

47.31 acres +/- in Cushman, AR, rolling hills and pasture
000 N Central Avenue
Batesville, AR 72501

\$283,860
47.31± Acres
Independence County



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Batesville, AR / Independence County**

SUMMARY

Address

000 N Central Avenue

City, State Zip

Batesville, AR 72501

County

Independence County

Type

Recreational Land, Farms, Undeveloped Land, Lot, Hunting Land

Latitude / Longitude

35.88177 / -91.751902

Acreage

47.31

Price

\$283,860

Property Website

www.mossyoakproperties.com



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PROPERTY DESCRIPTION

47.31 +/- Acres of Rolling Pasture & Beautiful Ozark Countryside Near Cushman, Arkansas

If you have been searching for a manageable piece of land with open pasture, rolling hills, beautiful views, and easy access, this 47.31 +/- acre tract in Independence County deserves a look.

Located in the Cushman area just outside Batesville, Arkansas, this property offers a beautiful mix of open pastureland, scattered mature trees, wooded draws, and gently rolling terrain. The land opens into broad pasture areas naturally divided by timber, giving the property character, privacy, and a variety of potential uses.

THE LAND

The larger central pasture provides plenty of usable ground for livestock, hay production, recreation, or a future homesite, with additional open areas extending throughout the property.

Mature trees and wooded sections follow portions of the lower ground and property boundaries, creating natural separation, shade, wildlife cover, and attractive transitions between the open areas.

The rolling elevation also creates multiple potential building locations where a future home, cabin, or barndominium could take advantage of the surrounding countryside views.

EXCELLENT ACCESS & ROAD FRONTAGE

This property offers excellent accessibility with extensive frontage along a paved roadway that follows a large portion of the tract.

The amount of road frontage provides convenient access to different areas of the property and may offer flexibility for future entrances or division of the land, subject to county requirements and approvals.

You can enjoy the quiet setting and acreage without sacrificing convenient paved-road access.

FARM - HOMESITE - RECREATION

With approximately 47 acres, this tract offers enough land to truly enjoy and use without the upkeep of a much larger farm.

Possible uses include:

- Cattle, horses, or other livestock
- Hay or pasture ground
- Private homesite or barndominium
- Small farm or homestead
- Hunting and recreational use
- ATV or side-by-side riding
- Weekend retreat
- Long-term land investment

The combination of pasture and timber also creates good recreational potential. Wooded draws and tree lines provide natural wildlife cover and travel corridors, while the open ground offers opportunities for food plots, additional pasture improvements, or other land-management projects.

LOCATION

Located in Independence County near Cushman and Batesville, this property offers a peaceful rural setting while keeping everyday conveniences within a reasonable drive.

Batesville provides shopping, restaurants, medical facilities, schools, and other services, while Mount Pleasant and Melbourne are also easily accessible from the area.

Whether you are looking for a small cattle farm, horse property, hunting tract, private homesite, recreational getaway, or simply a beautiful piece of Arkansas land to own and enjoy, this property offers plenty of possibilities.

PROPERTY HIGHLIGHTS

- 47.31 +/- acres
 - Open pasture
 - Beautiful rolling terrain
 - Mature trees and wooded draws
 - Excellent paved-road frontage
 - Multiple potential homesite locations
 - Room for cattle, horses, or other livestock
 - Hunting and recreational potential
 - Natural wildlife habitat and travel corridors
 - Convenient to Cushman, Batesville, Mount Pleasant, and Melbourne
 - Excellent combination of usability, privacy, and accessibility
-

EXPERIENCE THE MOSSY OAK PROPERTIES DIFFERENCE

At Mossy Oak Properties Selling Arkansas Southside, we know land, homes, farms, recreational properties, and everything in between. Our team combines local knowledge, professional marketing, and hands-on service to help buyers and sellers navigate every step of the real estate process with confidence.

Whether you are buying your first home, searching for the perfect piece of land, expanding your farm, or preparing to sell a property you have owned for generations, we are here to provide honest guidance, strong representation, and the attention your property deserves.

When you work with Mossy Oak Properties Selling Arkansas Southside, you are working with a local team that understands the land, the market, and the people who call Arkansas home.

Proudly listed with Mossy Oak Properties Selling Arkansas - Southside Branch, [870-569-4600](tel:870-569-4600).

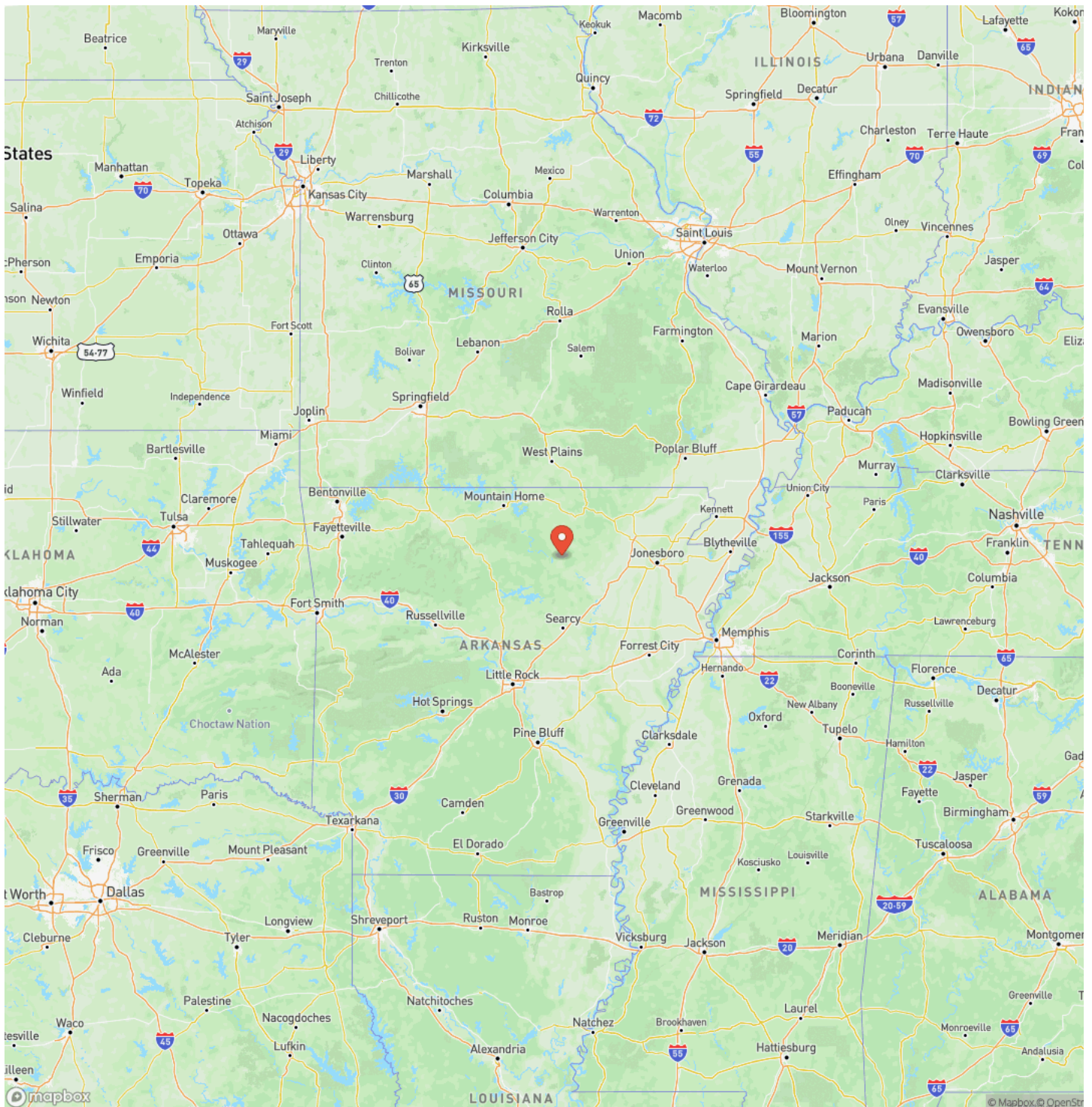
Listing Agent and Executive Broker, Sarah Perkins, Call or text [501-691-2600](tel:501-691-2600) for more information or to schedule a showing. Equal Housing Opportunity, www.WeSellArkansas.com.

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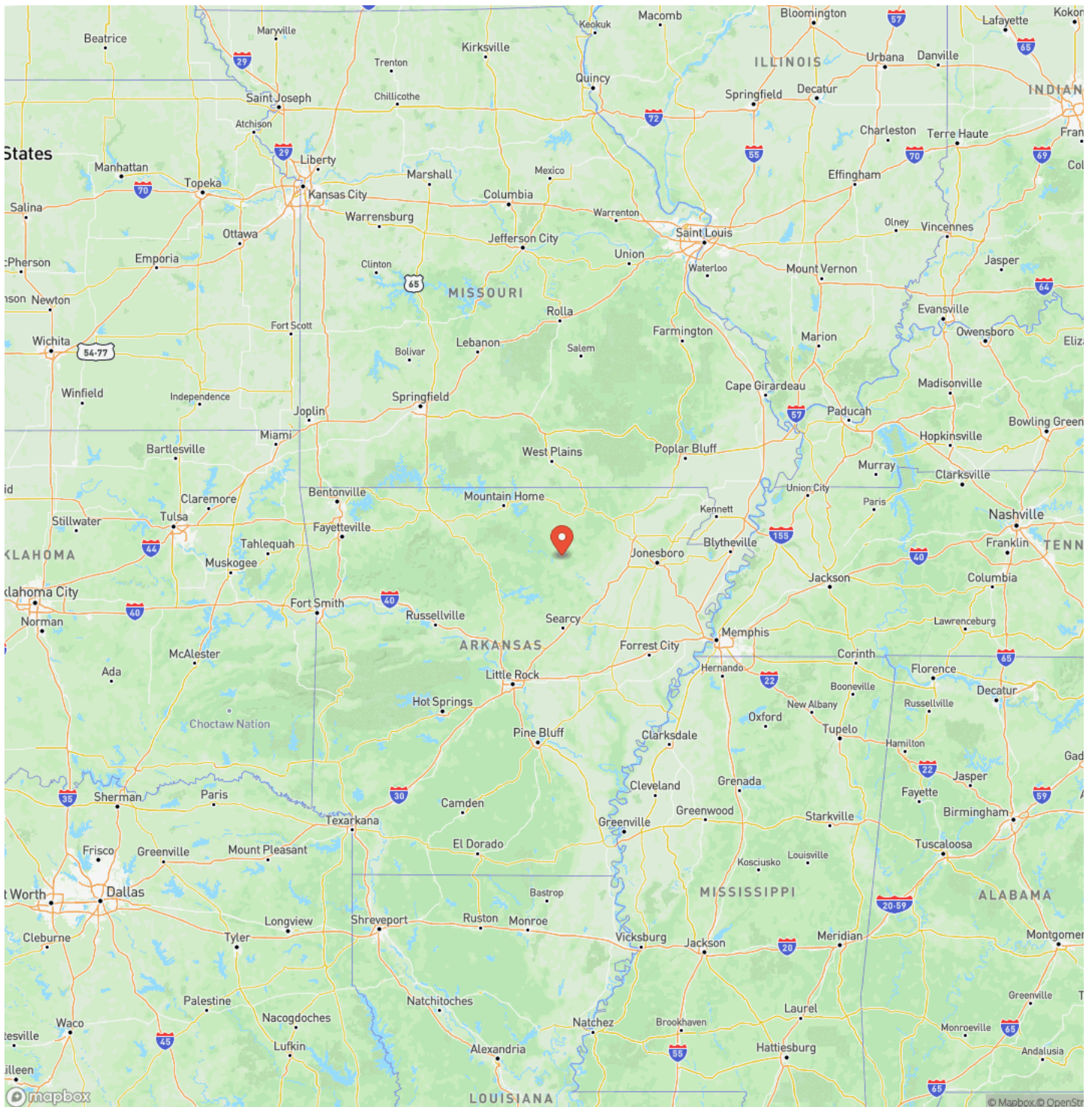
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Locator Map



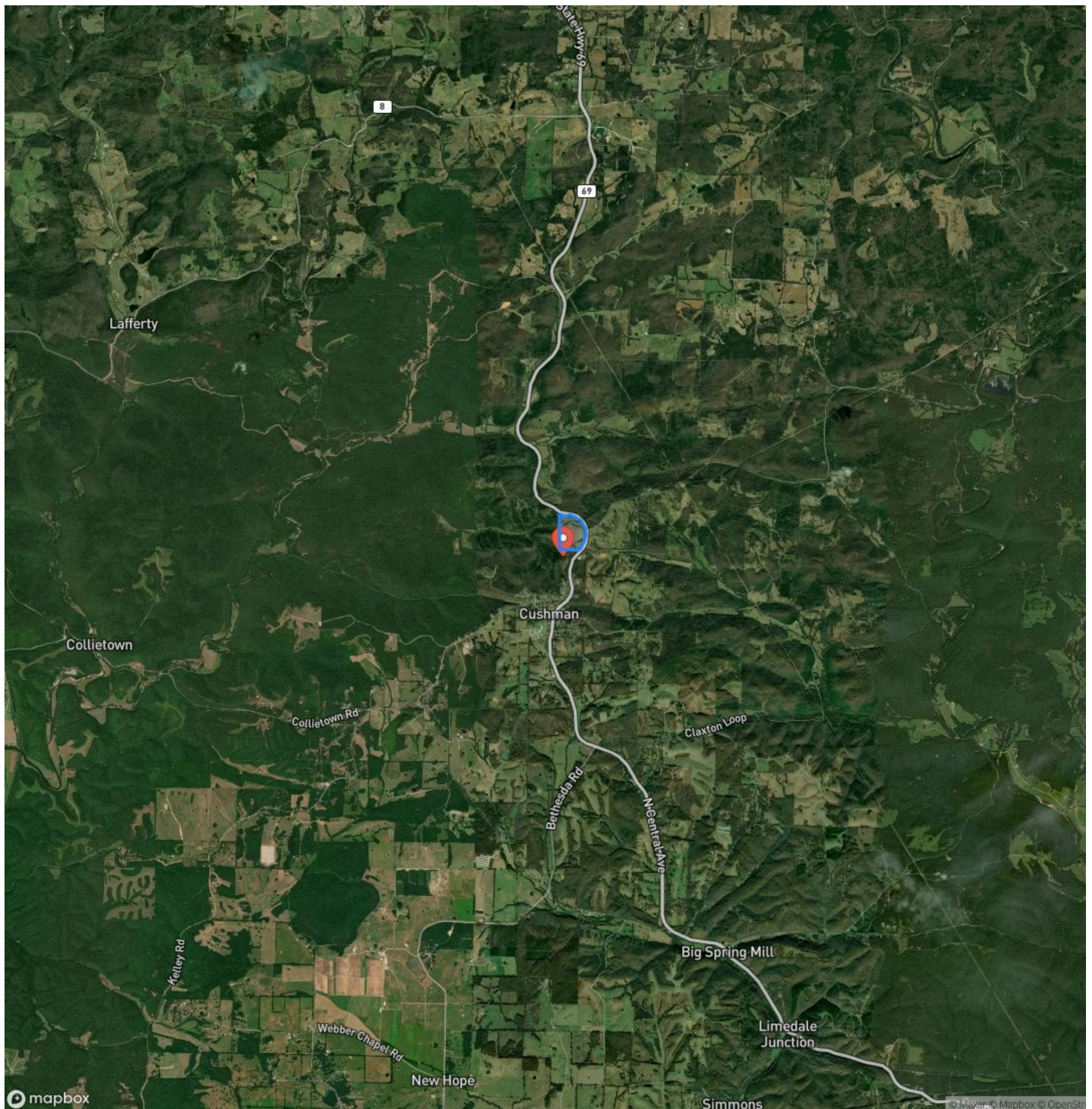
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Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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NOTES

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