

Cute 2 bed/2 bath house in the heart of Batesville,  
Arkansas  
1261 E College St  
Batesville, AR 72501

**\$139,900**  
0.240± Acres  
Independence County



**Cute 2 bed/2 bath house in the heart of Batesville, Arkansas**  
**Batesville, AR / Independence County**

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**SUMMARY**

**Address**

1261 E College St

**City, State Zip**

Batesville, AR 72501

**County**

Independence County

**Type**

Residential Property

**Latitude / Longitude**

35.776311 / -91.641501

**Taxes (Annually)**

204

**Dwelling Square Feet**

1432

**Bedrooms / Bathrooms**

2 / 2

**Acreage**

0.240

**Price**

\$139,900

**Property Website**

<https://www.mossyoakproperties.com/property/cute-2-bed-2-bath-house-in-the-heart-of-batesville-arkansas-independence-arkansas/41870/>



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### Batesville, AR / Independence County

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#### **PROPERTY DESCRIPTION**

Welcome to the market this super cute **2 bedroom/2 bathroom appx 1432 sq ft heated and cooled** home in the **heart of Batesville!** This home would make an excellent starter home or rental! In addition to the appx 1432 sq ft livable space, there is an attached 13' x 24' carport and an 11' x 8' screened-in porch that would make an excellent mudroom or extra storage. As you enter the home, you will see a laundry room and a complete bath combination. There is a dining area with built-in storage cabinets just off of the kitchen, which is separated by half wall. The living room is spacious and has great natural light! Just down the hall are the two bedrooms and updated full bathroom! This house has been lovingly updated with fresh paint recently.

Out back, there is an outbuilding that, with some TLC, could be an excellent workshop or storage area. The yard is chain link fenced, which would be perfect for your kids or pets. This house is located near the end of E College on a one-way street just off St. Louis! This home has a great location and is within walking distance to not one but TWO grocery stores (Kroger and Bill's Cash Saver) and several other places to shop and eat! ACT FAST! This one will NOT last long!

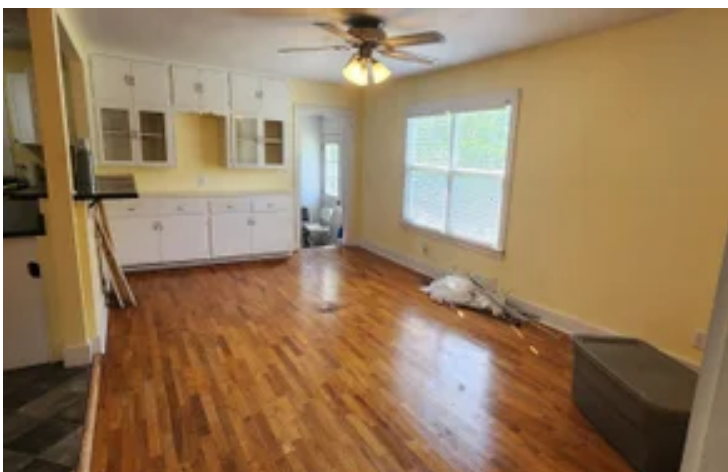
Proudly listed with Mossy Oak Properties, Strawberry River Land & Homes. **Call or text Listing Agent and Executive Broker Carrie Trepp** @ **870-897-7969** for your showing. [www.ArkansasLandAndHomes.us](http://www.ArkansasLandAndHomes.us). Equal Housing Opportunity.





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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Carrie Trego

## Mobile

(870) 897-7969

## Email

ctrego@mossyoakproperties.com

## Address

520 N Main

## City / State / Zip

Cave City, AR 72521

## NOTES



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

**MORE INFO ONLINE:**

**MossyOakProperties.com**

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**Mossy Oak Properties Strawberry River Land and Homes**

520 N Main  
Cave City, AR 72521  
(870) 495-2123  
[MossyOakProperties.com](http://MossyOakProperties.com)

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