

49 +/- Acres with Home, 4,000 Sq Ft Shop, 1,200 Sq Ft Shop, Pond & Barn | Batesville, AR Land for Sale
429 Oak Grove Rd
Batesville, AR 72501

\$549,000
49± Acres
Independence County



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Batesville, AR / Independence County

SUMMARY

Address

429 Oak Grove Rd

City, State Zip

Batesville, AR 72501

County

Independence County

Type

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

Latitude / Longitude

35.64314 / -91.615365

Taxes (Annually)

\$1,440

Dwelling Square Feet

1,876

Bedrooms / Bathrooms

3 / 2

Acreage

49

Price

\$549,000

Property Website

<https://www.mossoakproperties.com/property/49-acres-with-home-4-000-sq-ft-shop-1-200-sq-ft-shop-pond-barn-batesville-ar-land-for-sale/independence/arkansas/105010/>



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PROPERTY DESCRIPTION

Welcome to **429 Oak Grove Road in Batesville, Arkansas**, a rare opportunity to own **49 +/- acres with a home, multiple shops, barn, pond, and excellent hunting**-all located just minutes from town. If you've been searching for **acreage with a house near Batesville AR**, a **small farm**, or a **property with shops, land, and hunting**, this one checks every box.

Tucked away behind a recorded easement, this property offers incredible **privacy and seclusion**, yet you're only a short drive to **Batesville, White River Medical Center, shopping, restaurants, and schools**. It truly delivers the best of both worlds-**country living with city convenience**.

49 +/- Acres | Land for Sale in Batesville, AR

The land offers a beautiful mix of **wooded acreage and open ground**, with approximately **10 acres that could easily be converted back into pasture**, making it ideal for:

- **Cattle or livestock**
- **Horses or hobby farming**
- **Recreational use or hunting property**
- **Building additional homes or structures**

A **large stocked pond** sits just behind the barn, providing excellent **fishing, water access, and scenic views**.

And if you're a hunter, you're going to love this-this property is **loaded with wildlife**, including **deer and turkey**. It's the perfect setup for someone who wants to **live close to town but still step out their back door and hunt their own land**. Properties like this-where you can **hunt and be just minutes from Batesville**-are hard to find.

Home with Land in Arkansas

The **1,876 +/- sq ft home** offers solid construction and timeless character, built in the 1970s when homes were made to last. With a little updating, this home could truly shine.

Inside, you'll find:

- A **stunning double-sided fireplace** serving both the den and main living area
 - A cozy **den with large windows** overlooking the property and wildlife
 - A spacious **kitchen with pass-through to the living room**
 - A bright **sun porch with panoramic views of the pond, barn, and acreage**
 - **3 bedrooms and 2 bathrooms**, including a primary suite with walk-in shower
 - A large **laundry/bathroom combination space**
-

Shops, Barn & Outbuildings

This property offers incredible **shop space and functionality**, perfect for equipment, hobbies, or business use:

- **4,000 sq ft shop** with three 16' roll-up doors and a bathroom and per sellers, its own septic system
- **1,200 sq ft enclosed shop** attached to the home with large sliding doors
- **3-bay carport**
- **Barn with stall**-perfect for horses or livestock
- **Utility shed**

Both shops are **insulated and set up for units (units are there just not guaranteed to work)**, making them usable year-round.

Additional Property Features

- Southside city water & Entergy electric
 - Central heat and air
 - Electric hot water heater
 - Owned propane tank
 - French drain system
 - Metal Roof approximately 8 years old (per seller)
 - Audio & video surveillance (will not convey)
 - New survey available
 - Legal recorded easement access
-

Why This Property Stands Out

Finding **land for sale near Batesville AR with a home, shops, pond, and hunting** is extremely rare-especially with this level of privacy and proximity to town.

Whether you're looking for a **small farm, hunting property, country home, or investment**, this property offers **multiple uses and long-term value**.

[Ride with Us!](#)

Schedule a Showing

Shown by appointment only.

If you've been searching for **acreage in Northeast Arkansas where you can live, work, and hunt**, this is one you don't want to miss.

Schedule a Showing

This property is **shown by appointment only**.

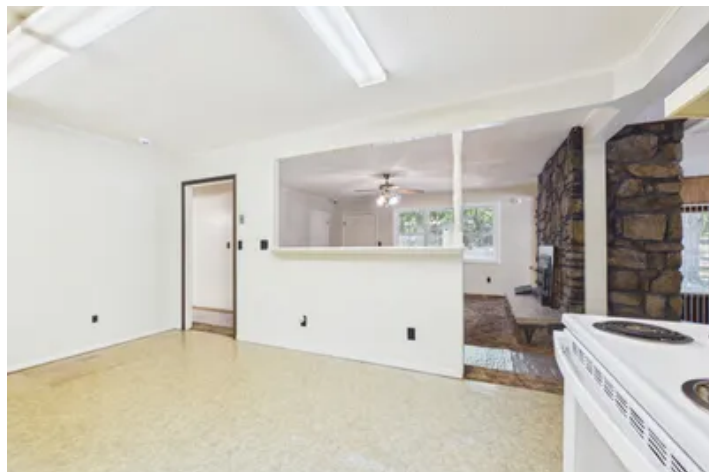
Proudly listed with **Mossy Oak Properties Selling Arkansas**, [870-495-2123](tel:870-495-2123) .

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

Equal Housing Opportunity, www.WeSellArkansas.com

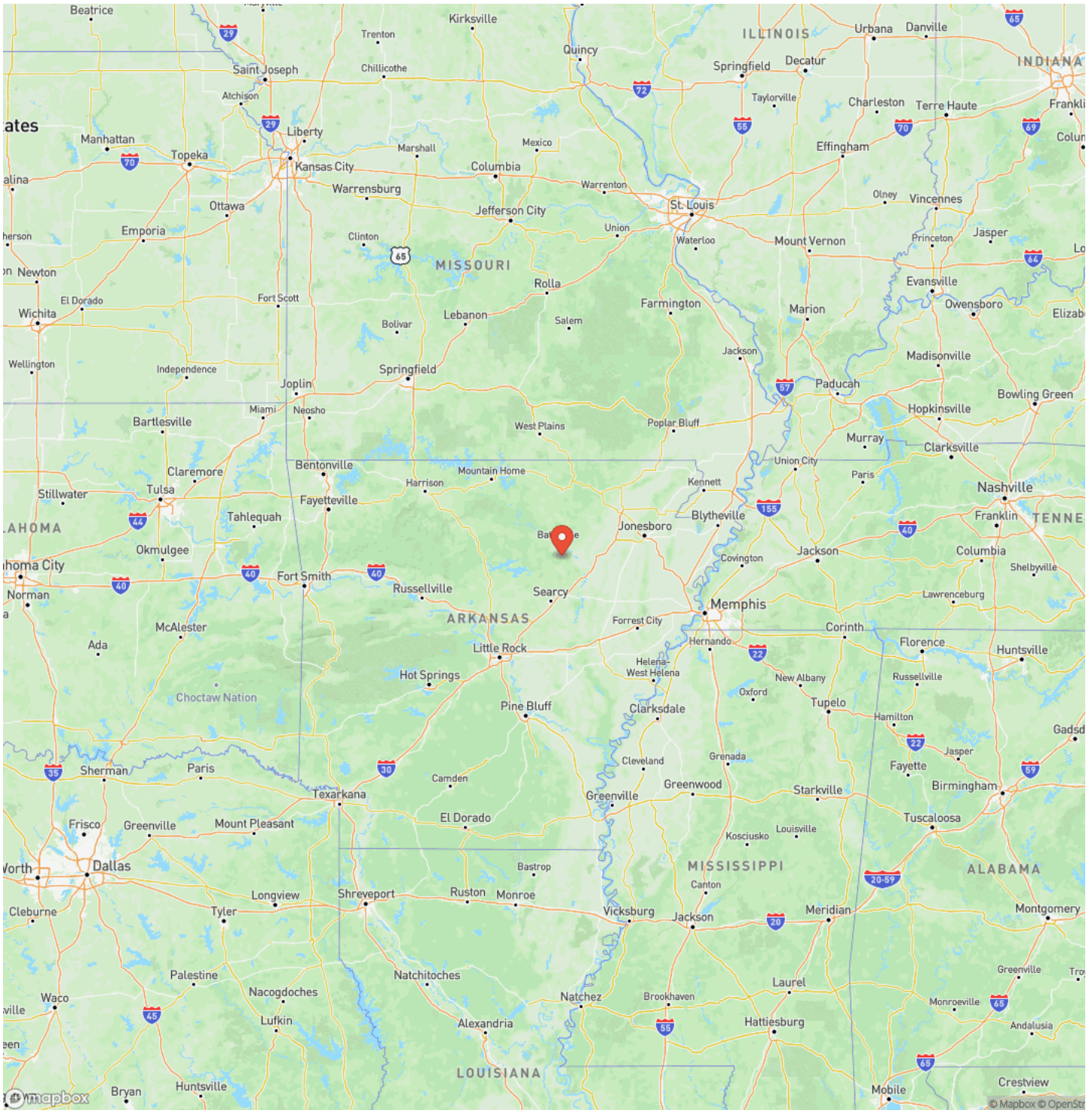


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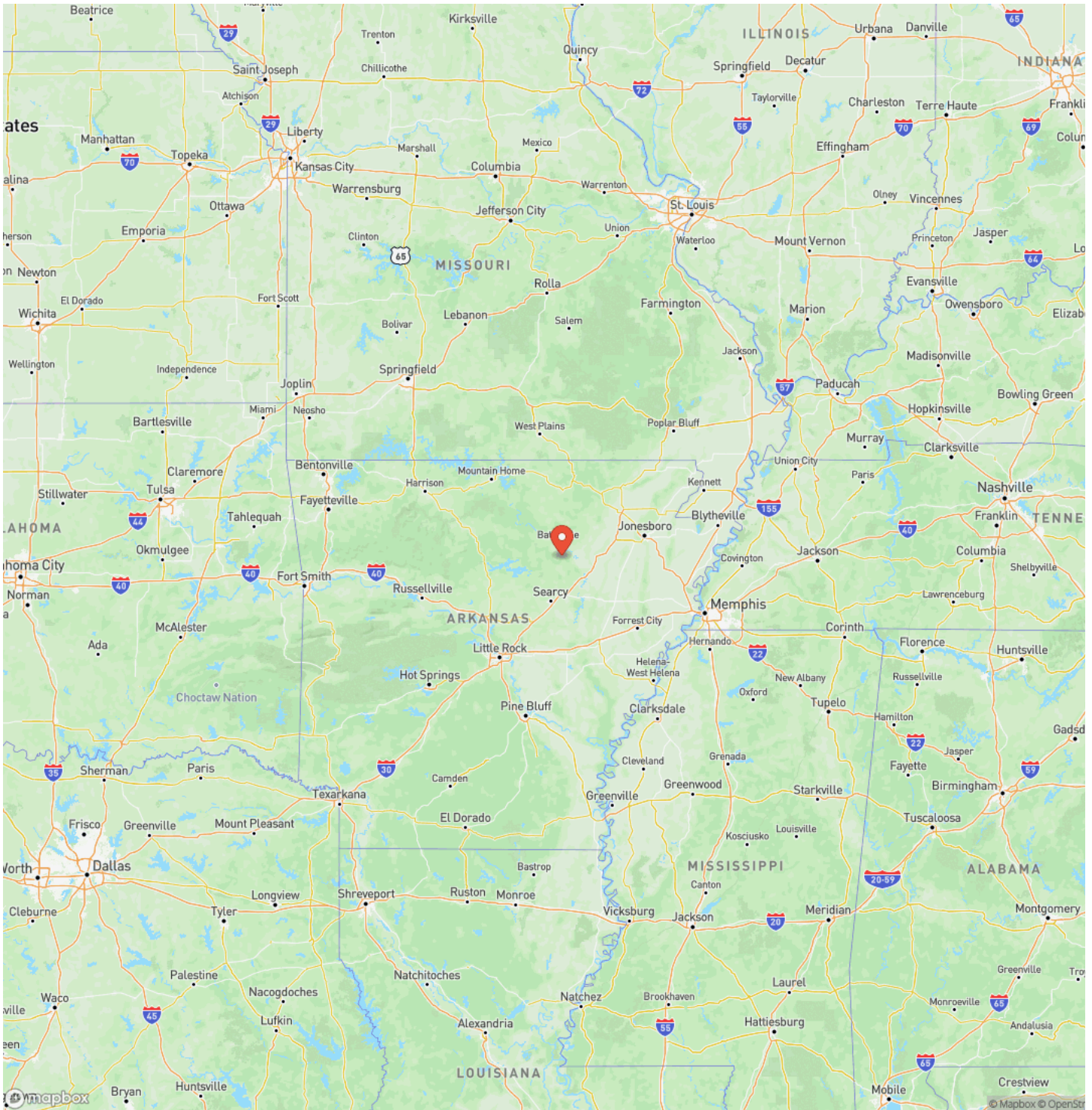
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Locator Map



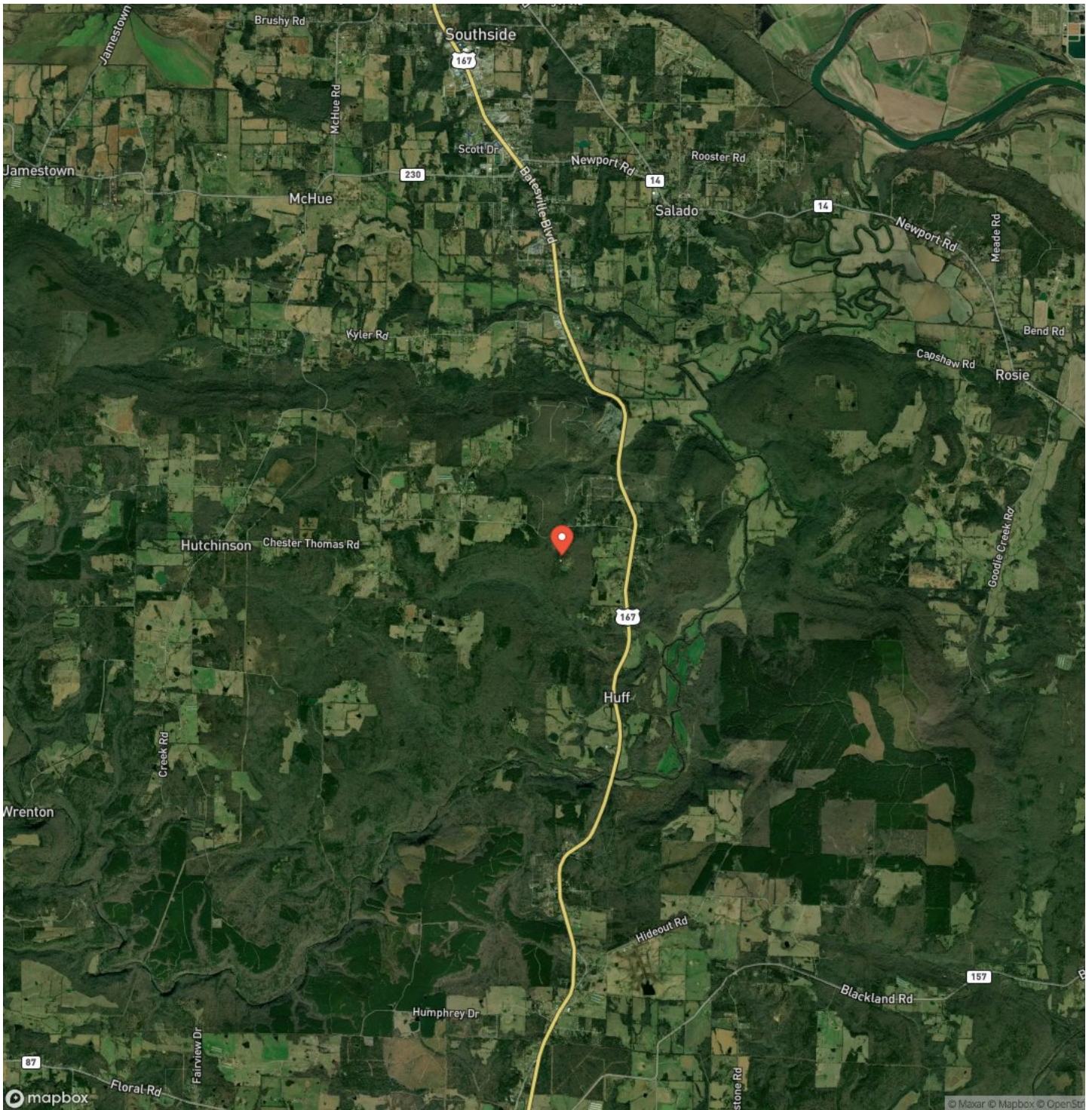
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Satellite Map



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Mossy Oak Properties Selling Arkansas

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<https://wesellarkansas.com/>

