

49 +/- Acres with Home, 4,000 Sq Ft Shop, 1,200 Sq Ft
Shop, Pond & Barn | Batesville, AR Land for Sale
429 Oak Grove Rd
Batesville, AR 72501

\$499,900
49± Acres
Independence County



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Batesville, AR / Independence County

SUMMARY

Address

429 Oak Grove Rd

City, State Zip

Batesville, AR 72501

County

Independence County

Type

Farms, Hunting Land, Recreational Land, Residential Property, Timberland

Latitude / Longitude

35.64314 / -91.615365

Taxes (Annually)

1440

Dwelling Square Feet

1876

Bedrooms / Bathrooms

3 / 2

Acreage

49

Price

\$499,900

Property Website

<https://www.mossyoakproperties.com/property/49-acres-with-home-4-000-sq-ft-shop-1-200-sq-ft-shop-pond-barn-batesville-ar-land-for-sale-independence-arkansas/105010/>



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PROPERTY DESCRIPTION

Welcome to **429 Oak Grove Road in Batesville, Arkansas**, a rare opportunity to own **49 +/- acres with a home, multiple shops, barn, pond, and excellent hunting**-all located just minutes from town. If you've been searching for **acreage with a house near Batesville AR**, a **small farm**, or a **property with shops, land, and hunting**, this one checks every box.

Tucked away behind a recorded easement, this property offers incredible **privacy and seclusion**, yet you're only a short drive to **Batesville, White River Medical Center, shopping, restaurants, and schools**. It truly delivers the best of both worlds-**country living with city convenience**.

49 +/- Acres | Land for Sale in Batesville, AR

The land offers a beautiful mix of **wooded acreage and open ground**, with approximately **10 acres that could easily be converted back into pasture**, making it ideal for:

- **Cattle or livestock**
- **Horses or hobby farming**
- **Recreational use or hunting property**
- **Building additional homes or structures**

A **large stocked pond** sits just behind the barn, providing excellent **fishing, water access, and scenic views**.

And if you're a hunter, you're going to love this-this property is **loaded with wildlife**, including **deer and turkey**. It's the perfect setup for someone who wants to **live close to town but still step out their back door and hunt their own land**. Properties like this-where you can **hunt and be just minutes from Batesville**-are hard to find.

Home with Land in Arkansas

The **1,876 +/- sq ft home** offers solid construction and timeless character, built in the 1970s when homes were made to last. With a little updating, this home could truly shine.

Inside, you'll find:

- A **stunning double-sided fireplace** serving both the den and main living area
 - A cozy **den with large windows** overlooking the property and wildlife
 - A spacious **kitchen with pass-through to the living room**
 - A bright **sun porch with panoramic views of the pond, barn, and acreage**
 - **3 bedrooms and 2 bathrooms**, including a primary suite with walk-in shower
 - A large **laundry/bathroom combination space**
-

Shops, Barn & Outbuildings

This property offers incredible **shop space and functionality**, perfect for equipment, hobbies, or business use:

- **4,000 sq ft shop** with three 16' roll-up doors and a bathroom and per sellers, its own septic system
- **1,200 sq ft enclosed shop** attached to the home with large sliding doors
- **3-bay carport**
- **Barn with stall**-perfect for horses or livestock
- **Utility shed**

Both shops are **insulated and set up for units (units are there just not guaranteed to work)**, making them usable year-round.

Additional Property Features

- Southside city water & Entergy electric
 - Central heat and air
 - Electric hot water heater
 - Owned propane tank
 - French drain system
 - Metal Roof approximately 8 years old (per seller)
 - Audio & video surveillance (will not convey)
 - New survey available
 - Legal recorded easement access
-

Why This Property Stands Out

Finding **land for sale near Batesville AR with a home, shops, pond, and hunting** is extremely rare-especially with this level of privacy and proximity to town.

Whether you're looking for a **small farm, hunting property, country home, or investment**, this property offers **multiple uses and long-term value**.

[Ride with Us!](#)

Schedule a Showing

Shown by appointment only.

If you've been searching for **acreage in Northeast Arkansas where you can live, work, and hunt**, this is one you don't want to miss.

Schedule a Showing

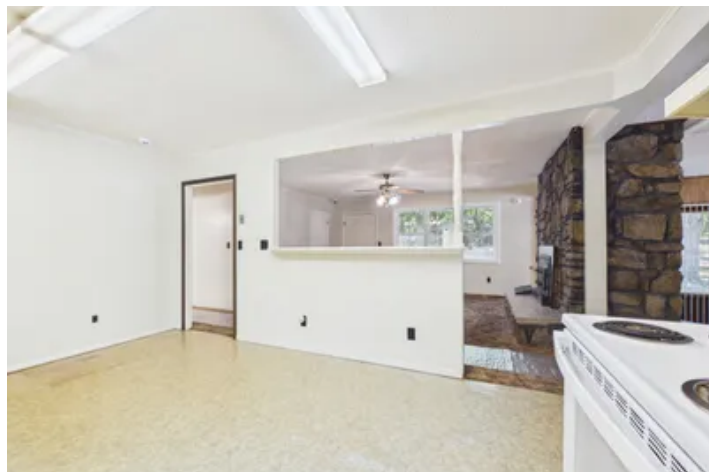
This property is **shown by appointment only**.

Proudly listed with **Mossy Oak Properties Selling Arkansas**, [870-495-2123](tel:870-495-2123) .

Listing Agent, **Pamela Welch**, [870-897-0700](tel:870-897-0700) .

Equal Housing Opportunity, www.WeSellArkansas.com

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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

NOTES

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<https://wesellarkansas.com/>

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

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