

**Secluded 35 Acres with Home, Creek & Hunting – Just
Minutes from Town, Charlotte, AR**
100 Sanders Rd
Charlotte, AR 72522

\$399,900
35± Acres
Independence County



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Charlotte, AR / Independence County**

SUMMARY

Address

100 Sanders Rd

City, State Zip

Charlotte, AR 72522

County

Independence County

Type

Hunting Land, Recreational Land, Residential Property, Timberland

Latitude / Longitude

35.775175 / -91.488919

Taxes (Annually)

\$1,412

Dwelling Square Feet

2,400

Bedrooms / Bathrooms

3 / 2

Acreage

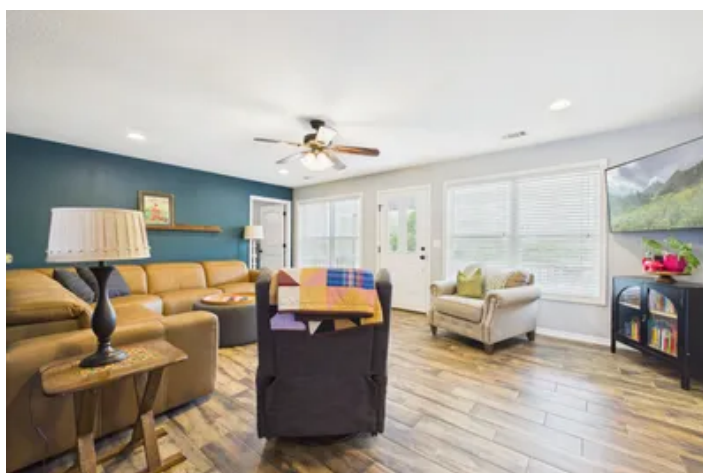
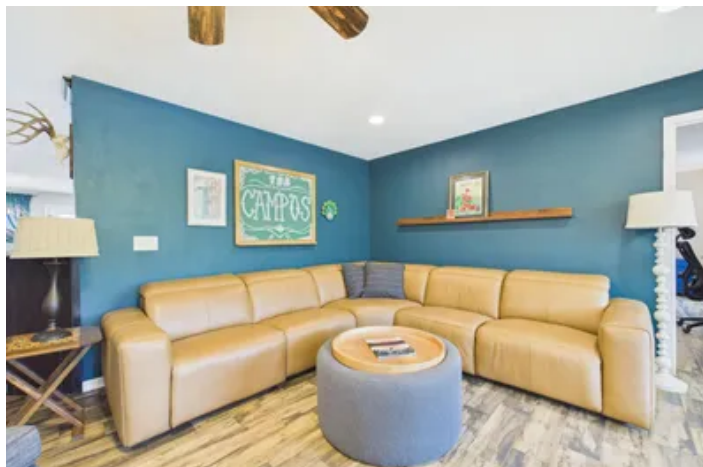
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Price

\$399,900

Property Website

<https://www.mossoakproperties.com/property/secluded-35-acres-with-home-creek-hunting-just-minutes-from-town-charlotte-ar/independence/arkansas/102643/>



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PROPERTY DESCRIPTION

35 +/- Acres with Custom Home, Creek, Hunting & Privacy | Near Batesville, AR

Welcome to your own private retreat on 35 +/- acres-where **peaceful country living, natural beauty, and everyday convenience** come together in one incredible property. Located just minutes from Batesville, the hospital, Walmart Supercenter, and only a few miles from Sulphur Rock School, this is the perfect blend of seclusion and accessibility.

As you turn off the paved road and follow the long, tree-lined driveway, you'll feel an immediate sense of calm. Mature trees surround you, creating a beautiful entrance that leads to a home tucked well off the road-**completely private** and hidden from view, offering the quiet escape so many are searching for.

Step onto the **inviting front porch** and into a **spacious living room** filled with warmth and natural light. Just off the living area is a **flexible space** that could easily serve as a home office, guest room, or additional bedroom. The home flows effortlessly into a **dining area** and a **well-designed kitchen** featuring a **large bar** with seating for 4-6-perfect for gathering, entertaining, and making memories. Tucked into the corner, you'll also find a charming designated coffee bar area with lots of cabinets and counterspace-just right for slow mornings or winding down in the evenings.

Just off the kitchen is a spacious **walk-in pantry** that adds both convenience and a thoughtful touch-step inside and the light automatically comes on, revealing shelving all around, making it easy to stay organized and keep everything within reach.

Designed with both **comfort and functionality** in mind, the home features **36-inch doorways throughout** for accessibility. The private primary suite offers a relaxing retreat with a spacious bathroom complete with **dual vanities**, a beautifully tiled **handicap-accessible walk-in shower, private toilet room**, and a **large closet**. Two additional bedrooms provide plenty of space for family or guests. Be sure to click the link for the 3D tour with the attached floor plan-it's a great way to visualize how this home can fit your lifestyle.

<https://my.giraffe360.com/3dflp/kqr19yi/lsf>.

Step outside, and you'll quickly see what truly makes this property special. The land is a dream for outdoor enthusiasts, offering excellent hunting with abundant whitetail deer and tom turkey. A strong stand of hardwoods, including large white oaks, provides ideal habitat, and in the early mornings, you'll hear turkeys coming off roost while deer move quietly through the timber. Established trails wind throughout the property, perfect for walking, riding, or accessing your favorite hunting spots. For those who enjoy the simple pleasures, the land is also known for producing wild mushrooms-just another unique bonus of this beautiful setting.

A wet weather creek runs along the back of the property, adding both charm and a natural water source that enhances wildlife movement.

This property is already set up for a true country lifestyle, offering everything you need to live off the land and enjoy it fully:

- 25x100 fully enclosed chicken coop for fresh daily eggs
- Duck area and space for small livestock
- AstroTurf play area for kids or grandkids
- Raised garden beds and additional fenced garden space
- Fruit-bearing trees scattered throughout
- An old homesite with additional garden area and fencing

With a 3-bay garage, a relaxing back deck, and a great balance of wooded acreage and usable ground, this property offers both comfort and versatility. With approximately 4,000 sq ft under roof and 2,400 sq ft heated and cooled, there is plenty of room to spread out and make it your own.

If you've been searching for:

- Hunting land with a home in Arkansas
- Acreage near Batesville
- A private homestead with modern conveniences

- A family-friendly property with room to grow

This one truly checks every box.

It's rare to find a property that offers this much-35 +/- acres, a beautiful home, and a location just minutes from town. **This is more than a home... it's a lifestyle waiting for you.**

Proudly listed with Mossy Oak Properties Selling Arkansas, [870-495-2123](tel:870-495-2123) . Call or text Listing Agent, Pamela Welch at [870-897-0700](tel:870-897-0700) for a tour or more information.

Equal Housing Opportunity. www.WeSellArkansas.com.

[Ride with Us!](#)

At **Mossy Oak Properties Selling Arkansas**, you are always welcome. Whether you stop by our office or schedule a private appointment, you'll be greeted by a friendly, knowledgeable team ready to assist you. If you prefer a quieter, more private setting, we are happy to meet with you at our conference table and connect you with trusted lenders who can help-whether you're purchasing a home, farm, recreational land, or beginning your investment journey.

No matter the season, we make viewing property comfortable. During the colder months, our **fully enclosed six-seater ATV** keeps you warm and protected from the elements. In the hotter months, it provides a **cool, shaded ride**, allowing you to tour property comfortably without battling the heat. Weather should never stand in the way of finding the right property.

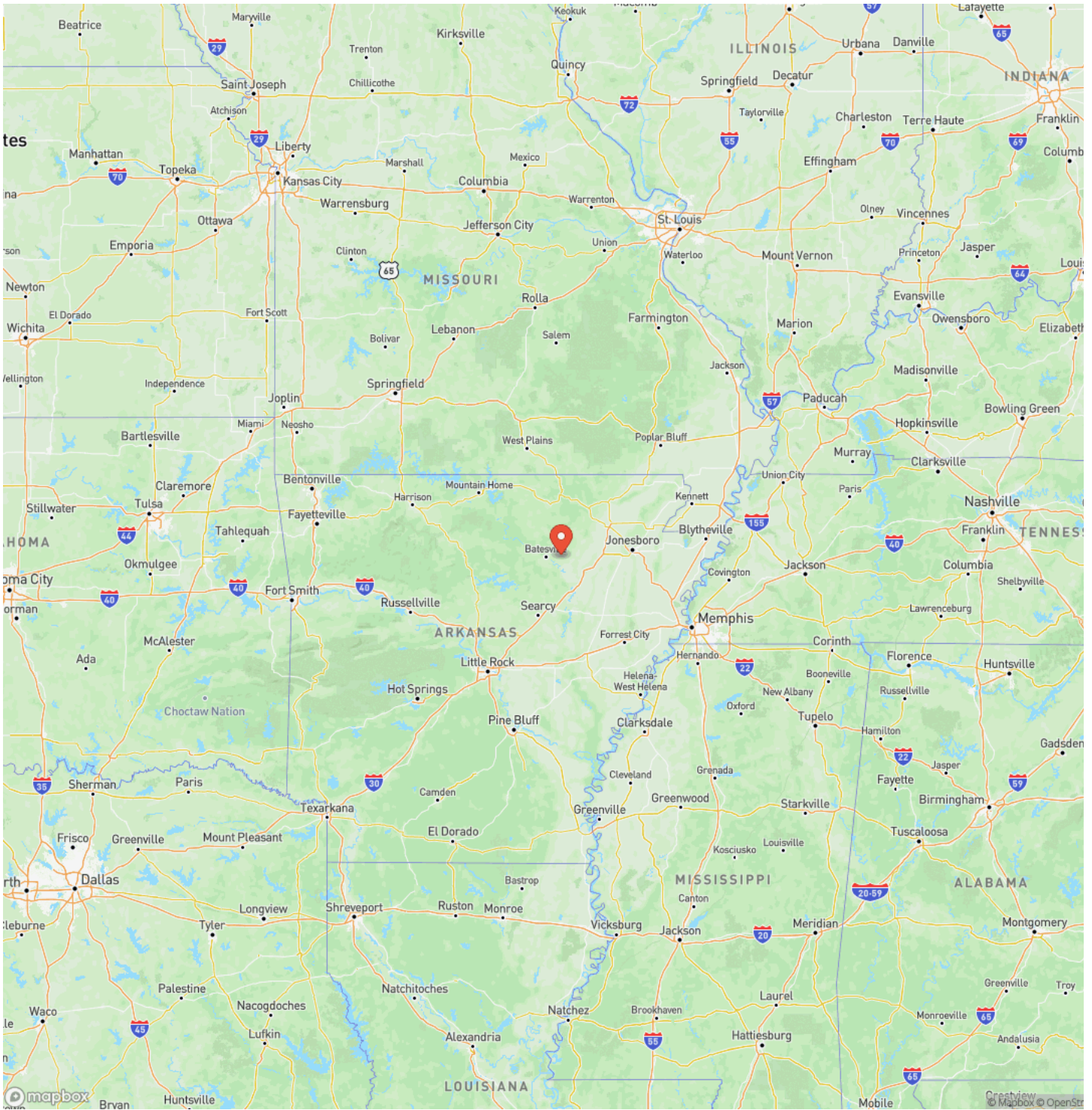
With **flexible hours** to fit your schedule, we're here when you need us. Call to set up an appointment or stop by our office at **8111 North St. Louis Street, Cave City, Arkansas**, and let us work for you.

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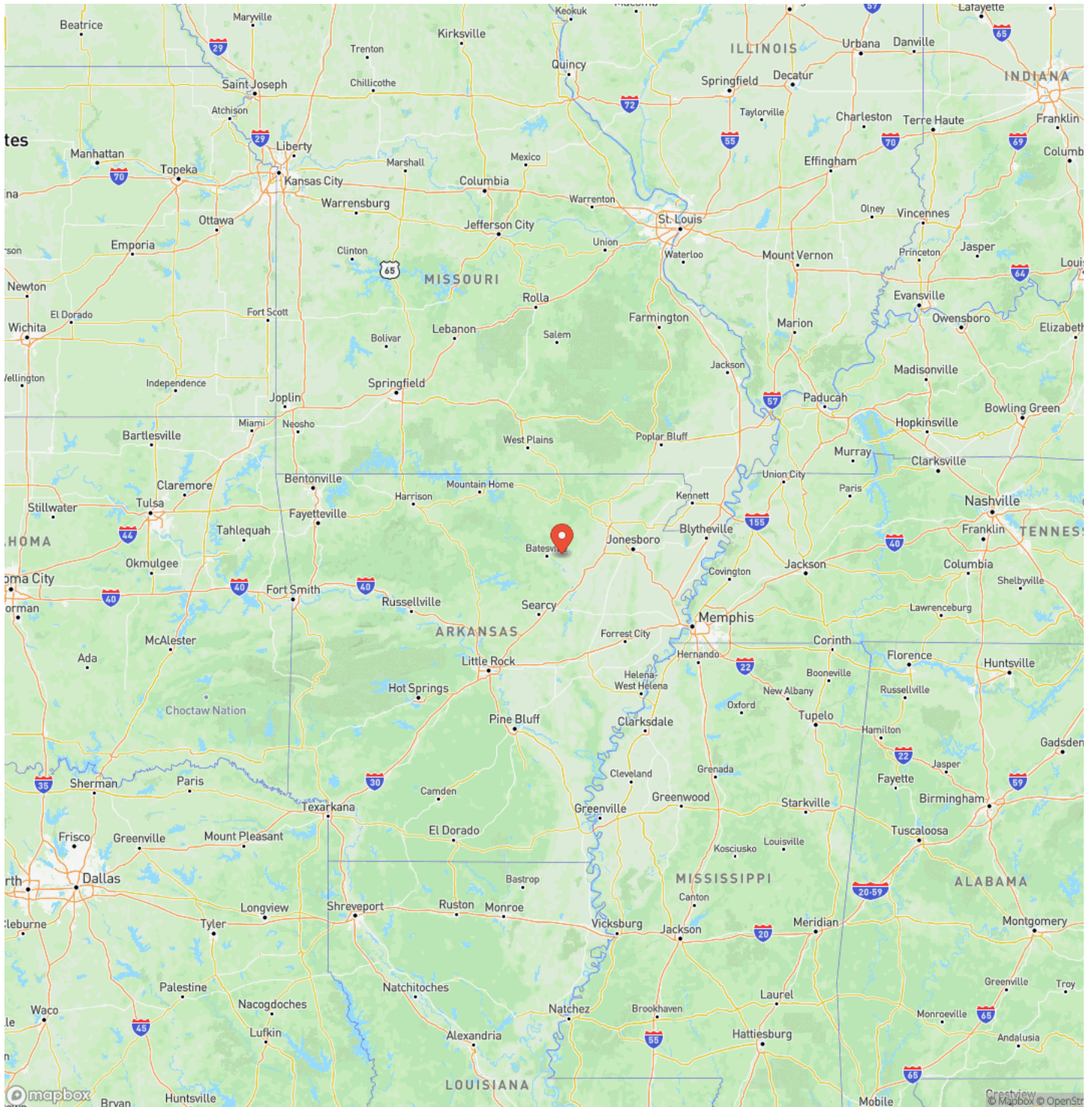
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Locator Map

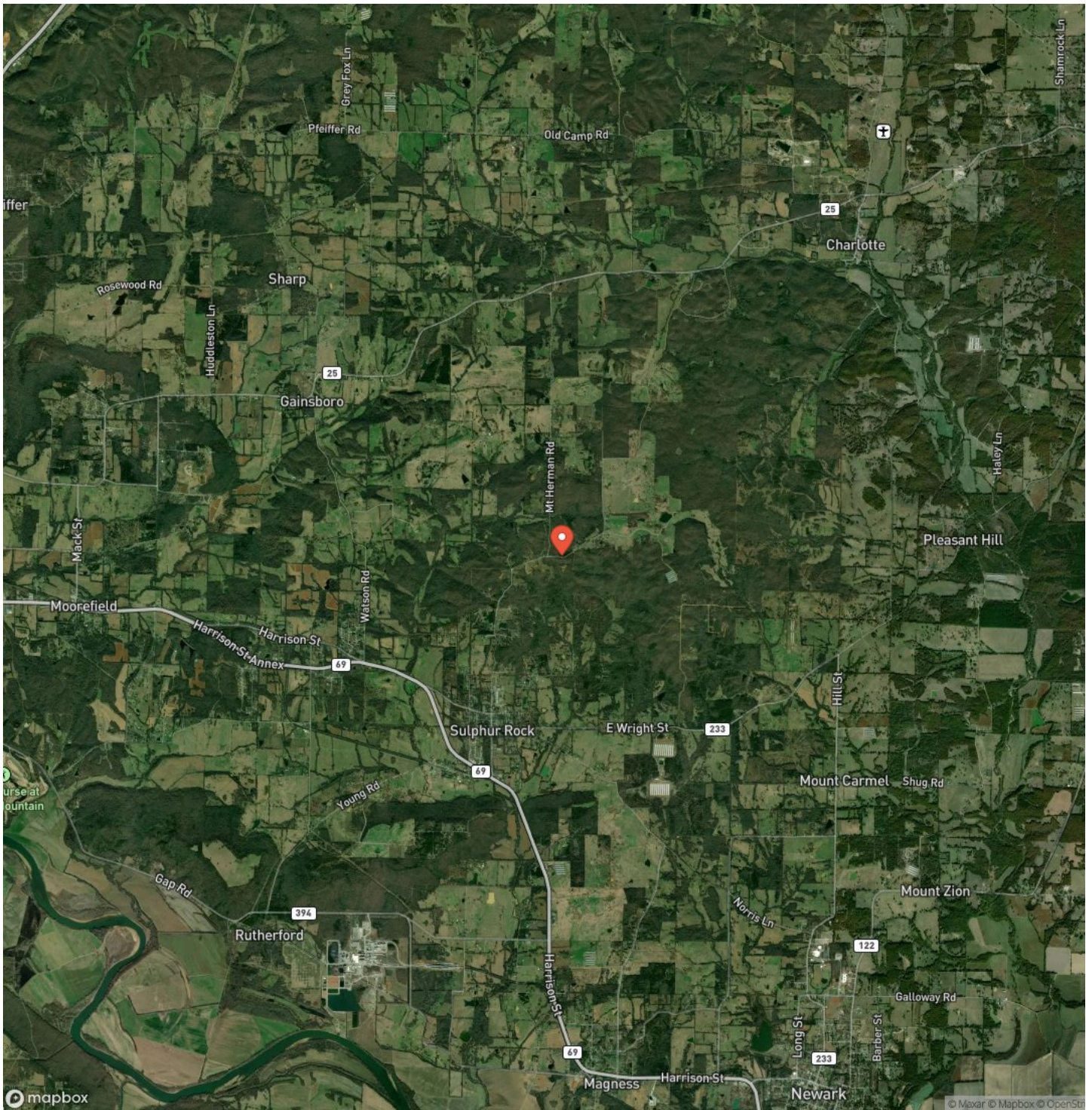


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Locator Map



Satellite Map



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Mossy Oak Properties Selling Arkansas

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