

**3 Bed 2 Bath Home, 18 +/- Acres, Extra Mobile, Shop,
Barn, Batesville, Arkansas**
2389 Newport Rd
Batesville, AR 72501

\$299,900
18± Acres
Independence County



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Batesville, AR / Independence County

SUMMARY

Address

2389 Newport Rd

City, State Zip

Batesville, AR 72501

County

Independence County

Type

Residential Property, Single Family

Latitude / Longitude

35.687624 / -91.546884

Taxes (Annually)

660

Dwelling Square Feet

1440

Bedrooms / Bathrooms

3 / 2

Acreage

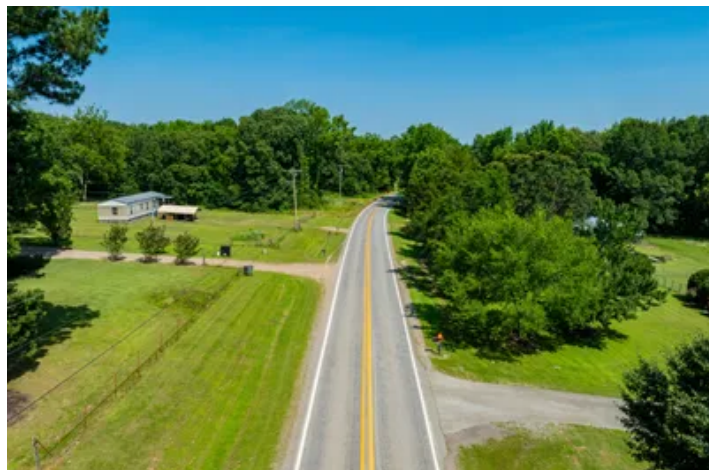
18

Price

\$299,900

Property Website

<https://www.mossyoakproperties.com/property/3-bed-2-bath-home-18-acres-extra-mobile-shop-barn-batesville-arkansas-independence-arkansas/82626/>



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PROPERTY DESCRIPTION

- **Batesville, AR Area — Country Home + Rental on 18+/- Acres with Shop, Barn & Screened Porch | Income-Producing, Hunt/ATV Ready**

Country living with built-in income. Just minutes from **Batesville, Arkansas**, this **18 +/- acre** Ozark property delivers a **3BR/2BA** main home, a **separate 2005 2BR/1BA mobile home (currently \$500/mo rent, per seller)**, a **20×30 wired shop, barn**, garden areas, and room to hunt, ride ATVs, and spread out.

The Main Home (approx. 1,440 sq ft)

Warm, well-kept, and functional. A **wood-burning fireplace** anchors the den; the **spacious kitchen** offers abundant counters, stainless appliances (electric range, vent-hood microwave, dishwasher), and plenty of storage. **Hardwood floors, updated windows**, and an **HVAC system installed ~3 years ago (per seller)** provide comfort and efficiency. Unwind on the **screened-in porch** overlooking mature trees. A **4-car attached carport** with a **central storage room** and a **metal roof** add practical durability.

The Rental (income potential)

A **2005 mobile home (approx. 1,024 sq ft), 2 bed / 1 bath, all electric**, positioned for privacy near the shop. **Currently rented at \$500/mo (per seller)**—ideal as steady income, a guest/extended-family home, or office.

Outbuildings & Land

- **20×30 shop** with **electric**—great for equipment, hobbies, or business storage
- **Barn** for additional storage or livestock projects
- **Garden spots** ready for planting
- **Old 16×32 pool frame** in place (needs liner/TLC)
- **750-gallon propane tank, generator, and ADT security system** included
- Mixed **woods & openings** out back—hunt whitetail, roam, and ride

Why Buyers Love This Setup

- **Live + Earn:** Use the mobile home as **rental income** or multi-gen flexibility
- **Work + Play:** Dedicated **shop**, reliable storage, and plenty of acres to use
- **Close to town:** Country privacy with quick trips to **Batesville** for schools, healthcare, shopping, and dining

Fast Facts

- **18 +/- acres** (wooded & open)
- **Main home:** ~1,440 sq ft • **3BR/2BA** • **fireplace** • **screened porch** • **4-car carport** • **metal roof**
- **Rental home:** 2005 **2BR/1BA**, ~1,024 sq ft, **\$500/mo** (per seller)
- **20×30 wired shop, barn, garden areas**
- **750-gal propane tank, generator, ADT**
- **Hunt/ATV friendly;** room to roam

Call Mossy Oak Properties Selling Arkansas today to schedule a showing!

Listed with **Pamela Welch**, your local land specialist

Call or Text: [870-897-0700](tel:870-897-0700)

Office: [870-495-2123](tel:870-495-2123)

Equal Housing Opportunity



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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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Mossy Oak Properties Selling Arkansas

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