

Turnkey 300 +/- Acre Ozark Hunting Lodge with Proven
Food Plots, Stands & Lodge, Batesville, Arkansas
55, 65, & 125 B Rock Ln
Batesville, AR 72501

\$1,395,000
300± Acres
Independence County



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SUMMARY

Address

55, 65, & 125 B Rock Ln

City, State Zip

Batesville, AR 72501

County

Independence County

Type

Hunting Land, Recreational Land, Residential Property

Latitude / Longitude

35.891442 / -91.667535

Dwelling Square Feet

2850

Bedrooms / Bathrooms

6 / 3

Acreage

300

Price

\$1,395,000

Property Website

<https://www.mossoakproperties.com/property/turnkey-300-acre-ozark-hunting-lodge-with-proven-food-plots-stands-lodge-batesville-arkansas-independence-arkansas/93210/>



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PROPERTY DESCRIPTION

Premier 300+/- Acre Turnkey Ozark Hunting Lodge & Recreational Property | Batesville, Arkansas

If you are searching for a true, turnkey hunting property in the Arkansas Ozarks—one where the work has already been done—this **300 +/- acre tract just outside Batesville** is the real deal.

Located off **Sandtown Road and B Rock Road**, in a highly sought-after area, the property sits at the **dead end of the road**, offering complete privacy and seclusion while remaining just minutes from town. This combination of accessibility and isolation is extremely rare

A LODGE BUILT FOR HUNTERS

At the heart of the property sits an exceptional hunting lodge designed specifically for comfort, efficiency, and hosting. The lodge offers **two complete living quarters under one roof**, making it ideal for multiple families, large hunting parties, or corporate retreats.

Each side of the lodge includes its own living area, kitchen, bedrooms, and bathrooms, allowing groups to spread out while still enjoying a shared experience. A **wraparound porch on three sides** offers views of the surrounding timber and a perfect place to relax after a long day in the woods.

Connecting the lodge is a **central hallway and oversized mudroom/laundry room**—a hunter's dream. This space includes ample room for **hanging hunting clothes, storing boots, processing gear**, and features **direct exterior access**, allowing you to transition seamlessly from the field to indoors without tracking in the outdoors.

An additional **livable home near the entrance** provides extra sleeping quarters, guest space, or a future caretaker's residence.

THE LAND — BUILT FOR SERIOUS HUNTING

This property has been intentionally developed and managed for wildlife. A well-maintained **road and trail system allows access throughout the entire acreage by truck or ATV**, making it easy to hunt different areas depending on wind and conditions.

The land features:

- **Multiple established food plots**
- **Deer stands already in place**
- **Feeders set up and ready to go**
- **Cleared pasture areas converted to productive plots**
- **A creek running through the property**, providing a year-round water source
- **Extensive timber offering natural cover, travel corridors, and bedding areas**

Everything on this property is already established for the hunter. All deer stands and feeders will remain, making this a true **walk-in-and-hunt property**. All you need to do is arrive and decide **which stand you want to hunt**.

If you would like assistance, we are happy to help guide you on **what to plant in the food plots**, and can even help connect you with **local resources to assist in planting and maintaining them**.

The diversity of terrain—wooded ridges, creek bottoms, food plots, and open areas—creates ideal habitat for **whitetail deer and turkey**. This property supports a strong and healthy wildlife population and offers multiple hunting setups for both **archery and firearm seasons**.

During rainy seasons, the property truly comes alive, revealing **beautiful natural waterfalls** that add to the overall magic and uniqueness of the land. Several locations throughout the property provide **long-range scenic views**, making time in the stand just as rewarding as the hunt itself.

Be sure to check out the **wildlife photos**—with more coming soon.

TURNKEY & READY

With **stands, feeders, food plots, trails, lodging, and access already in place**, this is a **turnkey hunting property** in every sense of the word. Whether you're hosting family, friends, or clients, everything is ready to go on day one.

This is the kind of property that rarely hits the open market—**large acreage, proven hunting, a first-class lodge, and minutes from town**.

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

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

I would love to personally show you this property and take you for a ride through the land. Please enjoy the walkthrough and drone footage.

PLEASE STAY TUNED

If you like what you see, please stay tuned—we will soon be releasing a **virtual ride-along experience**, where you can **ride with us through the trails** and truly experience the beauty and scale of this incredible property. More footage coming soon.

Located off **Sandtown Road and B Rock Road**, in a highly sought-after area, the property sits at the **dead end of the road**, offering complete privacy and seclusion while remaining just minutes from town. **You are only approximately half a mile off pavement down B Rock Road (gravel) before reaching the first driveway on the property**, making access easy and convenient year-round. This combination of accessibility and isolation is extremely rare.

Equal Housing Opportunity. www.WeSellArkansas.com.

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Batesville, AR / Independence County



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LISTING REPRESENTATIVE

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City / State / Zip

NOTES

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wesellarkansas.com

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 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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