

1812+/- sq ft 3bd 2ba Home on 1+/- Acre
40 Chimney Rd
Batesville, AR 72501

\$187,000
1.140 +/- acres
Independence County



1812+/- sq ft 3bd 2ba Home on 1+/- Acre
Batesville, AR / Independence County

SUMMARY

Address

40 Chimney Rd

City, State Zip

Batesville, AR 72501

County

Independence County

Type

Residential Property

Latitude / Longitude

35.8283413 / -91.6093184

Dwelling Square Feet

1812

Bedrooms / Bathrooms

3 / 2

Acreage

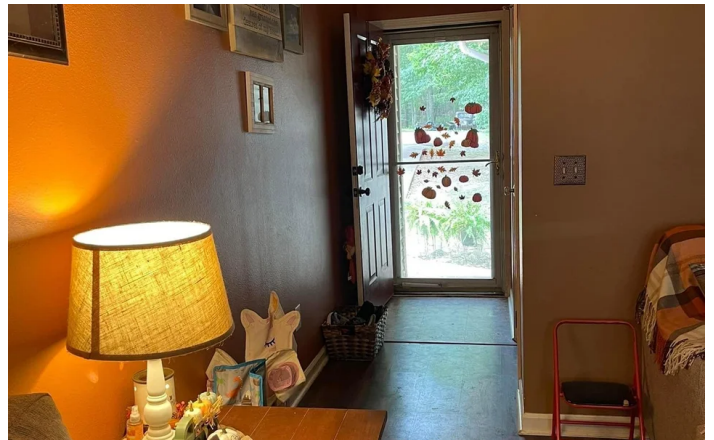
1.140

Price

\$187,000

Property Website

<https://www.mossyoakproperties.com/property/1812-sq-ft-3bd-2ba-home-on-1-acre-independence-arkansas/24809/>



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PROPERTY DESCRIPTION

Beautiful home place nestled on just a little over 1 acre in the Woodhaven Subdivision in Independence County between Cave City and Batesville. Just off highway 167 you get paved road access all the way to your front door. The house is 1812+/- sqft and has 3 bedrooms and 2 bathrooms with a huge back deck overlooking your backyard. Great spot for hanging out and grilling. As you come in the front door the tall living room area boasts a corner gas fireplace with lots of room for guests or everyday living. Off the living room is the large open kitchen area with LOTS of cabinet space and a dining room attached. Just as you enter the kitchen there is a HUGE double door pantry for all the goodies. The newly added room downstairs could become your new large entertainment area, office, bedroom, or kids play room. The washer and dryer is located in the corner of this room with added cabinet space and concrete floors. Great house located in a quiet subdivision only MINUTES from Batesville. Lots of shade during the summer with the tall trees surrounding the house making it private. The backyard has a chainlink fence and a small storage building. One of the many attributes of this property is it is an all natural gas home with the stove, fireplace, and hot water. That is ideal for these unpredictable North Arkansas winters.

This will be a highly sought after home so do not miss your opportunity to see this gem! Listed with Mossy Oak Properties Strawberry River Land and Homes- Jeremy Runyan. Equal Housing Opportunity!

Give me a call or text if you are interested and LET ME WORK FOR YOU!

CELL: 870-612-4530

Office: 870-495-2123



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Locator Maps



1812+/- sq ft 3bd 2ba Home on 1+/- Acre
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Aerial Maps



1812+/- sq ft 3bd 2ba Home on 1+/- Acre
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LISTING REPRESENTATIVE

For more information contact:



Representative

Jeremy Runyan

Mobile

(870) 612-4530

Email

jruncan@mossyoakproperties.com

Address

520 N Main

City / State / Zip

Cave City, AR 72521

NOTES



This image shows a single 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.



Mossy Oak Properties Strawberry River Land and Homes

520 N Main

Cave City, AR 72521

(870) 495-2123

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