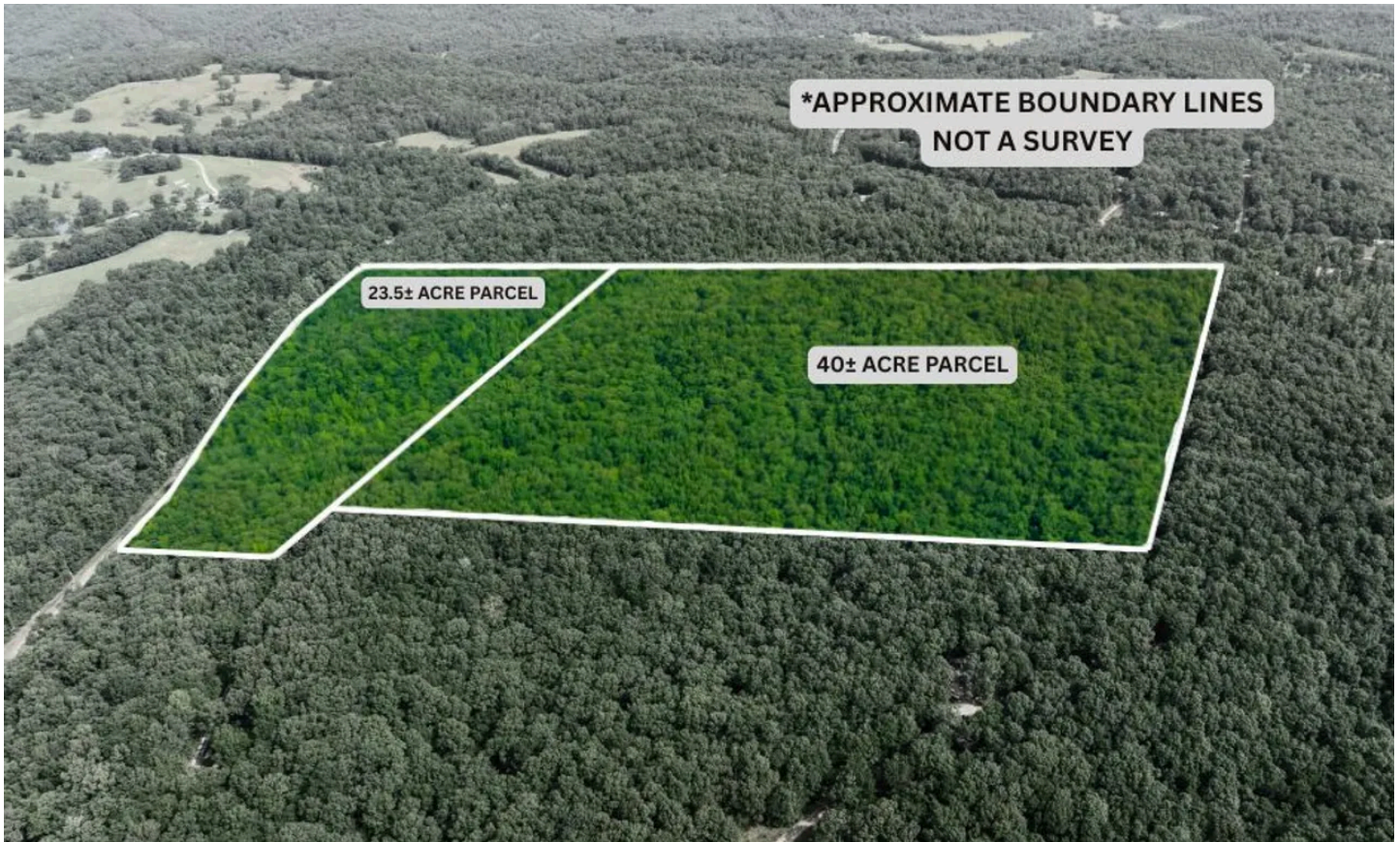


66 +/- acres off Cave Creek Road close to Subdivision
with Utilities
000 Cave Creek Road
Batesville, AR 72501

\$320,000
65.97± Acres
Independence County



**66 +/- acres off Cave Creek Road close to Subdivision with Utilities
Batesville, AR / Independence County**

SUMMARY

Address

000 Cave Creek Road

City, State Zip

Batesville, AR 72501

County

Independence County

Type

Recreational Land, Lot, Undeveloped Land, Hunting Land

Latitude / Longitude

35.83017 / -91.610907

Taxes (Annually)

\$62

Acreage

65.97

Price

\$320,000

Property Website

<https://www.mossoakproperties.com/property/66-acres-off-cave-creek-road-close-to-subdivision-with-utilities/independence/arkansas/82930/>



66 +/- acres off Cave Creek Road close to Subdivision with Utilities Batesville, AR / Independence County

PROPERTY DESCRIPTION

63.50 Acres of Prime Land - Minutes from Batesville, Arkansas

Discover the perfect blend of privacy, convenience, and natural beauty on this **63.50-acre** property located between Batesville and Cave City, Arkansas. Whether you're looking for a private retreat, hunting paradise, or development opportunity, this land has it all. Utilities are already close - water and electric immediately adjacent - giving this 66± acre property true build-ready potential for your home, cabin, or dream estate. This property is in two separate parcels, so you could split it up however you'd like.

Key Features:

- **Utilities** - City water and electricity are conveniently close, ready for your dream home, cabin, or development.
- **Excellent Hunting** - Abundant wildlife makes this property a hunter's dream.
- **Ultimate Privacy** - Enjoy the peace and quiet of rural living while still being close to town.
- **Development Potential** - Located near an established subdivision, this land could be perfect for future residential development.
- **Easy Access** - Just a short drive from Batesville or Cave City, offering the perfect balance of seclusion and convenience.

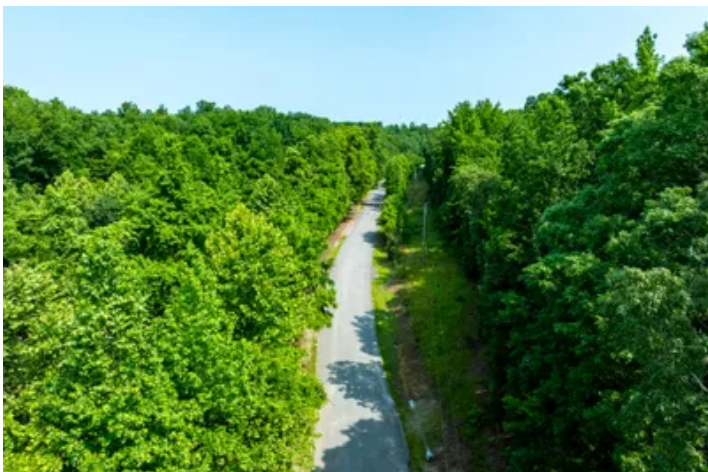
Whether you're an investor, an outdoorsman, or someone looking for a scenic place to build, this property is a rare find in a growing area. Don't miss this opportunity to own a beautiful piece of Arkansas land with **endless possibilities**.

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

Call or text Listing Agent and Local Land Specialist, **Sarah Perkins** at [501-691-2600](tel:501-691-2600) for a tour or more information.

Equal Housing Opportunity. www.WeSellArkansas.com.

66 +/- acres off Cave Creek Road close to Subdivision with Utilities
Batesville, AR / Independence County



66 +/- acres off Cave Creek Road close to Subdivision with Utilities
Batesville, AR / Independence County

Locator Map



66 +/- acres off Cave Creek Road close to Subdivision with Utilities
Batesville, AR / Independence County

Locator Map



66 +/- acres off Cave Creek Road close to Subdivision with Utilities
Batesville, AR / Independence County

Satellite Map



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.

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