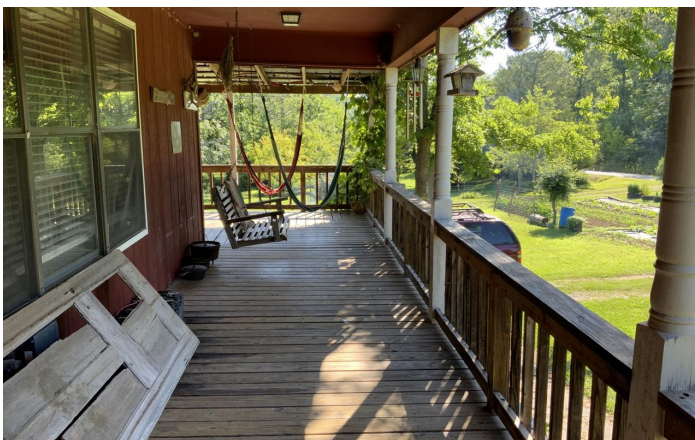


**Cute home, 3 bed, 3 bath, 2 sided porch,
pond, barn, fenced pasture, 15 +/- acres,
Independence County, AR
275 Claxton Loop
Batesville, AR 72501**

\$280,000
15 +/- acres
Independence County





**Cute home, 3 bed, 3 bath, 2 sided porch, pond, barn, fenced pasture, 15 +/- acres,
Independence County, AR
Batesville, AR / Independence County**

SUMMARY

Address

275 Claxton Loop

City, State Zip

Batesville, AR 72501

County

Independence County

Type

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

Latitude / Longitude

35.8735628 / -91.7531326

Taxes (Annually)

865

Dwelling Square Feet

2040

Bedrooms / Bathrooms

3 / 3

Acreage

15

Price

\$280,000

Property Website

<https://www.mossyoakproperties.com/property/cute-home-3-bed-3-bath-2-sided-porch-pond-barn-fenced-pasture-15-acres-independence-county-ar-independence-arkansas/19195/>



**Cute home, 3 bed, 3 bath, 2 sided porch, pond, barn, fenced pasture, 15 +/- acres,
Independence County, AR
Batesville, AR / Independence County**

PROPERTY DESCRIPTION

This cute house sits on 15 +/- Acres, has a nice 2 sided porch, great views overlooking the garden and the pasture! This house is so cute, it has a large living room, office/study room which could also be used as a bedroom with a little modification, down the hall you will have 2 bedrooms and two bathes with one being a master, there is another bedroom sitting by itself with its own bathroom as well just off the kitchen, another bathroom, there is a pantry and a dining room that will fit a large table.

Another feature is the solar energy system for emergency power! Central Heat and Air along with an attic fan! Also a circle drive which goes around the garden area. There are actually 2 master bedrooms with each having their own bathroom in this home. The porch is on 2 sides with room for porch swings! The sellers have a wonderful garden spot just off from the house. There is a basement area that is currently being used as a woodworking area. Old barn out back beside the pond. Pasture is fenced for cattle. There is a mixture of woods and pasture. Tucked back up on the hill there is a cute, writers retreat cabin. This is a place you could go and read, write, watch wildlife or just simply relax! This property has a family in it now and would make a great home for another family! Plenty of room for the kids to explore. The pond is stocked with fish and the kids love feeding them. Lots of deer and turkey for the hunters! EXTRA is the little house that sits on the corner, has a renter in it currently, its 1 bed 1 bath, nice and spacious, built in shelving, washer / dryer hookups, window a/c, propane heat, about 700 square feet, would make a mother in law house or keep as a rental for some extra income! The additional cabin/rental house can be purchased for an additional \$45,000.00. So much to offer with this!! This property is listed with Mossy Oak Properties Strawberry River Land & Homes, 870-495-2123. Call Pamela Welch at 870-897-0700 to set up a time to view this property. Make this your next farm!!
Equal Housing Opportunity



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Locator Maps



Cute home, 3 bed, 3 bath, 2 sided porch, pond, barn, fenced pasture, 15 +/- acres,
Independence County, AR
Batesville, AR / Independence County

Aerial Maps



Cute home, 3 bed, 3 bath, 2 sided porch, pond, barn, fenced pasture, 15 +/- acres,
Independence County, AR
Batesville, AR / Independence County

LISTING REPRESENTATIVE

For more information contact:



Representative

Pamela Welch

Mobile

(870) 897-0700

Office

(870) 495-2123

Email

pwelch@mossyoakproperties.com

Address

520 N Main

City / State / Zip

Cave City, AR 72521

NOTES



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



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



Mossy Oak Properties Strawberry River Land and Homes

520 N Main

Cave City, AR 72521

(870) 495-2123

MossyOakProperties.com

