

2 Bed 2 Bath House, Cozy Home, Batesville, Arkansas
565 Hilly Village Rd
Batesville, AR 72501

\$224,900
5.500± Acres
Independence County



**MOSSY OAK
PROPERTIES**
Strawberry River Land & Homes
America's Land Specialist

2 Bed 2 Bath House, Cozy Home, Batesville, Arkansas
Batesville, AR / Independence County

SUMMARY

Address

565 Hilly Village Rd

City, State Zip

Batesville, AR 72501

County

Independence County

Type

Residential Property, Single Family, Hunting Land, Recreational Land, Timberland, Farms

Latitude / Longitude

35.8362563 / -91.5468377

Taxes (Annually)

293

Dwelling Square Feet

1920

Bedrooms / Bathrooms

2 / 2

Acreage

5.500

Price

\$224,900

Property Website

<https://www.mossyoakproperties.com/property/2-bed-2-bath-house-cozy-home-batesville-arkansas-independence-arkansas/34978/>



MORE INFO ONLINE:

MossyOakProperties.com

2 Bed 2 Bath House, Cozy Home, Batesville, Arkansas Batesville, AR / Independence County

PROPERTY DESCRIPTION

COZY HOME, 5.5 +/- ACRES, FULLY FURNISHED DOWN TO DISHES, BATESVILLE, ARKANSAS

This is a cute home located just outside of Batesville, Arkansas down a paved road! This cute, cozy home is a rare find! When you enter this home you will find a nice living room, bead board and pine on walls, vinyl flooring and a cozy wood stove. Also connected to the living room is the nice, open kitchen, large eat at bar, large farm sink, all stainless appliances, a double dishwasher, lots of counter space along with an area for a table. There is a window in the kitchen that looks out into the additional storage/horse stalls/canning room. Off the living room you will have a master bedroom, a master bathroom (which also has a door from the living room), a large walk through closet and all this goes into the laundry room! From the laundry room you have a nice, very organized pantry area. This pantry area is great for all kitchen items! This area has a ton of cabinets, shelving and more! Off the pantry area you have the door leading up stairs to the large open room which could be a bedroom, craft room, den or anything you desire. You have a full bathroom, a large closet, another large storage area, a door leading outside and a couple windows. This area has a couple of small things to complete it but for the most part, it is ready for you to move into. The late owners used it as a sewing room (she quilted) and there was a corner for her husband where he loaded ammo. Everything you see in the photos, with exception of a very few things can remain! Also off the pantry/laundry area you walk out into an inclosed, concrete floors, 4 stall storage area! This is nothing like you have ever seen, you must look at the photos and the videos to get the full understanding or just call and let me show you this. If you have ever thought about homesteading a place, having room for storing canned goods, shelving for the finished product...this is it! There is a large pasture in the front of the house that would make a great garden area, trees on the side for hunting and still room if you want livestock. I have also thought that if you was a dog, goat or any small animal breeder, you could have it where you never have to go out in the rain to feed or care for your animals. There is just one small area across the back that if you closed that in you would be fully inclosed with no outside air coming in. You could also close that in, put insulation around walls, install a split unit and make this part of the house with 4 additional bedrooms! This home has so much to offer and very compact so that it is heated and cooled easily, you do not want to miss this! In August of 2016, I sold this home to the late owners. They made the move from Alaska to Arkansas! Both were very sweet people and just loved this home. Both have now passed and left this home for their kids to sell. The kids have decided that their mother put a lot of love, sweat and hard work into making this little house a functioning home! As soon as the late owners moved in, they installed all new windows, took off the tin and put up new wall covering, installed 2 new ceiling fans, put flooring in the living room, kitchen and bedroom, made additional shelving for storage, enclosed the side of the house where they could use it as a large pantry area, have a few extra freezers and refrigerators, made a tool area and then they just put in a new HVAC unit just in October of 2021. Once all of this was completed, this was now a home and a very comfy one! The children have decided they would like to sell this as is with all furniture, food (2 freezers full), canned items, all paper towels, etc. All will stay down to the dishes/linens! Out back in the woods is where the late owner had a shooting range set up and it will stay! This home has no restrictions! Metal siding, metal roof and a cute front porch! DO NOT MISS THIS ONE!! Listed with Mossy Oak Properties Strawberry River & Home [870-495-2123](tel:870-495-2123). Listing agent 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.ArkansasLandAndHomes.us. THIS HOME HAS TONS OF POTENTIAL



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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

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NOTES



This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

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