

Newer 5-bedroom home on 10 +/- acres in
Independence County, AR
130 S Happy Trail
Sulphur Rock, AR 72759

\$385,000
10.130± Acres
Independence County



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Sulphur Rock, AR / Independence County

SUMMARY

Address

130 S Happy Trail

City, State Zip

Sulphur Rock, AR 72759

County

Independence County

Type

Residential Property

Latitude / Longitude

35.837067 / -91.399395

Taxes (Annually)

1702

Dwelling Square Feet

2807

Bedrooms / Bathrooms

5 / 3

Acreage

10.130

Price

\$385,000

Property Website

<https://www.mossyoakproperties.com/property/newer-5-bedroom-home-on-10-acres-in-independence-county-ar-independence-arkansas/115695/>



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PROPERTY DESCRIPTION

HAPPY TRAILS AHEAD - TEN PRIVATE ACRES TO CALL YOUR OWN!

130 Happy Trail S | Sulphur Rock, Arkansas | Independence County

If you've been searching for a home that doesn't look like every other rooftop on the street, welcome to 130 Happy Trail S. Set on 10± private acres just outside Sulphur Rock, this 5-bedroom, 3-bath, 2,807± sf home was built in 2010 with a layout you won't find in a cookie-cutter subdivision - and ten acres of Arkansas countryside around it to give you room to breathe.

Property Highlights

- 5 bedrooms, 3 bathrooms
- 2,807± square feet, two-story layout
- All Electric
- Built in 2010
- 10± acres, Independence County
- Two AC units
- 10x18 outbuilding for storage, equipment, or a workshop
- Located between Charlotte and Cord, with a Sulphur Rock address.
- Convenient location between Newark, Batesville, or Cave City

Interior Features

Step through the front door into a welcoming foyer that thoughtfully separates the primary suite from the rest of the home - a layout designed for privacy without sacrificing flow. The main living area is open-concept, blending the kitchen, dining room, and living space into one easy gathering spot, perfect for everything from weeknight dinners to holiday hosting. It's a distinctive floor plan built for buyers who want something different from the standard subdivision layout.

Area Advantages

This property keeps you close to it all while still feeling worlds away. You're a short drive from Batesville for shopping, dining, and healthcare, with the White River and Ozark foothills nearby for weekend recreation. Kids in the household fall into the Cedar Ridge School District, with Newark Elementary and Cedar Ridge High School both within about 8.5 miles. With School choice, they could go to Batesville, Southside, or Cave City.

Why This Property Stands Out

Ten acres is enough room for a garden, animals, a shop, or simply the privacy of not seeing your neighbor's porch light. Pair that with a home that's already built, move-in ready, and laid out differently than what you'll find in town, and you've got a rare combination - space, seclusion, and a floor plan with real character.

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Combine that nationwide exposure with local, hands-on hard work - from pricing and marketing to negotiations and closing - and you get a team that treats your property like it's our own. You don't just list with an agent when you list with us; you list with a team.

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

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

Listing Agent/Executive Broker and Certified Land Specialist, Sarah Perkins, [501-691-2600](tel:501-691-2600). You can call or text me anytime!



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Sulphur Rock, AR / Independence County



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LISTING REPRESENTATIVE

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NOTES

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<https://wesellarkansas.com/>

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