

**3 Bed 2 Bath Home built in 2021 sitting on 7.50 +/-  
Acres, Batesville, Arkansas**  
259 Gordon Lane  
Batesville, AR 72501

**\$274,500**  
7.500± Acres  
Independence County





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**Batesville, AR / Independence County**

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**SUMMARY**

**Address**

259 Gordon Lane

**City, State Zip**

Batesville, AR 72501

**County**

Independence County

**Type**

Hunting Land, Recreational Land, Residential Property

**Latitude / Longitude**

35.783209 / -91.809666

**Taxes (Annually)**

505

**Dwelling Square Feet**

1620

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

7.500

**Price**

\$274,500

**Property Website**

<https://www.mossyoakproperties.com/property/3-bed-2-bath-home-built-in-2021-sitting-on-7-50-acres-batesville-arkansas-independence-arkansas/57231/>



**MORE INFO ONLINE:**

**MossyOakProperties.com**

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#### **PROPERTY DESCRIPTION**

Welcome to the market; this rare find is just minutes from Batesville, Arkansas! Let me introduce to you this 7.5 +/- acre property with a newer home built in 2020 and finished in 2021, about 1620 sq ft, 3 bedrooms, 2 full baths, a large laundry/mud room with a half bath in it, along with a pantry, a large kitchen with a nice island all open to the dining and living room. The home has tile throughout; both walking showers are custom tile, granite countertops, custom cabinets, all doors are 36" doorways, metal roof, propane heat for backup only, central heat/air for main, 2X10 floor joist with 16" centers, and foam insulation for easy to heat and cool, moisture barrier under home, pex water pipe, on-demand gas water heater, lots of tongue and groove pine in home, and several custom items throughout the home. These sellers built this home for themselves and went above and beyond while doing so! Stepping outside, you have a deck on the back porch and on the front porch, which is great for entertaining, an established garden growing, several outbuildings, and you are at the dead end of the driveway so when you come down Gordon Lane, you will end at the gate that enters this property, which makes this very private!

If someone wanted to purchase an additional 7.5 acres +/- with a cute little cabin, wrap-around porch, and adorable surroundings **it is available!** As you step inside, you have an all-open concept, a full bathroom with a custom tiled shower and a stackable washer and dryer, and a full kitchen with a stove, refrigerator, and dishwasher that will remain with the home. The cabin has propane heat, window a/c, and a new roof in 2014. This could be a guest home, an in-law suite, or a rental. This can be purchased with the home or without but is NOT included in the current price. This will be an additional price.

This property has **NO RESTRICTIONS** and you can build more homes if one would want to. There is county water, each place has its own water with the main house having a well for the garden only. Entergy for the electricity and AT&T for the internet. You are only about 7 miles from Batesville/Southside in a little town called Bethesda in Independence County. This property is definitely a rare find and will go fast! We would love to show this to you, so please call today to schedule an appointment!

Proudly listed with Mossy Oak Properties Selling Arkansas [870-495-2123](tel:870-495-2123). Listing agent and local Land Specialist, **Pamela Welch** [870-897-0700](tel:870-897-0700). Equal Housing Opportunity. Call us today to set up a time to view this property. [www.WeSellArkansas.com](http://www.WeSellArkansas.com)





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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Pamela Welch

## Mobile

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## Office

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## Email

[pwelch@mossyoakproperties.com](mailto:pwelch@mossyoakproperties.com)

**Address**

8111 N. St. Louis

## City / State / Zip

Cave City, AR 72521

## NOTES



**MORE INFO ONLINE:**

**MossyOakProperties.com**

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## **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**

520 N Main  
Cave City, AR 72521  
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