Exceptional 15± Acre Parcel – Utilities in Place, Multiple Gated Entrances & Commercial Frontage!
Sweet Gum Street
Batesville, AR 72501

$225,000
14.39± Acres
Independence County







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Batesville, AR / Independence County

SUMMARY

Address
Sweet Gum Street

City, State Zip
Batesville, AR 72501

County
Independence County

Type
Undeveloped Land, Lot, Commercial, Business Opportunity, Recreational Land

Latitude / Longitude
35.834073 / -91.592834

Taxes (Annually)
$22

Acreage
14.39

Price
$225,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Exceptional 14± Acre Parcel - Utilities in Place, Multiple Gated Entrances & Commercial Frontage!

Now offered at **$225,000**, this versatile 14± acre tract in **Independence County near Batesville, Arkansas** is ready for your next opportunity - whether you're planning a **dream home, commercial venture, or a combination live/work property.**

Discover the perfect blend of privacy, accessibility, and opportunity with this 14.39± acre property located just between Batesville and Cave City. With all utilities already on site and established internal roads, this land is ready for whatever you envision-whether it's a scenic homestead, a recreational getaway, or your next commercial venture. There is a great view from the top of the hill that would make a gorgeous homesite.

Positioned with approximately **670± feet of commercial highway frontage**, you can place your business right off the road while building your home tucked back in the trees, where elevated views stretch for miles. The gently rolling terrain offers multiple build sites and tons of usable space.

Property Features:

- 14.39 +/- Acres with gently rolling topography
- City Water & Electric On Site
- Internal Road System - Easy access throughout
- Three Gated Entrances for privacy and security
- Commercial Frontage - Ideal for a business or live/work setup
- Short drive to Cave City's shops, dining, and schools
- Perfect for building, development, or recreation

This is a chance to own a utility-ready parcel in a high-potential area. Whether you're planning to build, invest, or escape, the groundwork is already done-just bring your vision.

Call or text **501-691-2600** to schedule a private tour.
Listed by **Sarah Perkins, Certified Land Specialist, Realtor, Executive Broker**
Mossy Oak Properties Selling Arkansas, Southside 870-569-4600 , Equal Housing Opportunity

Don't miss out on this unique opportunity-properties like this don't come around often!

Prime Build Site with All Utilities Ready
- Water and electricity are already **on the property**, saving significant time and expense when it comes to development.
- Several build spots are ideal for a **custom residence, modular home, cabin, or acreage estate**, with gently rolling terrain offering great drainage and ease of construction.

Spectacular Elevated Views
- From the top of the hill, you'll enjoy **expansive countryside views** - perfect for sitting a home on a scenic knoll that captures sunrises anc sunsets.
- This elevation gives you the feel of privacy and natural beauty without sacrificing accessibility.

Commercial Frontage with Business Potential
- Part of this property features **commercial frontage**, opening the door for business use, investment, or a live/work setup.

- Easy access to the main road makes this parcel a great option for entrepreneurs, small business owners, or those looking to build a home with income-producing potential.

Multiple Gated Entrances & Privacy
- There are **three gated access points**, providing flexibility for traffic flow, equipment access, and privacy control.
- Each gate offers a secure entry.

Outdoor Living & Recreation
- The land offers ample space for **hunting, gardening, livestock, or outdoor living**, blending country tranquility with practical usability.
- This area of Arkansas is known for abundant wildlife, making it attractive for outdoor enthusiasts and homesteaders alike.













LISTING REPRESENTATIVE

For more information contact:



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DISCLAIMERS

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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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