

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



10 +/- Acres, Barn, Pasture, Pond, Fenced, 2 Bed 1 Bath Home, Batesville, Arkansas
Batesville, AR / Independence County

SUMMARY

Address

550 Medlock Rd

City, State Zip

Batesville, AR 72501

County

Independence County

Type

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/>



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Batesville, AR / Independence County

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:

- **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**
 - **Greenhouse, tool room, dog pens, carport**, and **storm shelter**
 - **Outdoor WPA-built toilet** adds a touch of historical charm
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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**
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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**
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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 [870-897-0700](tel:870-897-0700) (Listing Agent & your Local Land Specialist)

Or call the office at [870-495-2123](tel:870-495-2123) , Mossy Oak Properties Selling Arkansas

www.WeSellArkansas.com

Equal Housing Opportunity



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LISTING REPRESENTATIVE

For more information contact:



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NOTES



MORE INFO ONLINE:

wesellarkansas.com

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Mossy Oak Properties Selling Arkansas

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