

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

\$324,900
18± Acres
Independence County



3 Bed 2 Bath Home, 18 +/- Acres, Extra Mobile, Shop, Barn, Batesville, Arkansas
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

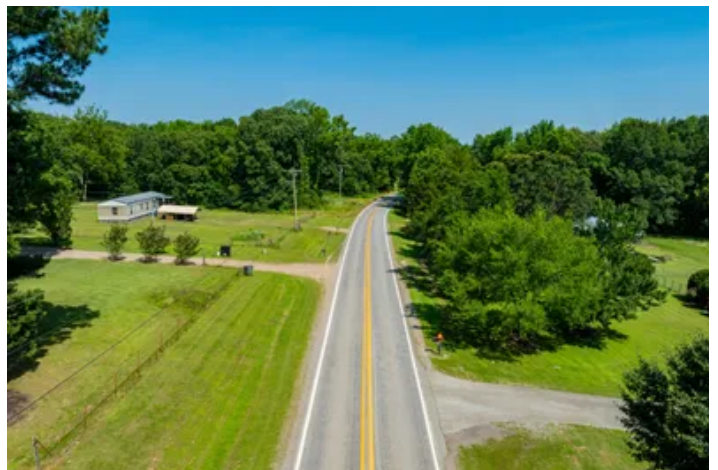
18

Price

\$324,900

Property Website

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



3 Bed 2 Bath Home, 18 +/- Acres, Extra Mobile, Shop, Barn, Batesville, Arkansas Batesville, AR / Independence County

PROPERTY DESCRIPTION

Country Living with Income Potential on 18± Acres

Just Outside of Batesville, AR

Main Home: 1,440 Sq Ft | 3 Bed | 2 Bath | Fireplace | 4-Car Carport

Rental Home: 2005 Mobile | 2 Bed | 1 Bath | 1,024 Sq Ft | Rented for \$500/mo

20x30 Shop | Barn | Garden Spots | Old Pool Frame | 750-Gallon Propane Tank

Welcome to your peaceful retreat in the country—just minutes outside of Batesville, Arkansas! This beautiful property sits on approximately 18 acres and includes **two homes**, a **shop**, a **barn**, **garden spots**, and plenty of room to roam, explore, hunt, or ride ATVs.

The main home is approximately **1,440 square feet** and offers a cozy, livable layout. Inside, you'll find a **wood-burning fireplace** in the den, a spacious **kitchen with lots of counter space**, **stainless steel appliances** including an **electric stove**, **vent hood microwave**, and **dishwasher**. Hardwood floors, updated windows, and an HVAC system installed around **3 years ago (per seller)** give the home both character and modern comfort.

Step out onto the **screened-in porch** right off the den—a great place to relax while taking in the views of mature trees surrounding the home. The **attached carport has space for 4 vehicles**, and includes a **storage room** in between parking bays. A **metal roof** adds durability to the structure.

On one side of the property, a **2005 mobile home** offers **2 bedrooms and 1 bath**, is **all electric**, and is currently rented out for **\$500/month**, providing immediate **income potential**. It sits near the **20x30 wired shop** with electricity, perfect for working on equipment, hobbies, or extra storage.

Behind both homes, the land opens up to **wooded acreage** ideal for **hunting, gardening, or simply enjoying nature**. There's an **old 16x32 pool structure** still in place (needs a new liner and some TLC), and a **750-gallon propane tank**, **generator**, and **ADT security system** are all included.

Highlights:

- 18± Acres with wooded and open areas
 - 1,440 sq ft main home with updates
 - 4-car attached carport + storage
 - 2005 2 bed, 1 bath mobile home (rented \$500/mo)
 - 20x30 shop with electric
 - Barn and garden spots
 - Former pool area still in place
 - Metal roof, hardwood floors, updated HVAC
 - 750-gallon propane tank, generator, ADT system
-

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)



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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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Mossy Oak Properties Selling Arkansas

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