation-ready**: Hunt, camp, garden, and enjoy your own creekside timber in the Ozarks.
- **Size that makes sense**: Under 10 acres means lower taxes and easier upkeep while still feeling big once you're under the trees.

Proudly listed with Mossy Oak Properties Selling Arkansas

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Pamela Welch, Listing Agent & Local Land Specialist: [870-897-0700](tel:870-897-0700)

*Equal Housing Opportunity. All information deemed reliable but not guaranteed; buyer to verify acreage, utilities, access, and improvements. Improvements sold **as-is**; camper **does not convey**.*



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LISTING REPRESENTATIVE

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NOTES

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MORE INFO ONLINE:

wesellarkansas.com

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