

House, Shop, 60 +/- Acres, Barn, Several  
House Spots, Batesville, AR  
2500 Cave Creek Road  
Batesville, AR 72501

**\$324,900**  
60± Acres  
Independence County





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**Batesville, AR / Independence County**

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**SUMMARY**

**Address**

2500 Cave Creek Road

**City, State Zip**

Batesville, AR 72501

**County**

Independence County

**Type**

Residential Property, Hunting Land, Farms,  
Timberland

**Latitude / Longitude**

35.7696862 / -91.6409431

**Dwelling Square Feet**

1559

**Bedrooms / Bathrooms**

2 / 2

**Acreage**

60

**Price**

\$324,900

**Property Website**

<https://www.mossyoakproperties.com/property/house-shop-60-acres-barn-several-house-spots-batesville-ar-independence-arkansas/33519/>



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### **PROPERTY DESCRIPTION**

This is an incredible piece of property that consists of 60 +/- Acres, a house, shop, pond, barn and over 7 house places, some with foundations for a mobile, some have city water and well, electric and septic along with some incredible woods for hunting! So this property sits just north of Batesville, AR.

Location is great! When you enter the property you will see a shop on the left. This shop is a 30 by 40 shop, insulated, full bathroom, kitchen area, separate electric meter, new septic installed in 2019. There is also an RV hookup with septic and electric. Gas wall furnace, wood stove, 12 by 30 lean too, a 16 by 32 chicken coop and a 30 by 20 dog kennel. Beside the shop is a great garden spot that is fenced to keep wildlife out. This shop could easily be turned into a living house. When you go up the driveway you will see the house nestled on a hill. You enter the home and you have a living room, a wood burning fireplace, a dining room, kitchen, off dining room you have a bedroom with a bath and laundry room.

There are spiral stairs leading up to another large bedroom with a large close and a full bathroom.

Walls in this home are cedar, lots of cabinets, metal roof (8 years old), central heat/air (8 years old), city water, propane, deck, covered porch and secluded! For the home it just needs some finishing up on a few things. For the land, you have a pond for wildlife in the woods, a food plot and a box deer stand.

The pasture is all fenced with a year round creek and a pond! There is a separate area for goats or sheep with a small shelter. The bonus to all of this is the extra house spots for mobiles or even to build houses! There are 5 spots with 3 having city water, 2 having a well (one has both), all having electric and 3 having a septic. This could be a place you bring the entire family! Some interesting things about this property is that not only does it have a house and shop, you can hunt the land, raise cattle, chickens, hogs, have horses, goat and sheep, have a large garden, harvest mushrooms, you have and established (wild) paw paw tree that has fruit on it as well as some plum and peach trees and a large garden spot!

You can live here, raise animals, hunt and raise enough food to live off the land! Set up and ready to go! Has Cave Creek road frontage! If this is anything you have been looking for, don't wait because this is a rare property with so much potential! Listed with Mossy Oak Properties Strawberry River Land & Homes, [870-495-2123](tel:870-495-2123). Call Pamela Welch at [870-897-0700](tel:870-897-0700). Equal Housing Opportunity.

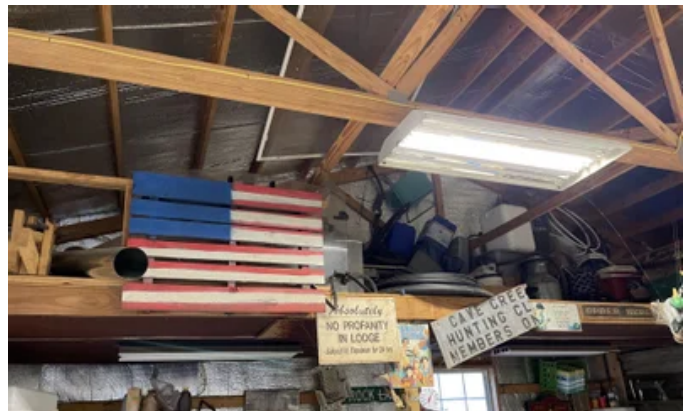
[www.ArkansasLandAndHomes.us](http://www.ArkansasLandAndHomes.us) SELLER IS WILLING TO GIVE BUYER A CREDIT FOR CLOSING COST UP TO \$5,000!





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## Locator Maps

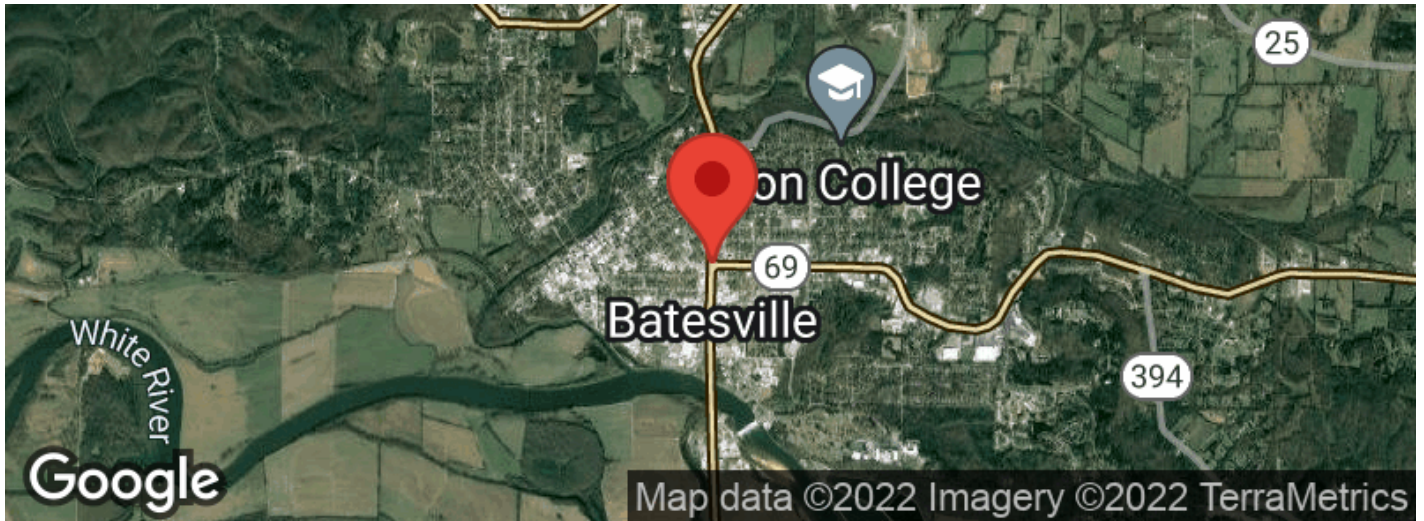




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## Aerial Maps



**House, Shop, 60 +/- Acres, Barn, Several House Spots, Batesville, AR  
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**LISTING REPRESENTATIVE**

**For more information contact:**



**Representative**

Pamela Welch

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**Office**

(870) 495-2123

**Email**

[pwelch@mossyoakproperties.com](mailto:pwelch@mossyoakproperties.com)

**Address**

520 N Main

**City / State / Zip**

Cave City, AR 72521

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**NOTES**

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## NOTES

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## **DISCLAIMERS**

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**Mossy Oak Properties Strawberry River Land and Homes**

**520 N Main**

**Cave City, AR 72521**

**(870) 495-2123**

**MossyOakProperties.com**

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**MORE INFO ONLINE:**

**MossyOakProperties.com**