

4 Bed 2.5 Bath, 3 +/- Acres, Bonus Room/Bedroom, Fenced  
back yard, Sulphur Rock, AR  
15 Hawks Run  
Sulphur Rock, AR 72579

**\$349,900**  
3± Acres  
Independence County



**4 Bed 2.5 Bath, 3 +/- Acres, Bonus Room/Bedroom, Fenced back yard, Sulphur Rock, AR  
Sulphur Rock, AR / Independence County**

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**SUMMARY**

**Address**

15 Hawks Run

**City, State Zip**

Sulphur Rock, AR 72579

**County**

Independence County

**Type**

Residential Property

**Latitude / Longitude**

35.774726 / -91.427039

**Taxes (Annually)**

1494

**Dwelling Square Feet**

2892

**Bedrooms / Bathrooms**

4 / 2.5

**Acreage**

3

**Price**

\$349,900

**Property Website**

<https://www.mossyoakproperties.com/property/4-bed-2-5-bath-3-acres-bonus-room-bedroom-fenced-back-yard-sulphur-rock-ar-independence-arkansas/41497/>





## 4 Bed 2.5 Bath, 3 +/- Acres, Bonus Room/Bedroom, Fenced back yard, Sulphur Rock, AR Sulphur Rock, AR / Independence County

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### **PROPERTY DESCRIPTION**

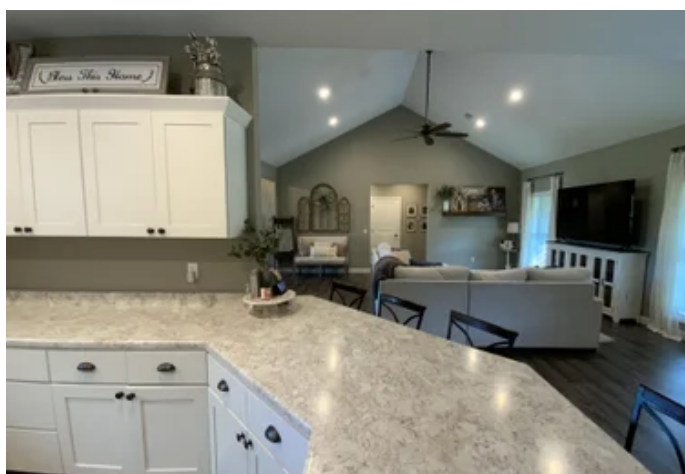
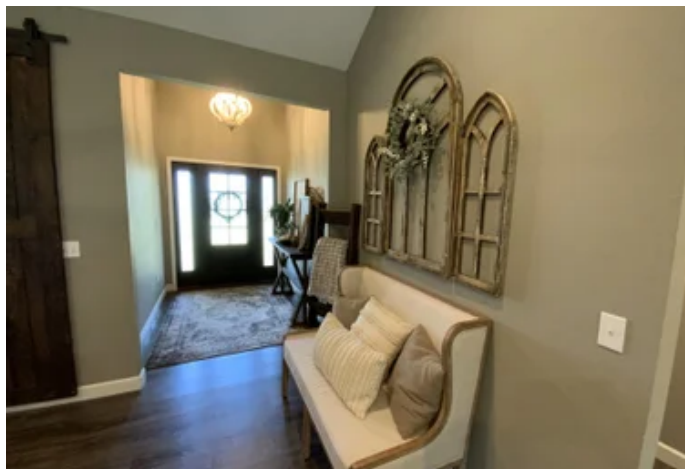
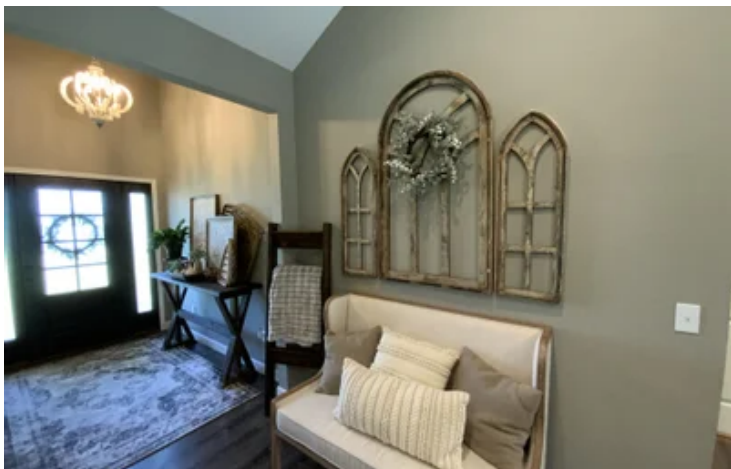
Beautiful Home **built in 2018**, finished in 2019, **2892 +/- sq ft under the roof** that is heated and cooled, with **2242 on the main level and 650 upstairs**, which could be a bedroom or a bonus room. The attached **2-car garage is another 650 sq ft**. Large **back yard that is fenced** for your fur baby, nice **back porch** for grilling, cute **front porch**, a **lovely area beside the house with a fire pit and a sitting area**. The sellers built this home.

When you walk inside this home, you will enter from the front porch, which the floor is floating concrete. You will see a foyer; then, you open into a large living room with **vaulted ceilings**, a dining area, and a kitchen. Off the living room, you will have a formal dining room area (current owners are using it as a playroom) with barn doors. The kitchen has shaker cabinets, a quiet closet, black stainless appliances, a large farm sink, and a nice bar area that will seat about 5! On one side of the house, you have the garage, which has a nice size storage closet, laundry room (which you have a hanging rod for clothes and a shelf), 1/2 bath, stairs that lead upstairs to the bedroom/bonus room and the master bedroom with a large master bath! The master bedroom has a tray ceiling and two windows for plenty of natural light. In the master bath, you have a large soaker tub, a walk-in shower, double vanities, and separate walk-in closets! On the other end of the house, you will have two nice size bedrooms and a full bathroom in the center. This home and 3 +/- Acres are in a great area, only a few minutes from the center of Batesville, AR. When you turn onto Hawk Run, you will come through an excellent entry; the street is paved, goes down, and dead ends. Not a lot of traffic in this area! The sellers are not going far; they are just starting a family and want to build a little bigger, so they are building on the 3 +/- acres right next to this. This house has spray foam insulation, even in the garage, Dota Water with the average bill being \$30.00 +/-, Entergy for electric with the average account being \$215.00 +/-, trash pickup is yearly for \$65.00, and they have a yearly termite contract. All electricity is underground, gutter system and drains underground; both porches are floating concrete; under the house, you can stand upright and walk with tons of storage along with a dehumidifier under the house that is piped to the septic system and plenty of outlets in the soffit for those Christmas lights! If you have been looking to build but are unsure you want to take the time, this home is not a cookie-cutter home and would make someone a very nice forever home! With nice vinyl flooring throughout the main area, tile in the master bath and full bath, and carpet in the bedrooms, this home is cozy, clean, and ready for you!

Proudly listed with Mossy Oak Properties, Strawberry River Land & Homes, [870-495-2123](tel:870-495-2123). Call or text **Pamela Welch at 870-897-0700**. Equal Housing Opportunity. [www.ArkansasLandAndHomes.us](http://www.ArkansasLandAndHomes.us)



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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Pamela Welch

## Mobile

(870) 897-0700

## Office

(870) 495-2123

## Email

pwelch@mossyoakproperties.com

## Address

520 N Main

## City / State / Zip

Cave City, AR 72521

## NOTES



**MOSSY OAK.**  
**PROPERTIES**

**Strawberry River Land & Homes**  
*America's Land Specialist*

**MORE INFO ONLINE:**

**MossyOakProperties.com**

## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## **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 relation 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 Strawberry River Land and Homes**

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Cave City, AR 72521  
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