

3 +/- Acres, Water, Electric, Fixer-Upper Home,  
Batesville, Ar  
1290 Cave Creek Rd  
Batesville, AR 72501

**\$30,000**  
3± Acres  
Independence County



**3 +/- Acres, Water, Electric, Fixer-Upper Home, Batesville, Ar  
Batesville, AR / Independence County**

**SUMMARY**

**Address**

1290 Cave Creek Rd

**City, State Zip**

Batesville, AR 72501

**County**

Independence County

**Type**

Residential Property, Recreational Land, Hunting Land

**Latitude / Longitude**

35.831874 / -91.612666

**Dwelling Square Feet**

900

**Bedrooms / Bathrooms**

1 / 1

**Acreage**

3

**Price**

\$30,000

**Property Website**

<https://www.mossoakproperties.com/property/3-acres-water-electric-fixer-upper-home-batesville-ar/independence/arkansas/94858/>



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### PROPERTY DESCRIPTION

#### **Fixer-Upper Opportunity on Wooded Acreage Near Batesville, Arkansas**

Located just outside of **Batesville, Arkansas**, between **Batesville and Cave City** along **Cave Creek Road**, this **3 +/- acre wooded property** offers a unique **fixer-upper opportunity** in a convenient yet private setting. The property fronts a **paved road** and is fully wooded, providing privacy and a natural Ozark setting while remaining close to town.

A driveway leads to an **existing partially underground home** that was previously lived in and later **gutted for a planned remodel** that was never completed. The structure remains on the property and offers a solid starting point for someone with vision. At one time, the home included a **full kitchen, full bathroom, laundry room, one bedroom, living room, and eat-in kitchen area**.

Recent improvements include:

- **Brand new breaker box (by a licensed electrician)**
- **Some sheetrock installed (some still there waiting to be installed)**
- **Roof sealed with protective coating**

Outside, there is a **concrete area in front of the structure**, providing a great spot to **park a camper or RV** while working on renovations. **City water and electric** are already on the property.

The seller is **unsure of the current status of the septic system**. The previous owner stated there was a septic system in place, but this information has not been verified.

This property is being sold **AS IS, WHERE IS, WITH ALL FAULTS**. No repairs or warranties will be provided by the seller.

Whether you're looking for a **renovation project**, a **future homesite**, or an **investment opportunity**, this wooded tract offers potential in a desirable area just minutes from Batesville.

**Mossy Oak Properties Selling Arkansas** | [870-495-2123](tel:870-495-2123)

**Pamela Welch, Listing Agent** | [870-897-0700](tel:870-897-0700)

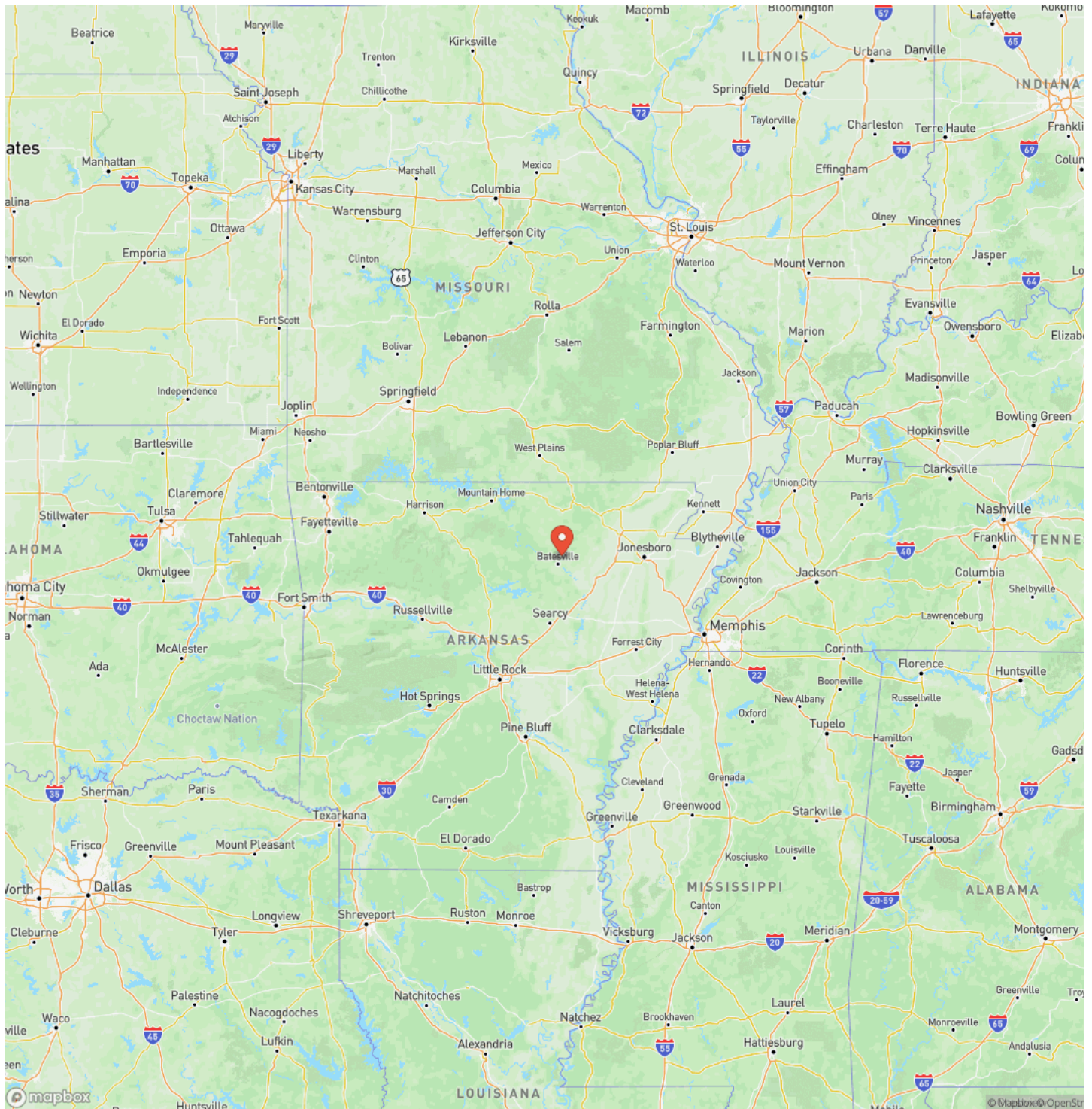
**Equal Housing Opportunity**  
**Agent Owned**

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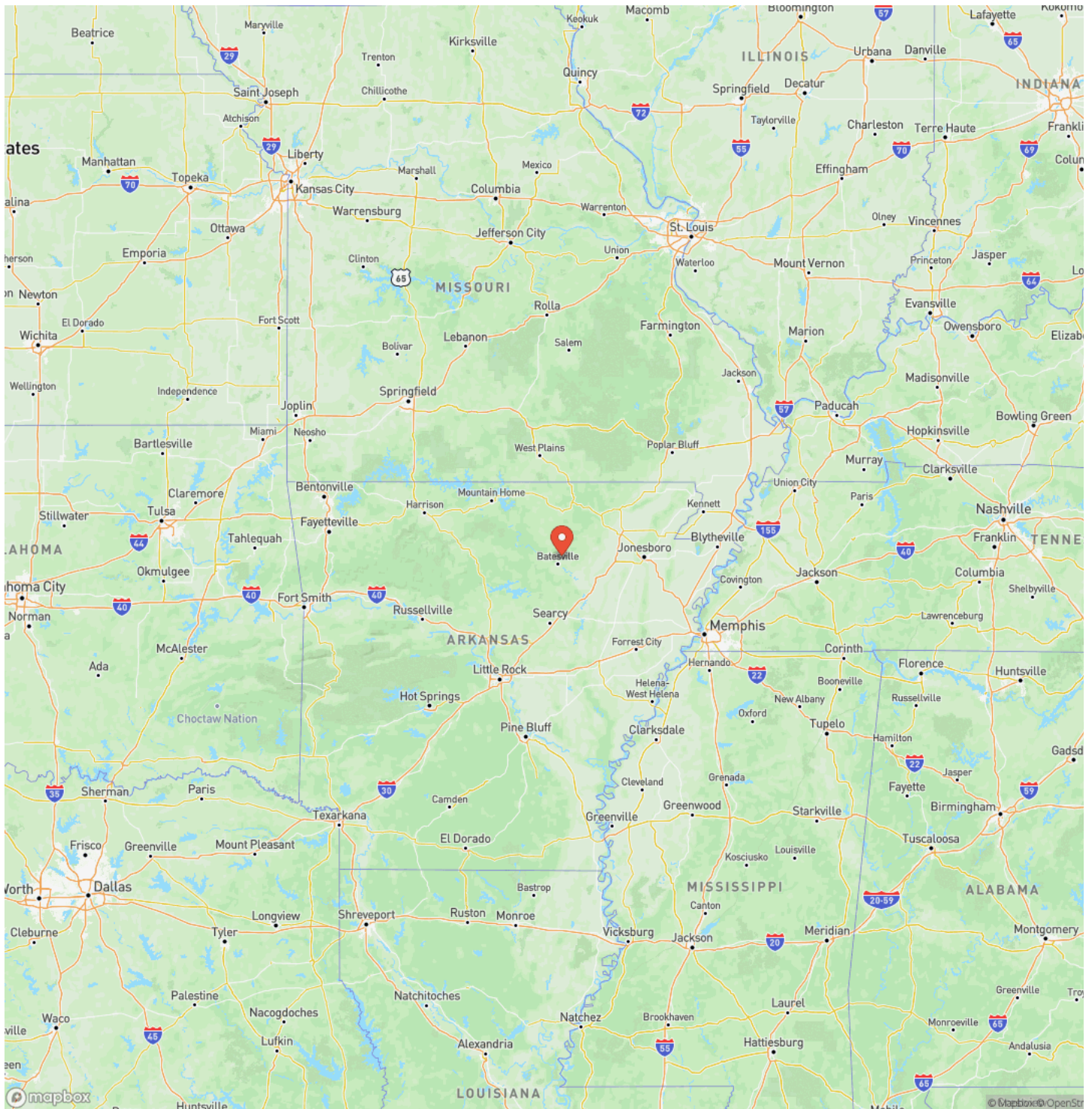
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# Locator Map



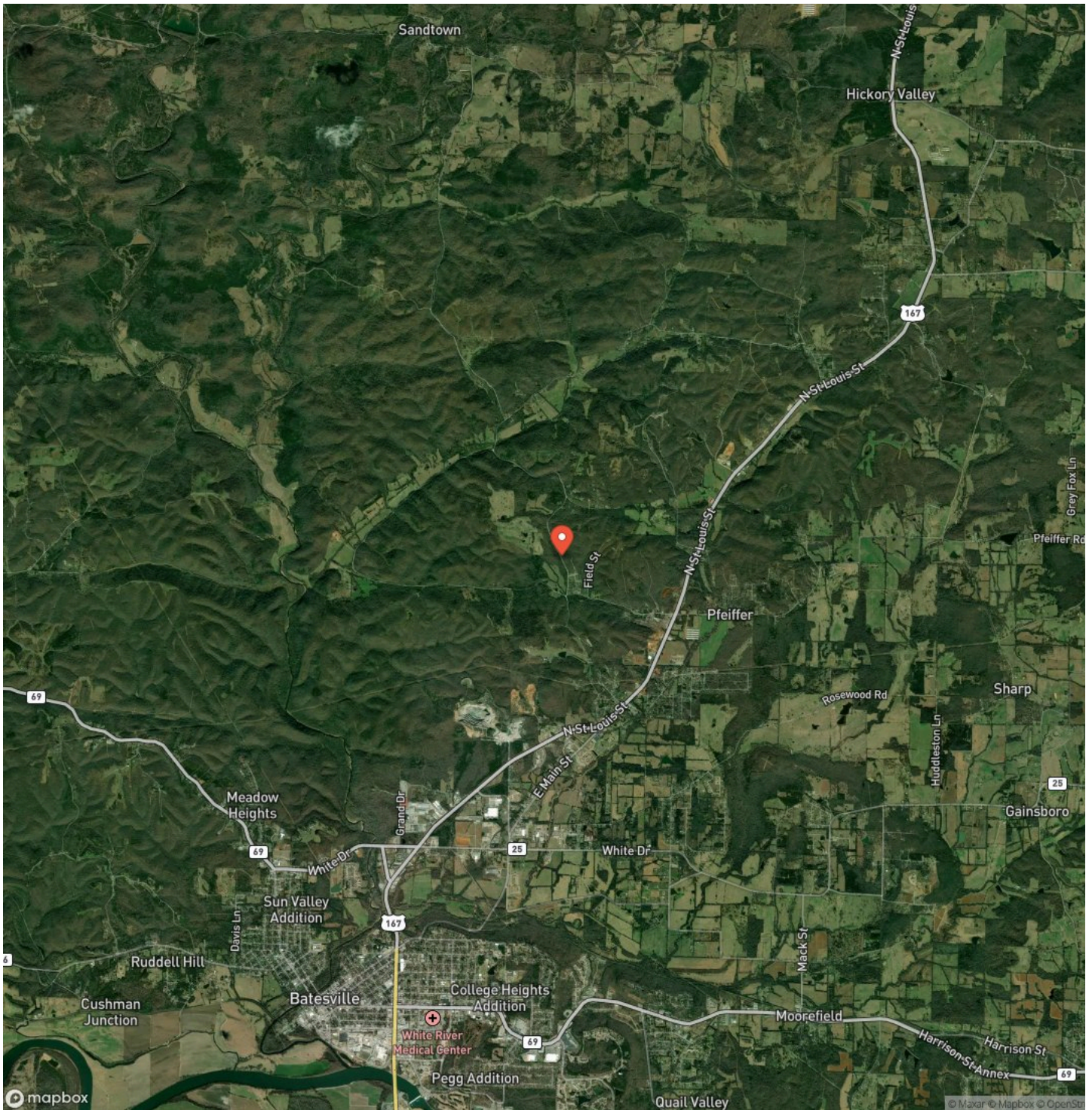
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# Locator Map



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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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