10 +/- Acres, Barn, Pasture, Pond, Fenced, 2 Bed 1 Bath Home, Batesville, Arkansas 550 Medlock Rd Batesville, AR 72501

\$282,500 10± Acres Independence County









SUMMARY

Address

550 Medlock Rd

City, State Zip

Batesville, AR 72501

County

Independence County

Туре

Residential Property, Farms

Latitude / Longitude

35.810294 / -91.793639

Dwelling Square Feet

1280

Bedrooms / Bathrooms

2/1

Acreage

10

Price

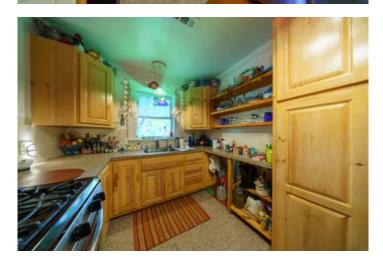
\$282,500

Property Website

https://www.mossyoakproperties.com/property/10-acres-barn-pasture-pond-fenced-2-bed-1-bath-home-batesville-arkansas-independence-arkansas/84372/









PROPERTY DESCRIPTION

Country Home with Barn, Chicken Coop & Pond on 10 +/- Fenced Acres in Bethesda, Arkansas 550 Medlock Road • Bethesda, AR • Independence County

Discover the perfect blend of comfort, charm, and self-sufficient living with this **well-maintained 2-bedroom**, **1-bath country home** on **10± acres** just outside **Batesville** in the peaceful community of **Bethesda**, **Arkansas**. This beautifully landscaped property is a **turnkey mini-farm**, ideal for anyone seeking a homestead, hobby farm, or serene country lifestyle.

Charming & Updated Farmhouse Features

This cozy home features a **recently updated kitchen** with custom wood cabinetry, **heart pine hardwood floors**, and a **refurbished vintage clawfoot tub with shower**—all adding character and warmth. Enjoy multiple heat sources including **central HVAC**, **propane**, and a **wood-burning stove**, ensuring year-round comfort and efficiency.

An enclosed sun porch offers flexible space that could be used as a third bedroom, home office, or relaxing sitting room.

Mini-Farm Ready - Outbuildings & Infrastructure

Livestock-Ready

This **10± acre** property is **fully fenced**, **cleared**, and ready for **cows**, **horses**, **goats**, **or chickens**. It features an impressive array of outbuildings and functional assets:

- o 30x33 Barn with feed room, 4 stalls, drive-through stall, and a milk station
- **14x40 Chicken Coop** with ample space and ventilation
- Detached Garage with 3 large concrete-floored rooms
- o Greenhouse, tool room, dog pens, carport, and storm shelter
- Outdoor WPA-built toilet adds a touch of historical charm

Ideal Location & Accessibility

Situated on a **paved road** with a **low-maintenance yard**, this property offers the convenience of easy access while maintaining the **privacy and tranquility** of rural living. The location provides stunning **Ozark foothill scenery** while being just minutes from the amenities of **Batesville**, **AR**.

Why You'll Love It:

- Move-in ready farmhouse with vintage charm
- Excellent setup for a small farm or homestead
- Multiple water sources and a sustainable lifestyle layout
- Room for animals, crops, and expansion



• Peaceful setting with modern comforts

Home Features:

- 2 bedrooms, 1 full bathroom
- Bonus **sunroom**—ideal for morning coffee, plants, or potential 3rd bedroom
- Updated kitchen with newer wood cabinets and open dining/living space
- Laundry/mudroom with separate entry and storage closet
- Original heart pine floors in great condition
- Three types of heat: central HVAC (MAIN), propane heater, and wood stove (both backup)
- Refurbished vintage bathtub with shower
- Newer upgrades: windows, sewer system, plumbing, electrical, insulation
- Backup wood stove on enclosed porch with vented fireproof wall
- Deep underground storm shelter
- Firewood included for 2025 winter

Land & Outbuildings:

- 10 ± acres fenced and cleared pasture—ready for cows, horses, goats, or chickens
- 30x33 barn with feed room, 4 stalls, drive-through stall, and milk station
- 14x40 chicken coop
- Dog pens, greenhouse, tool room, carport, and detached garage (3 large rooms with concrete floors)
- Pond that never runs dry, 2 wells, 2 cisterns, and city water
- Fruit trees (peach, apple, fig, pear), raised garden beds, and beautiful landscaping
- Low-maintenance lawn—rarely needs mowing, watering, or fertilizer
- Outdoor WPA-built toilet for historical charm

This property offers all the essentials for a **mini-farm or homestead** lifestyle, with **modern systems already updated** and **functional infrastructure in place**. It's move-in ready and full of character! All updates were completed by seller/per seller. I look forward to showing you how nice they look in person!

Schedule Your Showing Today!

This **country gem** won't last long! Contact your trusted land specialist to see this beautiful Bethesda property in person.

To Schedule a Showing:

Call **Pamela Welch** at <u>870-897-0700</u> (Listing Agent & your Local Land Specialist)

















LISTING REPRESENTATIVE For more information contact:



Representative

Pamela Welch

Mobile

(870) 897-0700

Office

(870) 495-2123

Email

pwelch@mossyoakproperties.com

Address

8111 N. St. Louis

City / State / Zip

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