

**2 bed 1.5 bath, fenced back yard,  
Batesville, AR, Independence County  
120 Short Road  
Batesville, AR 72501**

**\$99,500**  
**0.500 +/- acres**  
**Independence County**





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**Batesville, AR / Independence County**

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**SUMMARY**

**Address**

120 Short Road

**City, State Zip**

Batesville, AR 72501

**County**

Independence County

**Type**

Residential Property, Single Family

**Latitude / Longitude**

35.8581931 / -91.546948

**Taxes (Annually)**

299

**Dwelling Square Feet**

1116

**Bedrooms / Bathrooms**

2 / 1.5

**Acreage**

0.500

**Price**

\$99,500

**Property Website**

<https://www.mossyoakproperties.com/property/2-bed-1-5-bath-fenced-back-yard-batesville-ar-independence-county-independence-arkansas/19210/>



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### **Batesville, AR / Independence County**

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### **PROPERTY DESCRIPTION**

This is a 2 bedroom, with option to be 3 bedroom. There is a room off the kitchen that has the access to the back deck and is currently being used as another sitting room / sewing room. There is a large living room, a full bath with a tub / shower and 2 bedrooms. The kitchen is open to the dining room where you can put a large dining table! The laundry room also has a shower and toilet right off kitchen and also off the carport. There is a covered back deck with a wheelchair ramp off the back. The yard has so many mature shade trees it makes for a nice morning or evening to sit and enjoy your yard.

There is a little shed out back and a separate carport out front. This house sits down Hilly Village Road about 1 mile then go left onto short street and house is on the left. Between Cave City and Batesville, AR in Independence County. This would make a nice starter home or maybe a rental unit! This home can not close until after August 26th due to it is in probate. Listed with Mossy Oak Properties Strawberry River Land & Homes, 870-495-2123. Call Pamela Welch at 870-897-0700 to set up a time to view this home. Equal Housing Opportunity





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## Locator Maps





2 bed 1.5 bath, fenced back yard, Batesville, AR, Independence County  
Batesville, AR / Independence County

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## Aerial Maps





2 bed 1.5 bath, fenced back yard, Batesville, AR, Independence County  
Batesville, AR / Independence County

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Pamela Welch

**Mobile**

(870) 897-0700

**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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## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.





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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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**MOSSY OAK.  
PROPERTIES**  
Strawberry River Land & Homes  
*America's Land Specialist*