

Prime 75 +/- Acres of Livestock-Ready Farmland in
Independence County
Wildwood
Batesville, AR 72501

\$412,500
75± Acres
Independence County



**Prime 75 +/- Acres of Livestock-Ready Farmland in Independence County
Batesville, AR / Independence County**

SUMMARY

Address

Wildwood

City, State Zip

Batesville, AR 72501

County

Independence County

Type

Farms, Undeveloped Land, Recreational Land

Latitude / Longitude

35.708157 / -91.493903

Acreage

75

Price

\$412,500

Property Website

<https://www.mossoakproperties.com/property/prime-75-acres-of-livestock-ready-farmland-in-independence-county/independence/arkansas/106190/>



PROPERTY DESCRIPTION

75 +/- Acres of Prime Farmland Close to Batesville - Independence County, AR

Welcome to this rare opportunity to own approximately 75 +/- acres of pastureland just outside of Batesville, Arkansas. Properties like this are becoming increasingly difficult to find — especially acreage that offers both agricultural use and convenient access to town.

Currently being utilized for cattle, this fenced property is well-suited for livestock, farming, or future homestead opportunities. The land features open pastureland, a small pond, and a nearby creek with optional access, providing excellent water access for livestock and wildlife while enhancing the natural beauty of the property.

Property Highlights:

- Approximately 75 +/- acres (survey needed)
 - Fenced and currently running cattle
 - Small pond on the property
 - Creek nearby (optional access)
 - Ideal for livestock, farming, or future homesite
 - Beautiful rural setting with easy access to town
 - Hard-to-find farmland close to Batesville
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Location & Convenience:

Enjoy the peace and privacy of country living while remaining close to everyday conveniences:

- Short drive to Batesville, Arkansas
 - Easy access to shopping, dining, and schools
 - Convenient access to local highways
 - Located in a desirable area of Independence County
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Outdoor Recreation & Lifestyle:

North Central Arkansas is known for its beautiful countryside and outdoor opportunities:

- Excellent setup for cattle or hobby farming
 - Plenty of room for horses, livestock, or future improvements
 - Wildlife frequently seen throughout the property
 - Nearby creek adds recreational and scenic value
 - Enjoy peaceful country views and wide-open spaces
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Why This Property Stands Out:

Large tracts of farmland this close to Batesville rarely become available. With fencing already in place, water features, active cattle use, and a convenient location, this property offers excellent potential for agricultural use, investment, or building your future homestead.

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.

Experience the Mossy Oak Properties Difference:

At **Mossy Oak Properties Selling Arkansas Southside**, we believe every client deserves **exceptional service and a welcoming experience**. Whether you visit our office or schedule a private appointment, you'll be met by a **knowledgeable, professional team** dedicated to helping you navigate every step of the buying or selling process.

For clients who prefer a more private setting, we are happy to meet at our conference table and connect you with trusted lending professionals who can assist with financing for residential homes, farms, recreational properties, or investment opportunities.

We offer **flexible scheduling** to accommodate your busy lifestyle and are committed to being available when you need us most.

To schedule an appointment, call [501-691-2600](tel:501-691-2600) or stop by our office at **1187 Batesville Blvd, Southside, Arkansas**.

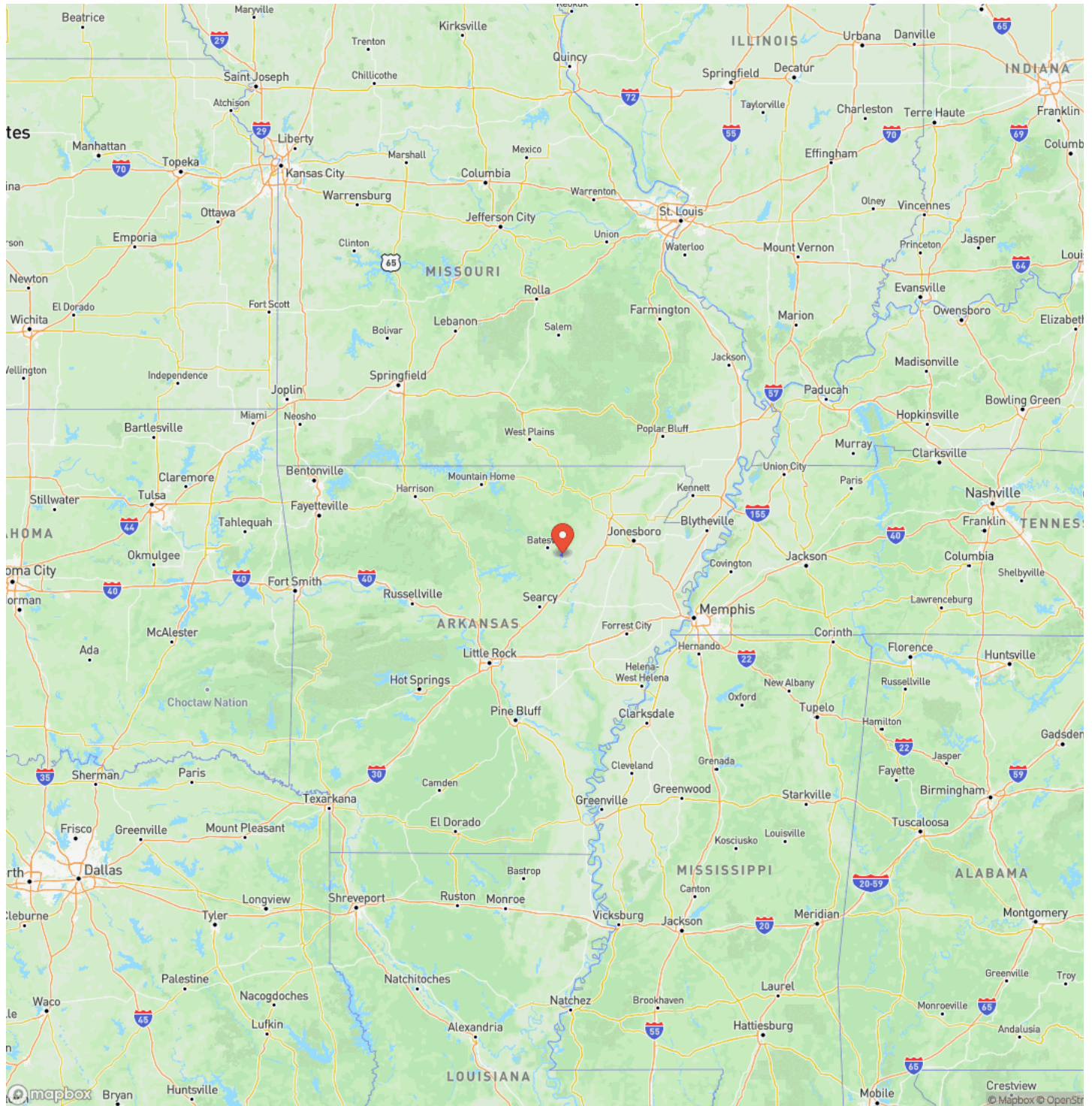


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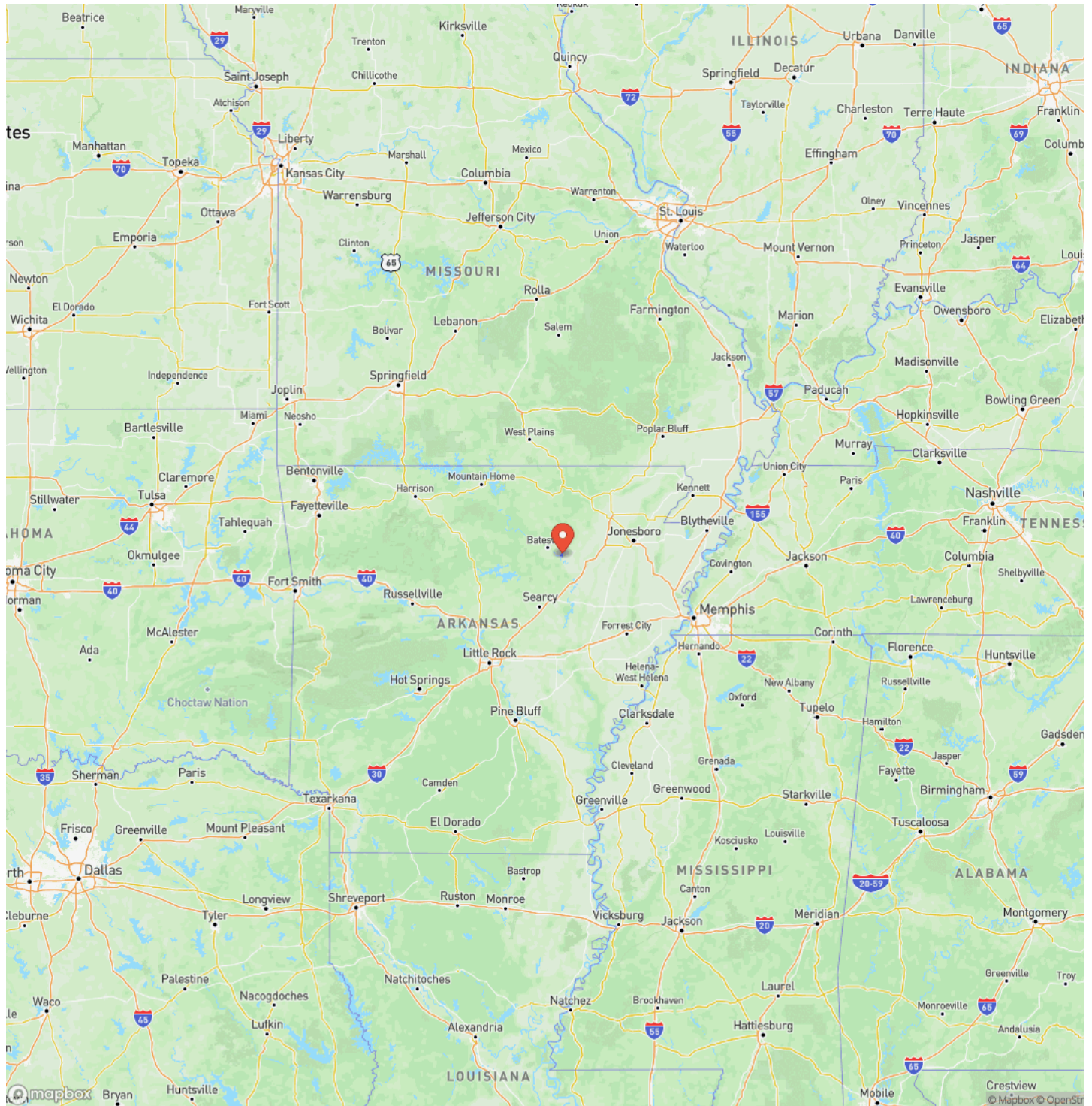
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Locator Map



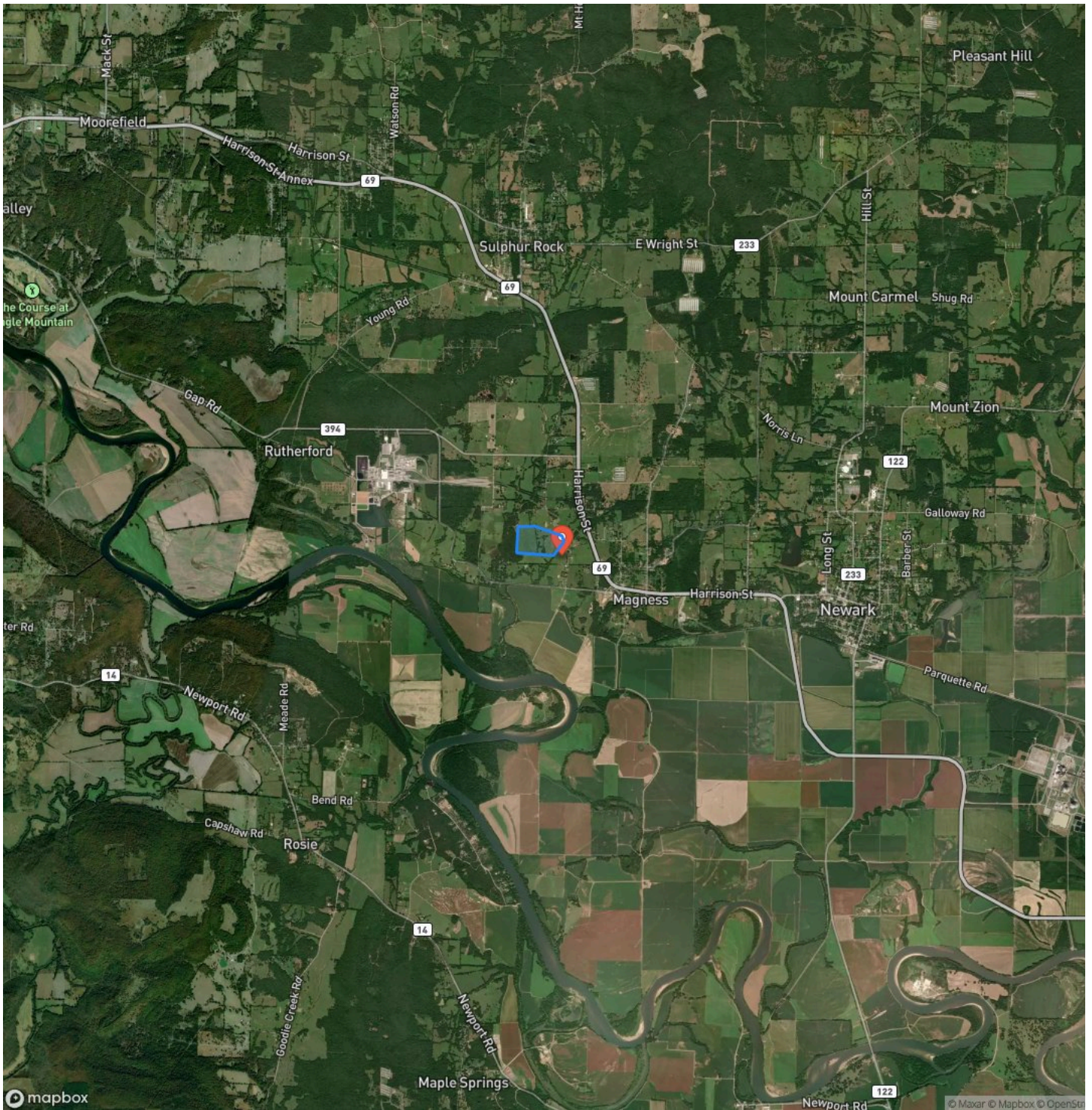
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Locator Map



Prime 75 +/- Acres of Livestock-Ready Farmland in Independence County
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Satellite Map



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Mossy Oak Properties Selling Arkansas

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