**HOME ON 8.11 +/- AC NEAR THE WHITE RIVER | POND, COUNTRY LIVING & EXCEPTIONAL FISHING AND HUNTING | ROSIE, ARKANSAS**

**220 Capshaw Road**
**Rosie, AR 72501**

**$379,999**
**8.11± Acres**
**Independence County**

MOSSY OAK PROPERTIES
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America's Land Specialist



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**https://wesellarkansas.com/**

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**Rosie, AR / Independence County**

## SUMMARY

**Address**
220 Capshaw Road

**City, State Zip**
Rosie, AR 72501

**County**
Independence County

**Type**
Residential Property

**Latitude / Longitude**
35.669871 / -91.543772

**Taxes (Annually)**
$905

**Dwelling Square Feet**
1,683

**Bedrooms / Bathrooms**
3 / 2

**Acreage**
8.11

**Price**
$379,999

**Property Website**
www.mossyoakproperties.com

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**Rosie, AR / Independence County**

## PROPERTY DESCRIPTION

**MODERN EFFICIENT LIVING - 8 +/- ACRES MINUTES FROM THE WHITE RIVER!**
**220 Capshaw Road | Rosie, Arkansas | Independence County**
This modern black metal home makes a statement the moment you pull in. Dark metal siding and a matching metal roof give it a clean, modern look. The full-length covered front porch is made for morning coffee, and with no light pollution, it's the perfect spot to watch the stars come out every night. Inside, sealed concrete floors are tough, easy to clean, and stay cool in summer, while the double-insulated walls keep the home comfortable and efficient year round.

You'll find 9' ceilings, walls of windows, detailed trim work, custom cabinets, and a wood-burning fireplace. Outside, there's a pond, mature pecan trees, an established garden spot, and an oversized parking area with room for trucks, trailers, boats, or a shop!

When it's time to get on the water, the White River is just minutes away. Whether you're searching for a peaceful country home, a base camp for fishing and hunting, or a short-term rental, this property delivers.

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**Property Highlights**

- 8.11 +/- acres on both sides of the road
- 3-bedroom, 2-bath barndominium-style metal home
- Approximately 1,683 +/- sq. ft.
- **Built in 2021**
- **Pond on the property**
- **Established garden spot and large pecan trees**
- Oversized parking area with room for a shop
- Double-insulated home
- Underground power to the home from the road
- City water and septic
- Lots of outdoor power, plus an outdoor instant hot water faucet
- Bike hangers
- Room for expansion
- Privacy and no light pollution
- **Southside School District**

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**Interior Features**
This home is finished with details you will notice the moment you walk in:

- 9' ceilings throughout
- 8' sliding glass door and lots of windows for natural light
- Detailed trim work with (2) transom windows
- Custom cabinets
- Gas 38" stove range with Vent-A-Hood, a cook's dream
- Wood-burning fireplace
- Gas tankless water heater
- Newly resealed concrete floors
- Smart locking system and Ecobee thermostat
- Central heat and air

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**What's Nearby**
Rosie sits in the heart of White River country, one of the best corners of North Central Arkansas for anglers and hunters, and it's still a short drive to Southside and Batesville. That means:

- **Salado Creek Boat Access**, an Arkansas Game and Fish boat ramp on the White River, about a mile up the road
- **River Ridge Access**, a boat ramp on the White River in the River Ridge subdivision, about 2.5 miles away
- **Oil Trough Access** on Hwy 122 and the **Mark House Memorial Boat Ramp** at Kennedy Park in Batesville, both a short drive away
- White River fishing for largemouth, spotted bass, walleye, sauger, and catfish
- Public hunting nearby at **Jamestown WMA**, **Departee Creek WMA**, and the 17,000 +/- acre **Henry Gray/Hurricane Lake WMA**, one of Arkansas's best-known destinations for duck and deer hunting
- Easy access to Southside, Cedar Ridge, and Batesville schools, plus shopping, dining, and White River Medical Center

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**Why This Property Stands Out**

Newer construction with this level of finish is hard to find on acreage in Independence County, and it's even harder to find this close to the White River. Between the pond, the pecan trees, the garden spot, and the room to expand, this property offers the kind of privacy and lifestyle today's buyers are looking for. It's all wrapped in a home built tight, efficient, and ready to move into. At the end of the day, you can sit back and watch the stars light up a sky.

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**Proudly listed with Mossy Oak Properties Selling Arkansas Southside, 870-569-4600.**

**Sarah Perkins, Realtor and Executive Broker, 501-691-2600. Equal Housing Opportunity. www.WeSellArkansas.com.**

## LISTING REPRESENTATIVE

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## NOTES

**NOTES**

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