

Exceptional 15± Acre Parcel – Utilities in Place, Multiple
Gated Entrances & Commercial Frontage!
Sweet Gum Street
Batesville, AR 72501

\$225,000
14.39± Acres
Independence County



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SUMMARY

Address

Sweet Gum Street

City, State Zip

Batesville, AR 72501

County

Independence County

Type

Undeveloped Land, Lot, Commercial, Business Opportunity,
Recreational Land

Latitude / Longitude

35.837525 / -91.59296

Taxes (Annually)

\$22

Acreage

14.39

Price

\$225,000

Property Website

<https://www.mossyoakproperties.com/property/exceptional-15-acre-parcel-utilities-in-place-multiple-gated-entrances-commercial-frontage-independence-arkansas/82929/>



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PROPERTY DESCRIPTION

Exceptional 14± Acre Parcel - Utilities in Place, Multiple Gated Entrances & Commercial Frontage!

Now offered at **\$225,000**, this versatile 14± acre tract in **Independence County near Batesville, Arkansas** is ready for your next opportunity - whether you're planning a **dream home, commercial venture, or a combination live/work property**.

Discover the perfect blend of privacy, accessibility, and opportunity with this 14.39± acre property located just between Batesville and Cave City. With all utilities already on site and established internal roads, this land is ready for whatever you envision-whether it's a scenic homestead, a recreational getaway, or your next commercial venture. There is a great view from the top of the hill that would make a gorgeous homesite.

Positioned with approximately **670± feet of commercial highway frontage**, you can place your business right off the road while building your home tucked back in the trees, where elevated views stretch for miles. The gently rolling terrain offers multiple build sites and tons of usable space.

Property Features:

- 14.39 +/- Acres with gently rolling topography
- City Water & Electric On Site
- Internal Road System - Easy access throughout
- Three Gated Entrances for privacy and security
- Commercial Frontage - Ideal for a business or live/work setup
- Short drive to Cave City's shops, dining, and schools
- Perfect for building, development, or recreation

This is a chance to own a utility-ready parcel in a high-potential area. Whether you're planning to build, invest, or escape, the groundwork is already done-just bring your vision.

Call or text [501-691-2600](tel:501-691-2600) to schedule a private tour.

Listed by **Sarah Perkins, Certified Land Specialist, Realtor, Executive Broker**

Mossy Oak Properties Selling Arkansas, Southside [870-569-4600](tel:870-569-4600) , Equal Housing Opportunity

Don't miss out on this unique opportunity-properties like this don't come around often!

Prime Build Site with All Utilities Ready

- Water and electricity are already **on the property**, saving significant time and expense when it comes to development.
- Several build spots are ideal for a **custom residence, modular home, cabin, or acreage estate**, with gently rolling terrain offering great drainage and ease of construction.

Spectacular Elevated Views

- From the top of the hill, you'll enjoy **expansive countryside views** - perfect for sitting a home on a scenic knoll that captures sunrises and sunsets.
- This elevation gives you the feel of privacy and natural beauty without sacrificing accessibility.

Commercial Frontage with Business Potential

- Part of this property features **commercial frontage**, opening the door for business use, investment, or a live/work setup.

- Easy access to the main road makes this parcel a great option for entrepreneurs, small business owners, or those looking to build a home with income-producing potential.

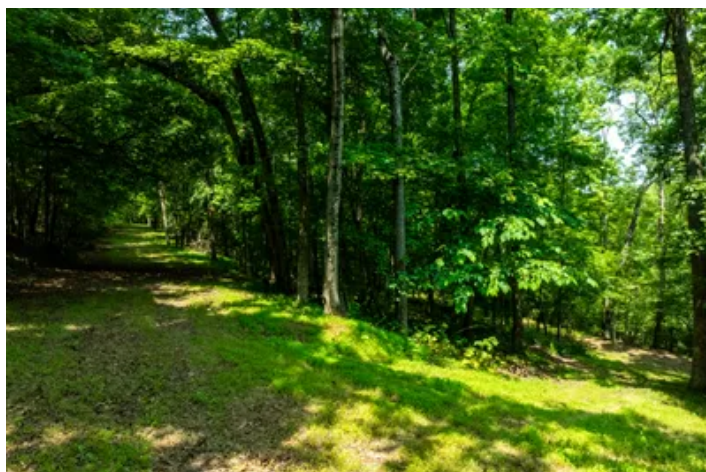
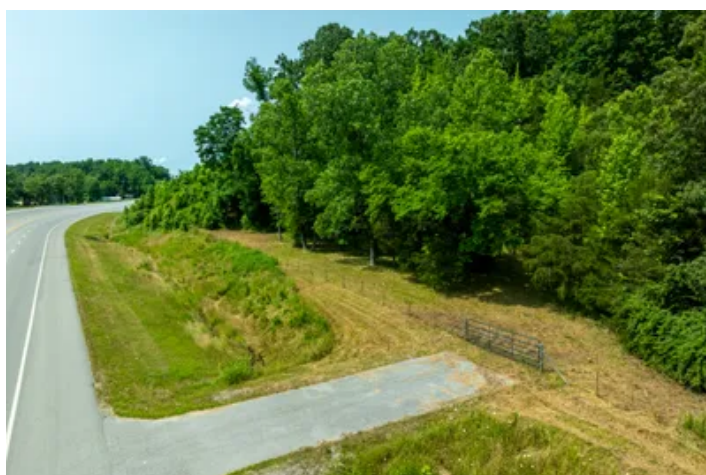
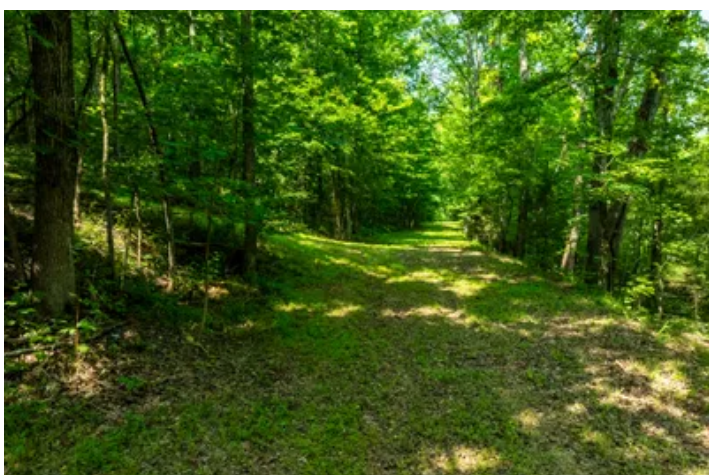
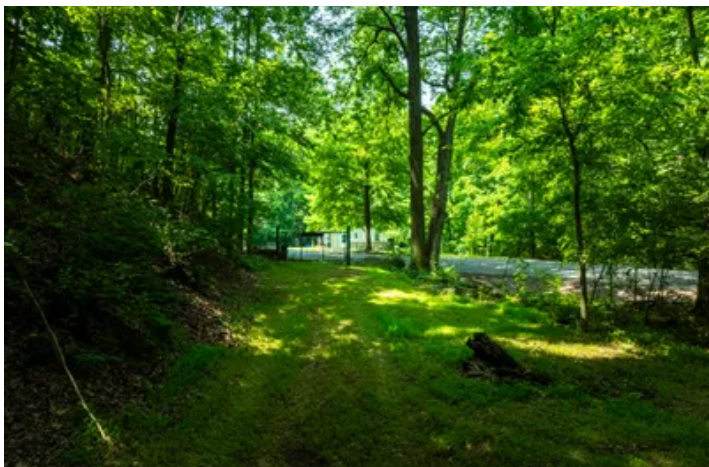
Multiple Gated Entrances & Privacy

- There are **three gated access points**, providing flexibility for traffic flow, equipment access, and privacy control.
- Each gate offers a secure entry.

Outdoor Living & Recreation

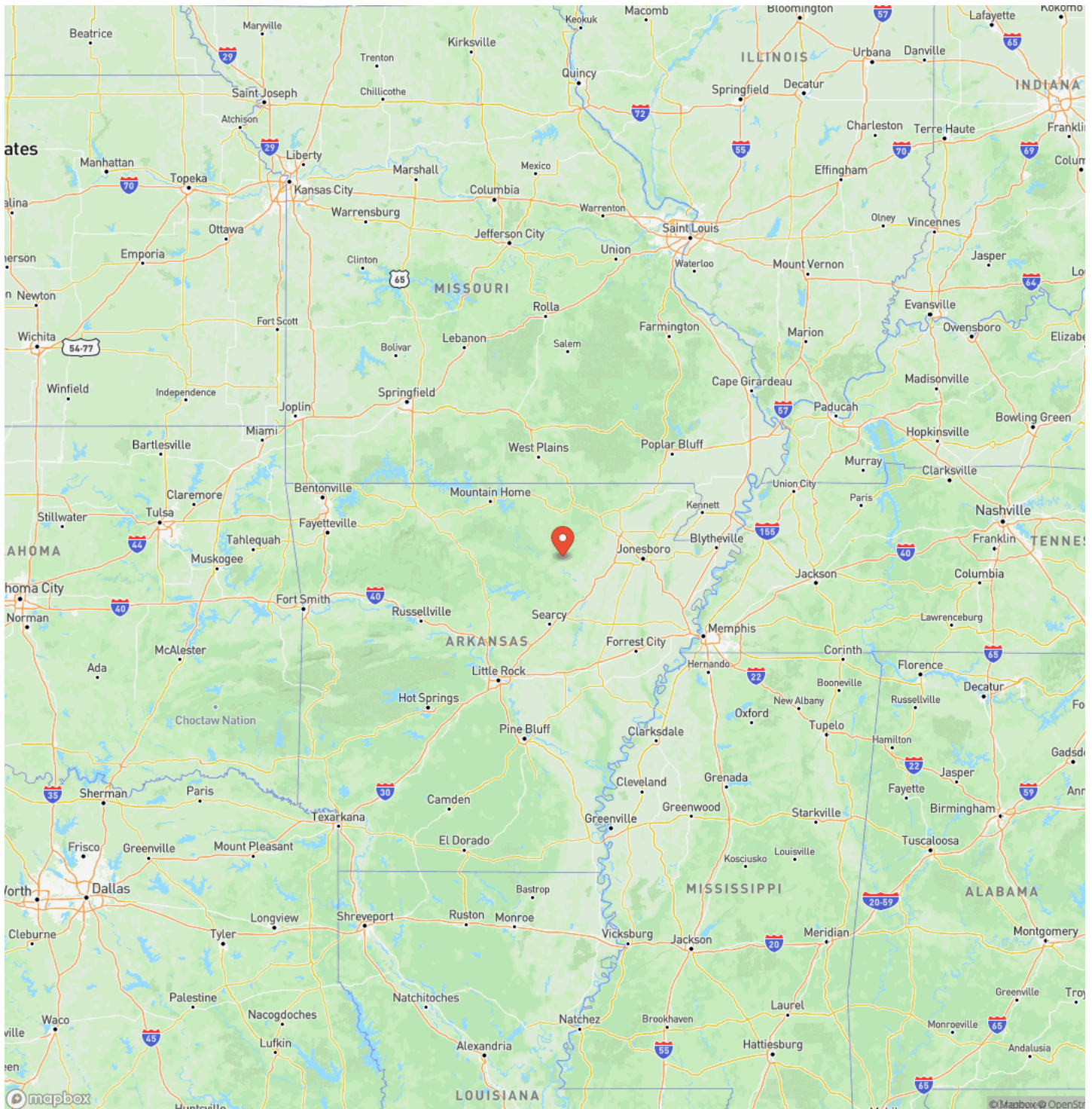
- The land offers ample space for **hunting, gardening, livestock, or outdoor living**, blending country tranquility with practical usability.
- This area of Arkansas is known for abundant wildlife, making it attractive for outdoor enthusiasts and homesteaders alike.

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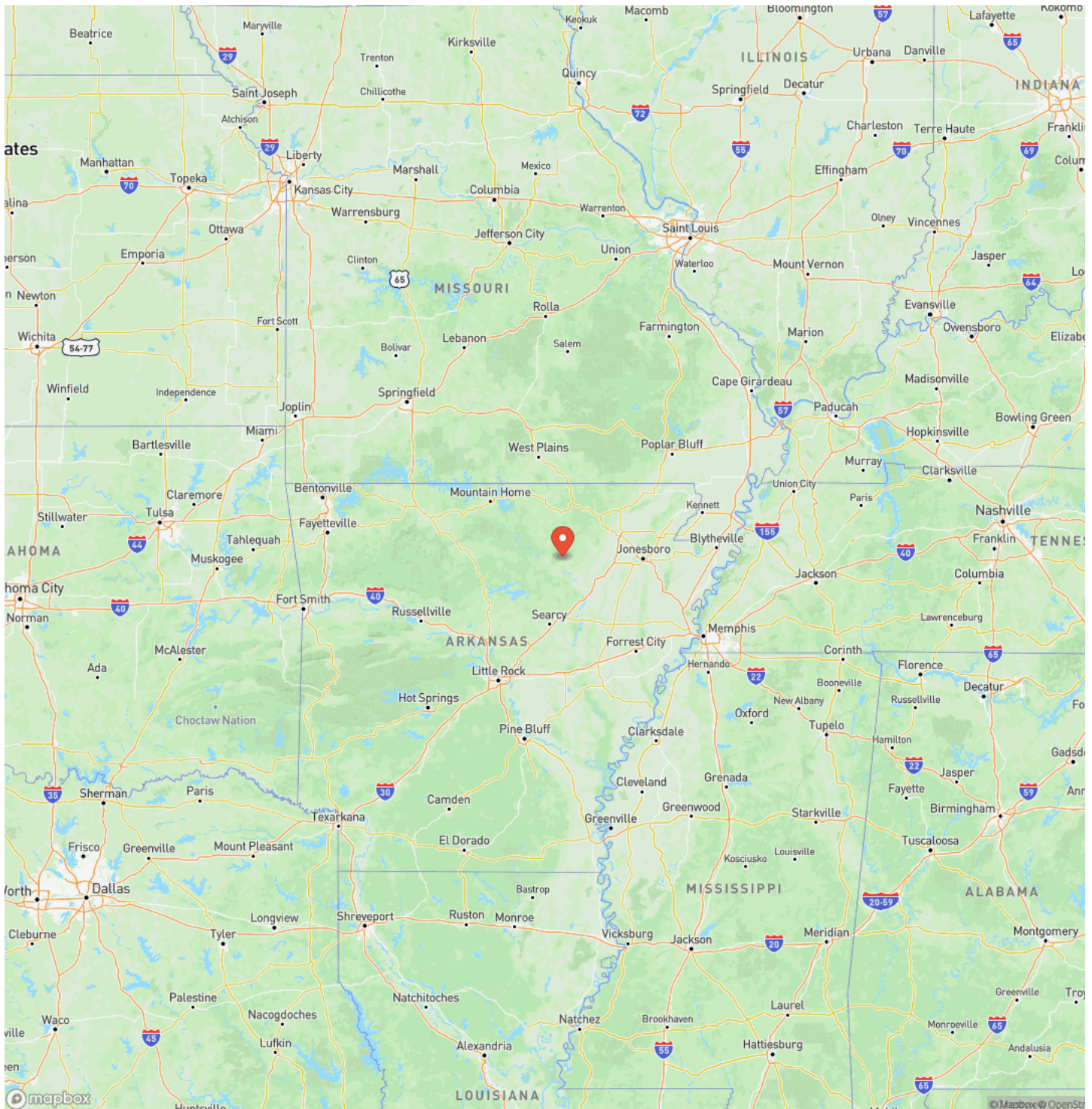
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Locator Map

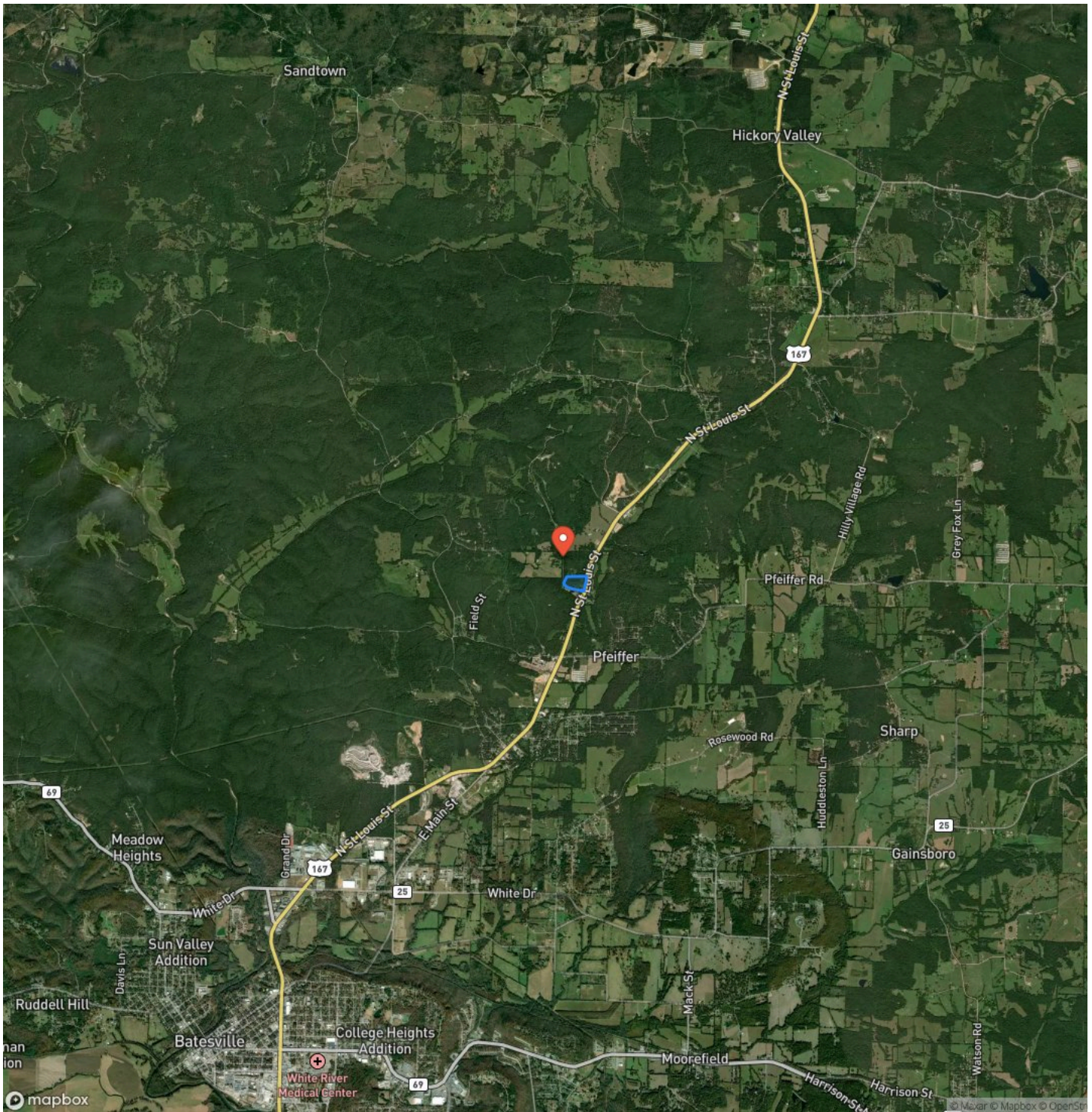


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Locator Map



Satellite Map



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LISTING REPRESENTATIVE

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City / State / Zip

Southside, AR 72501

NOTES

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MORE INFO ONLINE:

<https://wesellarkansas.com/>

This image shows a single sheet of white paper with horizontal blue 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

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Mossy Oak Properties Selling Arkansas

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Cave City, AR 72521

(870) 495-2123

<https://wesellarkansas.com/>

