

**3 Bed 2 Bath, 10 +/- Acres, Shop, Barn, Fully Fenced,  
Batesville, Arkansas  
147 Pleasant Hills Rd  
Batesville, AR 72501**

**\$325,000**  
10± Acres  
Independence County



**3 Bed 2 Bath, 10 +/- Acres, Shop, Barn, Fully Fenced, Batesville, Arkansas**  
**Batesville, AR / Independence County**

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**SUMMARY**

**Address**

147 Pleasant Hills Rd

**City, State Zip**

Batesville, AR 72501

**County**

Independence County

**Type**

Residential Property, Farms, Ranches

**Latitude / Longitude**

35.8723 / -91.551696

**Taxes (Annually)**

142

**Dwelling Square Feet**

1500

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

10

**Price**

\$325,000

**Property Website**

<https://www.mossoakproperties.com/property/3-bed-2-bath-10-acres-shop-barn-fully-fenced-batesville-arkansas-independence-arkansas/87523/>





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### PROPERTY DESCRIPTION

#### **Beautiful Country Home on 10 +/- Acres with Shop, Barn, Pond & Fencing – Minutes from down town Batesville, AR**

Welcome to this gorgeous home sitting on **10 +/- fully fenced acres** just outside **Batesville, Arkansas**. This property offers everything you need for comfortable country living: a beautiful house, a well-equipped shop, pasture for livestock, a barn with corral, and a pond—all set in a peaceful location with mature shade trees.

### **Home Features**

- 3 bedrooms, including a spacious **primary suite** with walk-in closet, ensuite bath, and French doors leading to the back deck
- Gorgeous updated flooring throughout
- Living room with custom shelving and a built-in space ready for a pellet stove, wood stove, or gas stove—buyer's choice
- Large laundry room with built-in pantry shelving
- Kitchen with abundant cabinets, counter space, and windows overlooking the back deck
- Eat-in dining area with windows across the back and access to the deck
- Stunning **back deck (only 6 months old)** with built-in seating and a lower patio area, gutters and leaf guard also 6 months old (per sellers)
- Fenced yard areas: small section for pets/children plus a larger chain-link section separate from livestock fencing

### **Shop & Outbuildings**

- **Shop with concrete floors**, two roll-up doors, 220 outlets (great for a welder), heated/cooled room, and additional concrete work outside
- **Barn with lean-to**, started stalls, and a working corral beside it
- **Pond** in front of barn—perfect for livestock

### **Land & Improvements**

- Fully fenced with separate areas for livestock, pets, and play space
- Pasture suitable for horses or a couple of cows
- Mature shade trees provide a serene, private setting
- Smart siding, newer gutters, and a **new HVAC system (ductwork not replaced) per seller**
- All cattle panels remain with the property

### **Utilities**

- Water: Pfeiffer **Public Water**
- Electric: **Entergy**
- Internet/Cable: INDCO

- Trash: Independence County service (paid with yearly taxes)

This property is the perfect combination of a move-in ready home with modern updates and a setup for livestock, pets, and country living. Just minutes from Batesville and located near Beller Lake, it offers privacy with convenience. Current taxes on this home and 10 +/- acres is about \$142.00 a year and this includes the \$60.00 yearly fee for county trash pickup in which you will have your own trash can and they pick up weekly. Sellers are receiving a homestead credit so if this were to be your second home and you did not take advantage of this as your primary home, your taxes would be approximately \$1,100.00 per year.

At **Mossy Oak Properties Selling Arkansas**, we know that buying a home can feel overwhelming, especially if it's your first time. That's why we go above and beyond to make you feel welcome the moment you walk through our doors. Our office is right here in **Cave City, Arkansas, at 8111 North St. Louis Street**. We'll greet you with a smile, guide you back to the conference room, and connect you with trusted lenders—either by phone or Zoom—so you can explore financing options and start your homeownership journey with confidence.

We want every client to feel comfortable, respected, and heard. No question is ever a silly question. Whether this home is your **stepping stone, first home, or forever home**, we're here to walk with you every step of the way.

**Mossy Oak Properties Selling Arkansas** – [870-495-2123](tel:870-495-2123)

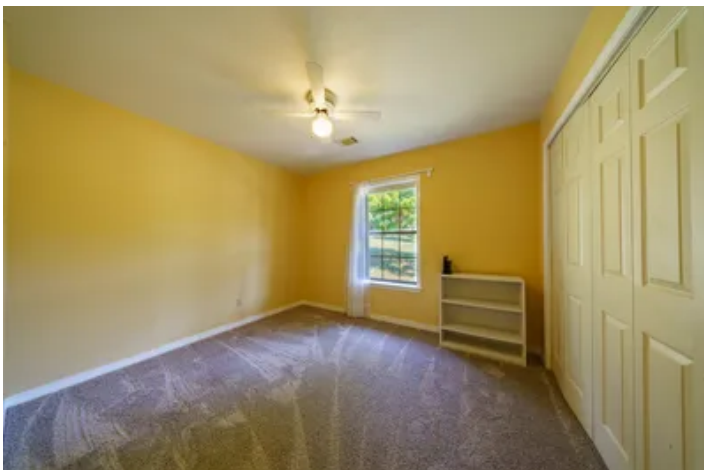
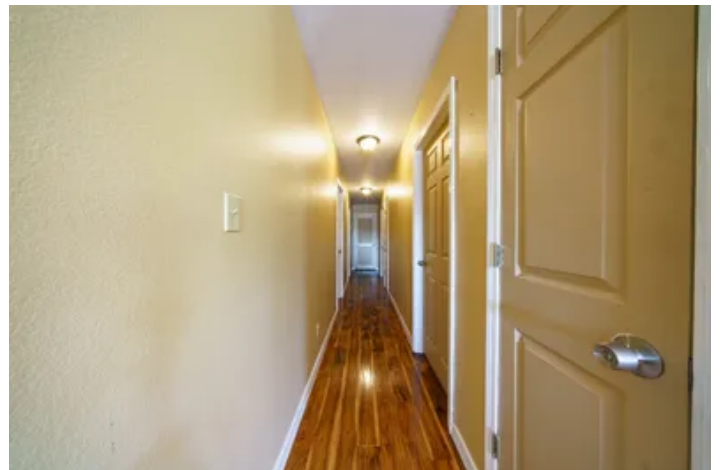
**Pamela Welch, Listing Agent** – [870-897-0700](tel:870-897-0700)

[www.WeSellArkansas.com](http://www.WeSellArkansas.com)

**Equal Housing Opportunity**

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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Pamela Welch

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## City / State / Zip

## NOTES

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**MORE INFO ONLINE:**

**wesellarkansas.com**

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**wesellarkansas.com**

## **DISCLAIMERS**

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