

40 +/- Acres, Hunting Land, Timber, No Access,  
Independence County, AR  
Sandtown Road  
Batesville, AR 72501

**\$68,500**  
40± Acres  
Independence County



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Batesville, AR / Independence County**

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**SUMMARY**

**Address**

Sandtown Road null

**City, State Zip**

Batesville, AR 72501

**County**

Independence County

**Type**

Recreational Land, Timberland, Hunting Land

**Latitude / Longitude**

35.904251 / -91.650172

**Acreage**

40

**Price**

\$68,500

**Property Website**

<https://www.mossoakproperties.com/property/40-acres-hunting-land-timber-no-access-independence-county-ar/independence/arkansas/111904/>



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**PROPERTY DESCRIPTION**

**Exceptional Hunting Property in Independence County, Arkansas**

Opportunities like this don't come along very often. If you've been searching for an affordable piece of hunting property in a highly sought-after area just outside of Batesville, Arkansas, this one deserves a serious look.

This beautiful 40 +/- Acres in Independence County offers excellent hunting habitat and tremendous potential for the buyer who is willing to think long-term. **Please note that the property does not currently have a recorded legal easement for access.** However, for someone who understands the value of owning quality hunting land and is willing to invest the time to pursue legal access, this could be an outstanding opportunity.

Properties in this location rarely become available at this price point. Whether you're looking to secure a hunting tract for the future, invest in land, or simply own a piece of the Ozarks, this property offers tremendous potential in an area known for quality wildlife and strong demand for recreational land.

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

Listing agent, **Pamela Welch**, [870-897-0700](tel:870-897-0700) .

**Equal housing opportunity, [www.WeSellArkansas.com](http://www.WeSellArkansas.com)**

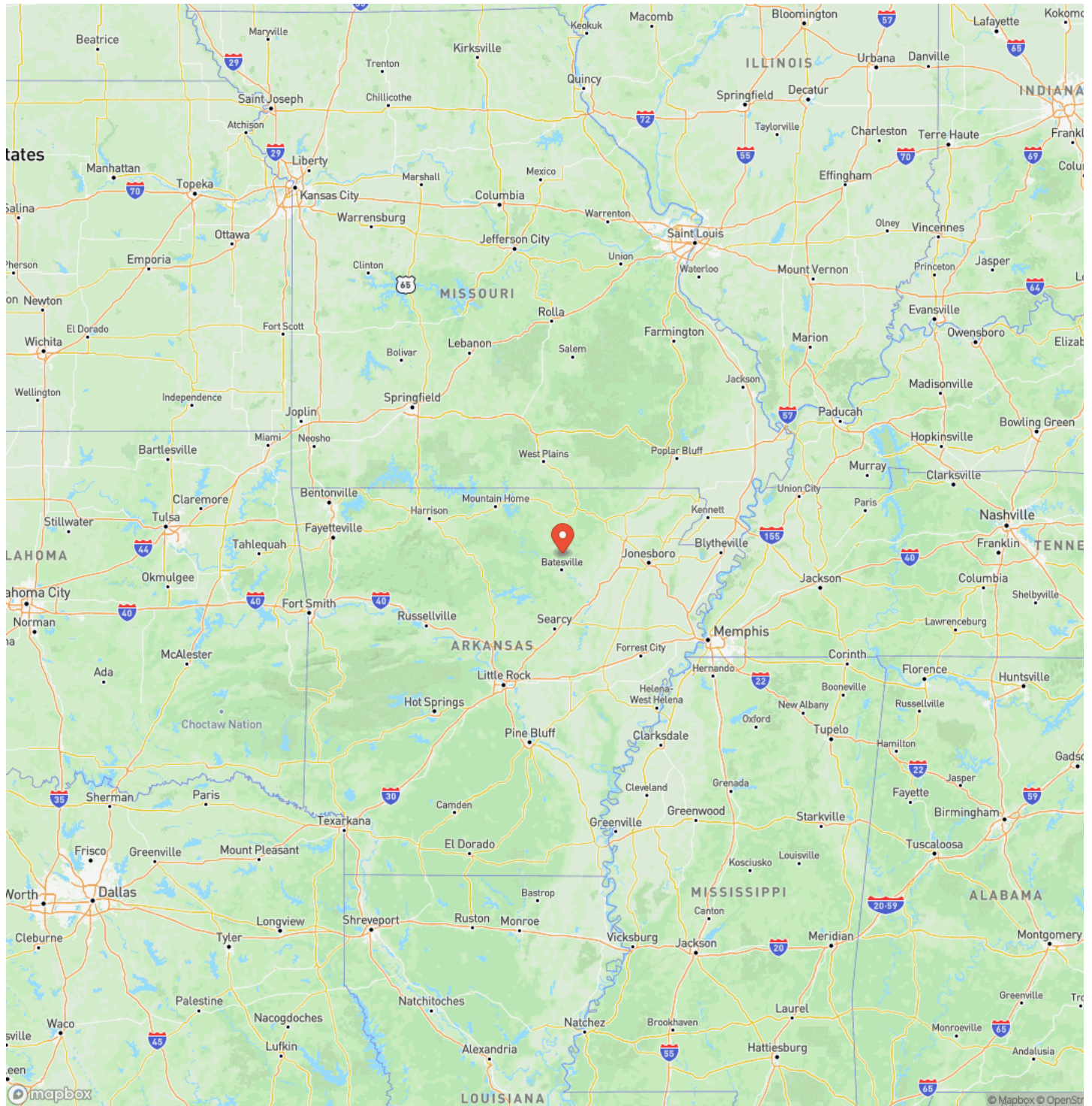
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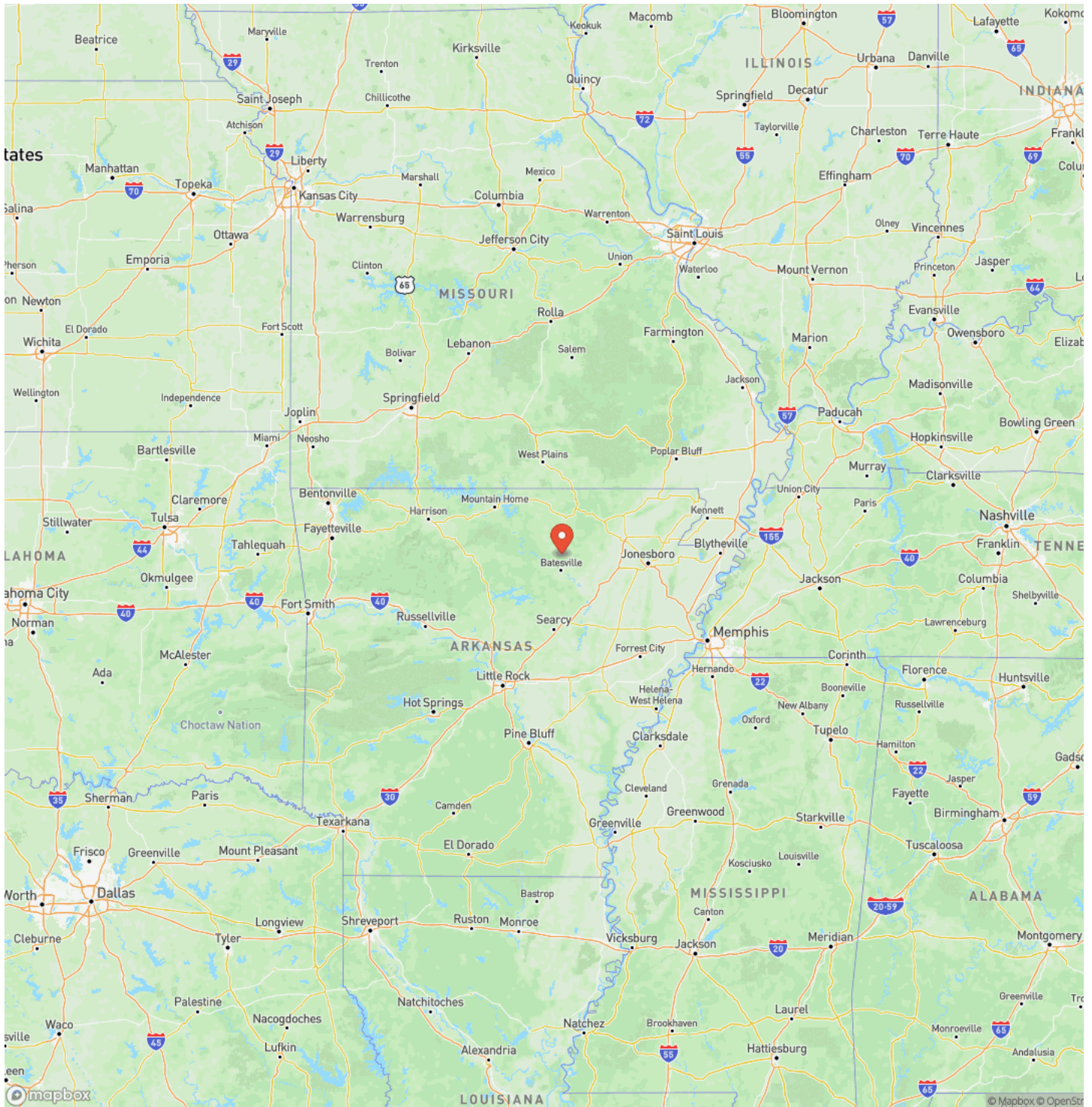
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# Locator Map



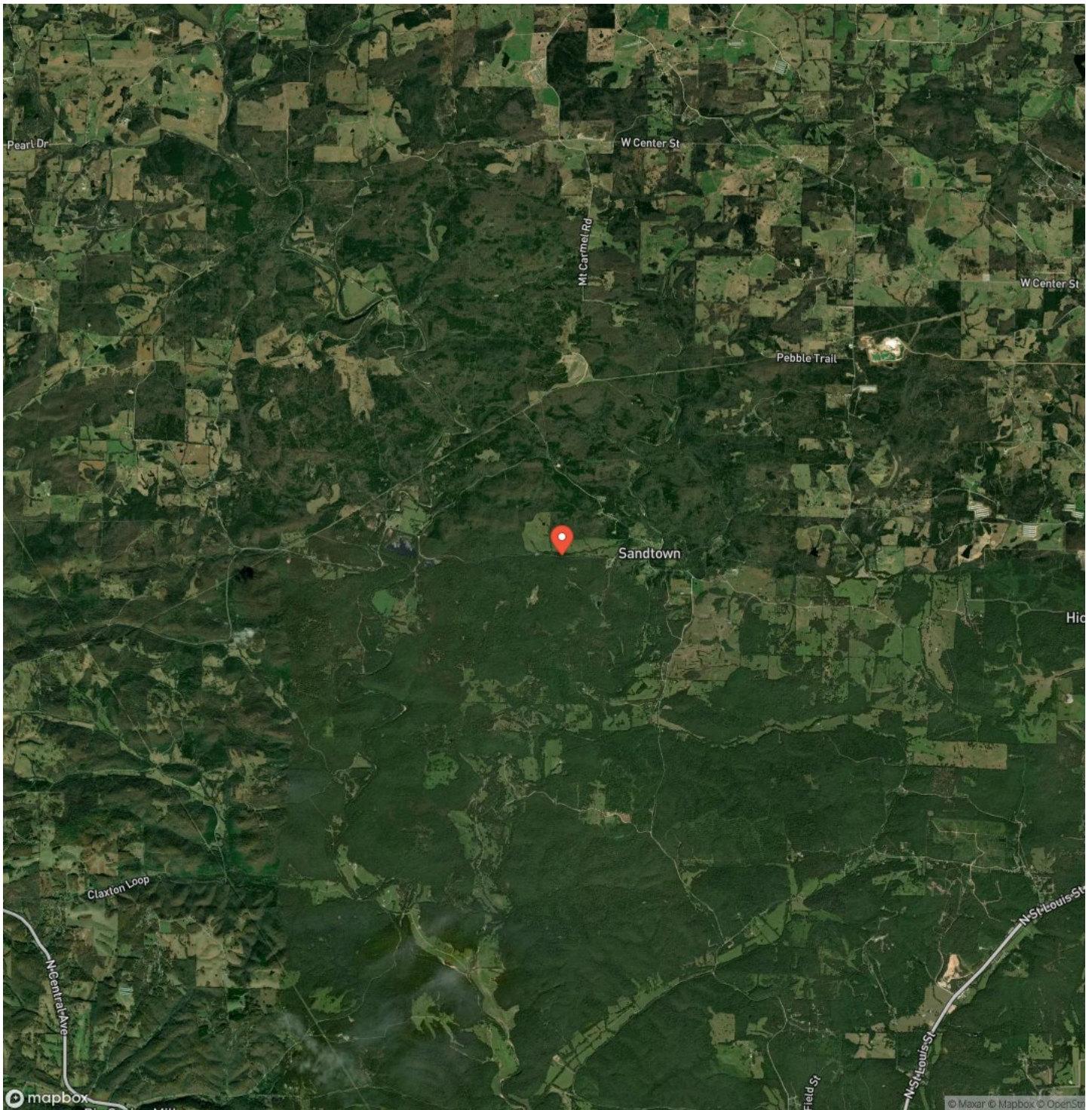
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# Locator Map



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## Satellite Map







## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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**Mossy Oak Properties Selling Arkansas**

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