

**2 Side-by-Side Lots, Utilities available, White River
Access, Joe Baker Road, Batesville AR**
Joe Baker Rd
Batesville, AR 72501

\$138,500
1.3± Acres
Independence County



**2 Side-by-Side Lots, Utilities available, White River Access, Joe Baker Road, Batesville AR
Batesville, AR / Independence County**

SUMMARY

Address

Joe Baker Rd

City, State Zip

Batesville, AR 72501

County

Independence County

Type

Undeveloped Land, Lot

Latitude / Longitude

35.862377 / -91.846376

Taxes (Annually)

\$380

Acreage

1.3

Price

\$138,500

Property Website

<https://www.mossyoakproperties.com/property/2-side-by-side-lots-utilities-available-white-river-access-joe-baker-road-batesville-ar/independence/arkansas/106395/>



2 Side-by-Side Lots, Utilities available, White River Access, Joe Baker Road, Batesville AR Batesville, AR / Independence County

PROPERTY DESCRIPTION

White River Area Lots for Sale | Gated Community minutes from Batesville, Arkansas

Opportunities like this are becoming increasingly difficult to find. Located at the end of Joe Baker Road just outside Batesville, Arkansas, in Collietown Subdivision. These two side-by-side lots offer a rare opportunity to build your dream home, vacation retreat, or weekend getaway in one of the most scenic settings in the Ozarks.

Situated inside the private gated Joe Baker community, property owners enjoy exclusive access through a coded gate along with use of the community boat ramp, providing direct access to the world-famous White River. Known for outstanding fishing, boating, kayaking, wildlife, and breathtaking scenery, the White River attracts outdoor enthusiasts from across the country.

Nestled at the mouth of **Lafferty Creek where it meets the legendary White River**, these lots offer the best of both worlds—a tranquil creek-front setting and convenient access to one of Arkansas' most celebrated rivers. Imagine sitting on your future deck watching the water, wildlife, and seasons change around you, all while being only **approximately 1,100 feet from the main flow of the White River** and about **4,600 feet from the private community boat ramp**.

As you travel through the community, you'll pass beautiful riverfront homes before arriving at this peaceful setting where Lafferty Creek gently flows toward the river. Build your home between these two lots and enjoy stunning views of **Painter's Bluff**, towering bluffs behind you, and the serene beauty of the surrounding landscape.

Per the sellers, the property has never flooded, though buyers should perform their own due diligence regarding elevation requirements and future building plans.

Located just minutes from Batesville, you'll enjoy quick access to White River Medical Center, shopping, dining, schools, and everyday conveniences while still enjoying the privacy and beauty of river living.

Whether you're searching for a primary residence, second home, investment property, or a place to simply escape and enjoy the outdoors, these lots offer endless possibilities in a truly special setting.

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.

What sets us apart from others:

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.



2 Side-by-Side Lots, Utilities available, White River Access, Joe Baker Road, Batesville AR
Batesville, AR / Independence County



2 Side-by-Side Lots, Utilities available, White River Access, Joe Baker Road, Batesville AR
Batesville, AR / Independence County

Satellite Map



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 Selling Arkansas

8111 N St Louis St

Cave City, AR 72521

(870) 495-2123

<https://wesellarkansas.com/>

