

2 +/- Acres, Ready to build on, Batesville, Arkansas  
00 Trinity Grove Lane  
Batesville, AR 72501

**\$35,000**  
2± Acres  
Independence County



**2 +/- Acres, Ready to build on, Batesville, Arkansas**  
**Batesville, AR / Independence County**

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**SUMMARY**

**Address**

00 Trinity Grove Lane

**City, State Zip**

Batesville, AR 72501

**County**

Independence County

**Type**

Lot

**Latitude / Longitude**

35.792418 / -91.567284

**Acreage**

2

**Price**

\$35,000

**Property Website**

<https://www.mossoakproperties.com/property/2-acres-ready-to-build-on-batesville-arkansas/independence/arkansas/102243/>



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### PROPERTY DESCRIPTION

#### 2 +/- Acres - Build-Ready Land Just Minutes from Town

Looking for the perfect spot to build without sacrificing convenience? This **2 +/- acre parcel** offers a prime, build-ready homesite just minutes from town-giving you the best of both worlds: peaceful surroundings with quick access to everything you need.

The property provides plenty of space for your dream home. Whether you're ready to build now or planning for the future, this land is a great opportunity to create exactly what you want.

Enjoy the ease of being close to schools, shopping, dining, and the Batesville Community Center & Aquatic Center, while still having room to spread out and make it your own.

If you've been searching for a manageable piece of land in a great location, this one checks all the boxes.

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

Call or text **Sarah Perkins** at [501-691-2600](tel:501-691-2600) for more information or to schedule a showing.

Equal Housing Opportunity. [www.WeSellArkansas.com](http://www.WeSellArkansas.com).

At **Mossy Oak Properties Selling Arkansas**, you are always welcome. Whether you stop by our office or schedule a private appointment, you'll be greeted by a friendly, knowledgeable team ready to assist you. If you prefer a quieter, more private setting, we are happy to meet with you at our conference table and connect you with trusted lenders who can help, whether you're purchasing a home, farm, recreational land, or beginning your investment journey.

With **flexible hours** to fit your schedule, we're here when you need us.

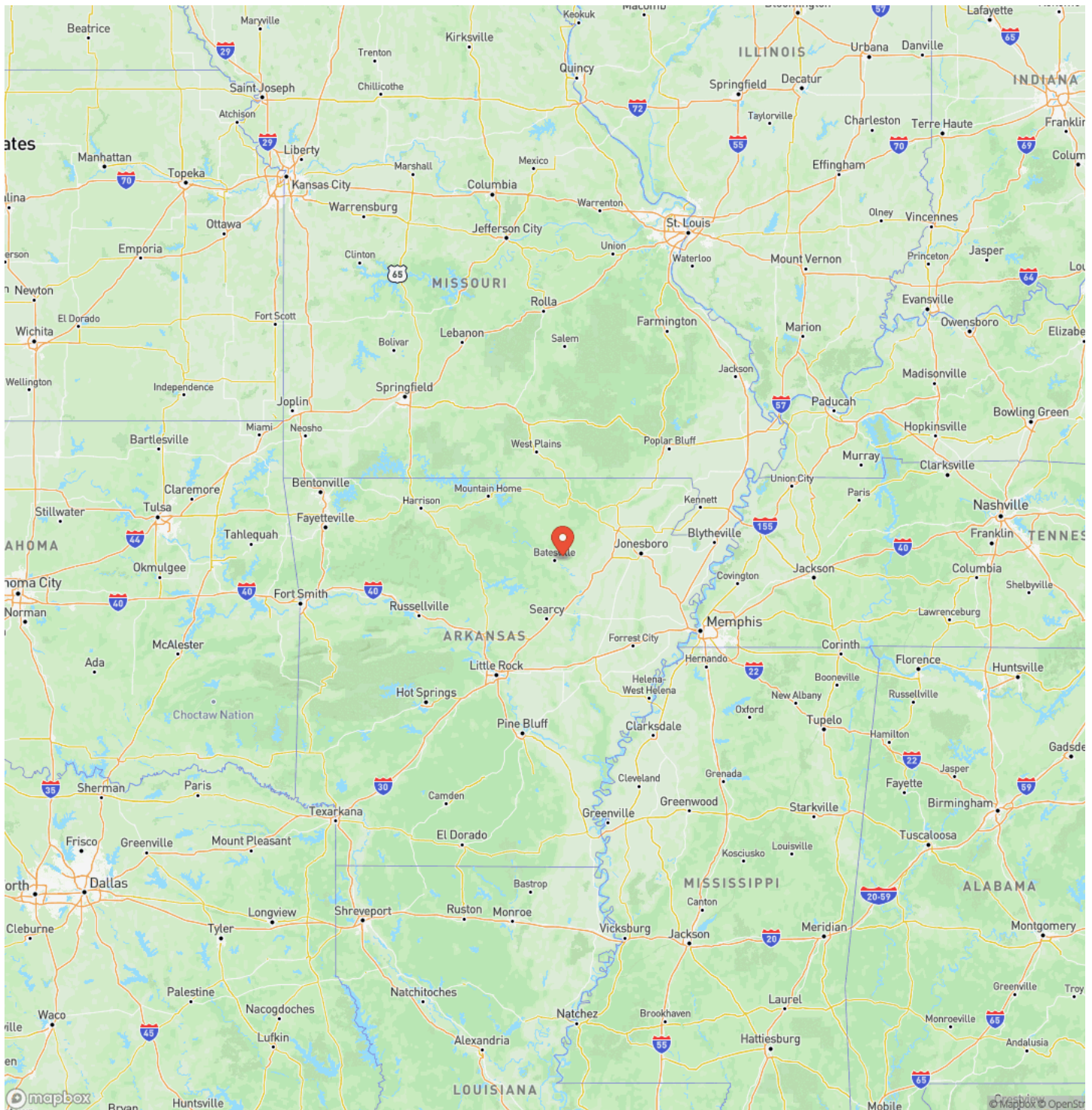
Call to set up an appointment at [870-569-4600](tel:870-569-4600) or stop by and see me at the office at **1187 Batesville Blvd, Southside, Arkansas**.

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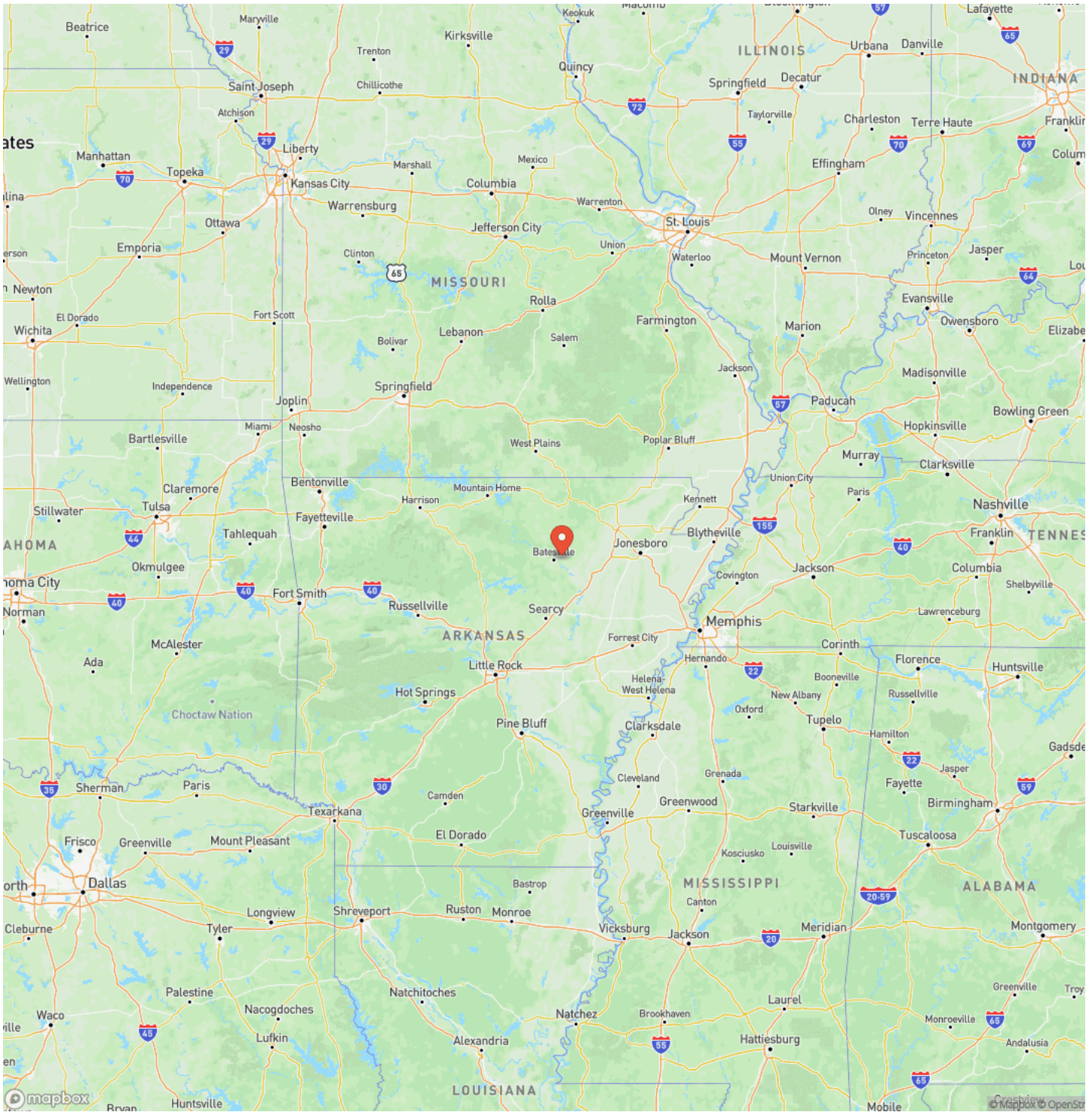
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## Locator Map



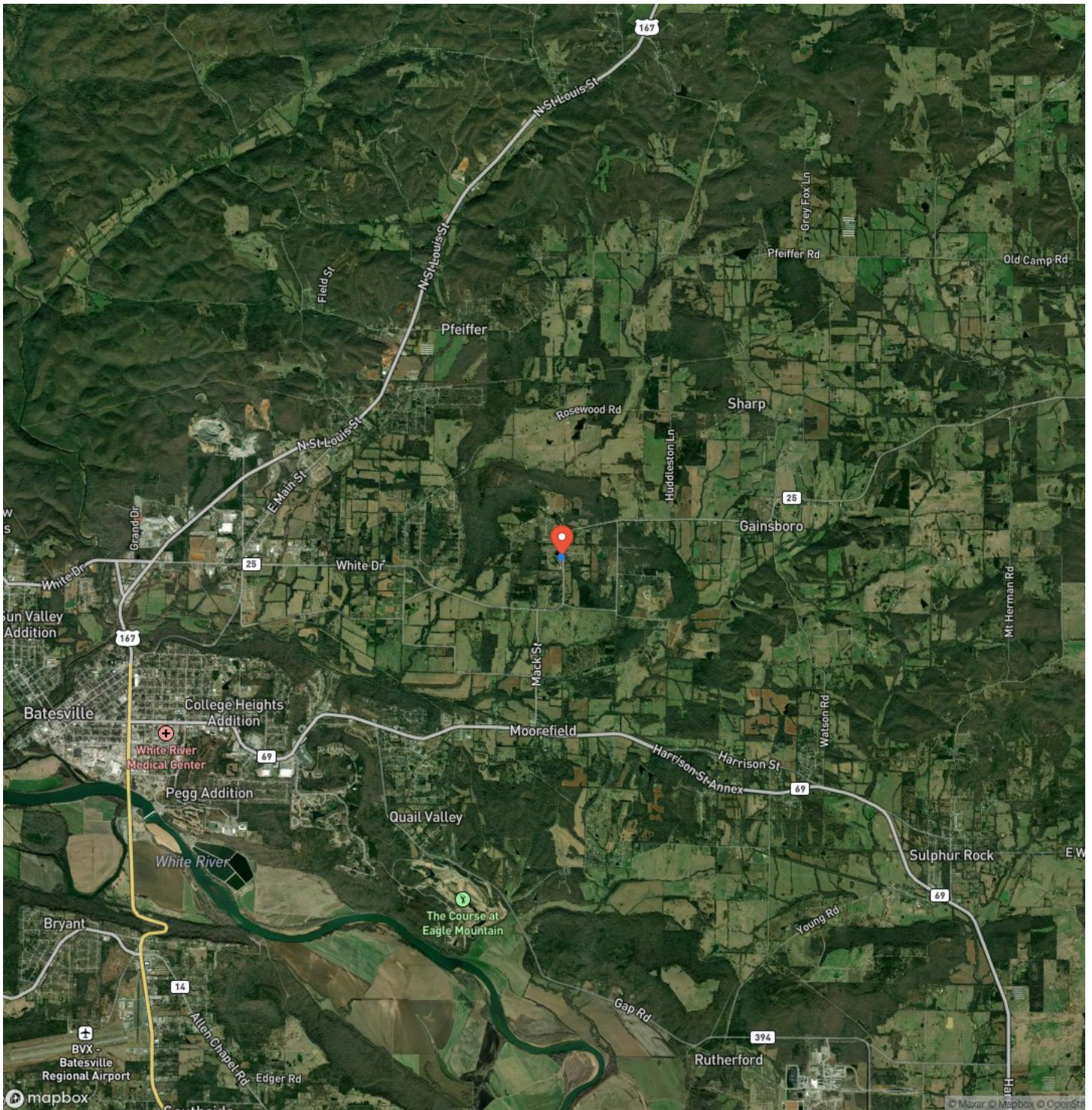
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# Locator Map



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## 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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**Mossy Oak Properties Selling Arkansas**

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