

1.79 +/- acres, with water, electric, and septic,  
Independence county, Batesville, Arkansas  
60 Caney Creek Rd  
Batesville, AR 72501

**\$47,000**  
1.79± Acres  
Independence County



**1.79 +/- acres, with water, electric, and septic, Independence county, Batesville, Arkansas  
Batesville, AR / Independence County**

**SUMMARY**

**Address**

60 Caney Creek Rd

**City, State Zip**

Batesville, AR 72501

**County**

Independence County

**Type**

Lot

**Latitude / Longitude**

35.673936 / -91.664907

**Acreage**

1.79

**Price**

\$47,000

**Property Website**

<https://www.mossoakproperties.com/property/1-79-acres-with-water-electric-and-septic-independence-county-batesville-arkansas/independence/arkansas/101561/>



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**PROPERTY DESCRIPTION**

**1.79 +/- Acres With Utilities, Storage Building and Partially Started Home --Endless Potential!!**

Looking for a property where the groundwork is already in place? This **1.79+/- acre** parcel offers a rare opportunity to build your vision with key improvements already on site.

**Property Features:**

- **1.79 +/- acres** of open, usable land
- **16x20 storage building** with a **concrete floor**--ideal for tools, equipment, or project space
- **Electric, water, and septic** already on property
- **Concrete slab foundation** with a **partially started home** (not fully in the dry) offering a head start for your build
- **IMPORTANT NOTE:** Seller makes **no claims or guarantees** regarding the **condition of the septic tank** and only knows the **approximate location**.

**Why This Property Stands Out**

Whether you're ready to finish the existing structure or start fresh, this land gives you flexibility, space, and valuable utilities already in place. Perfect for someone wanting a project with a strong head start.

Proudly listed with **Mossy Oak Paroperties Selling Arkansas, [870-495-2123](tel:870-495-2123)** .

Call or Text Lising Agent, **Angie Adams at [870-834-9334](tel:870-834-9334)** for a tour of the property or for more information.

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

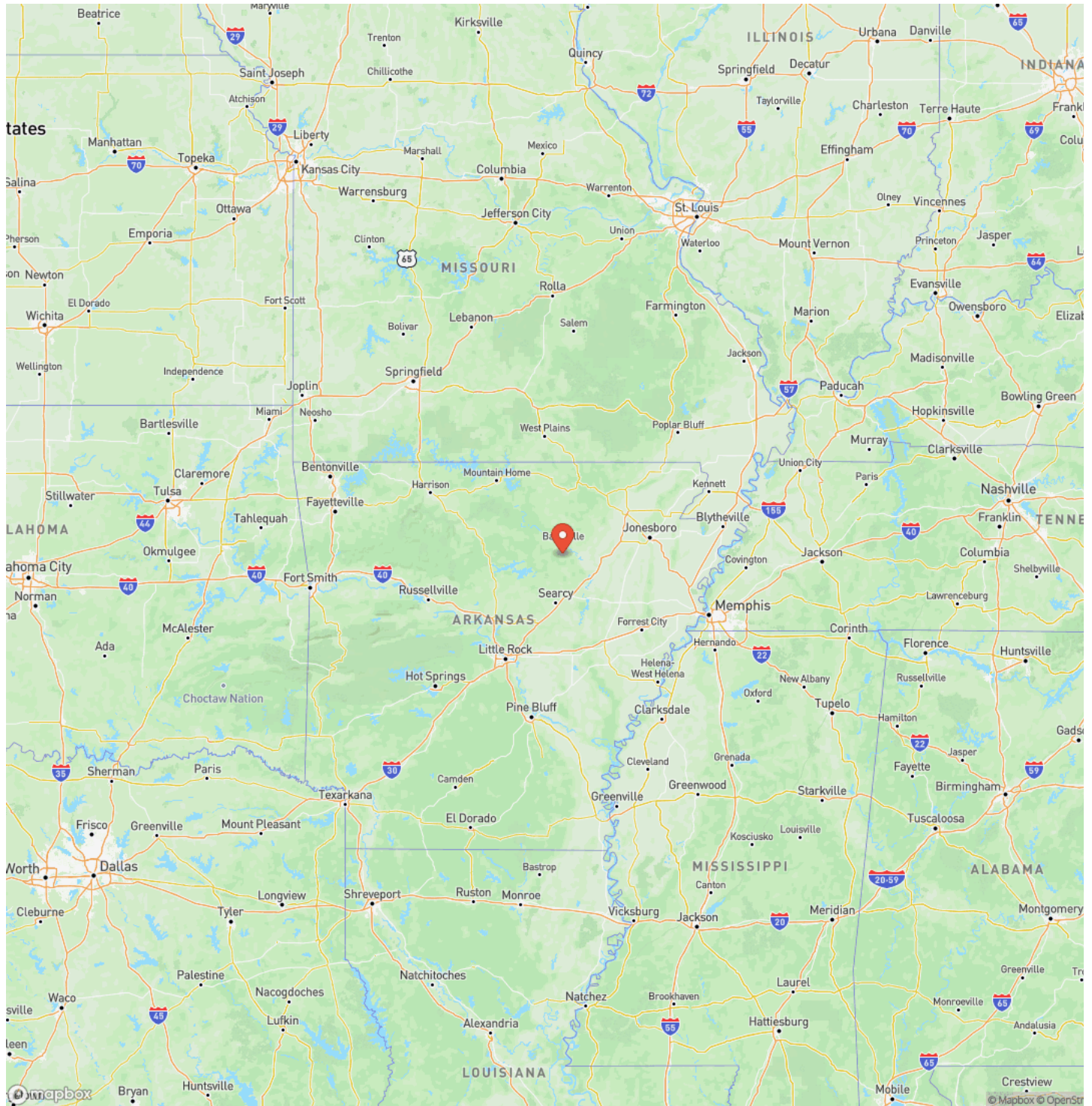
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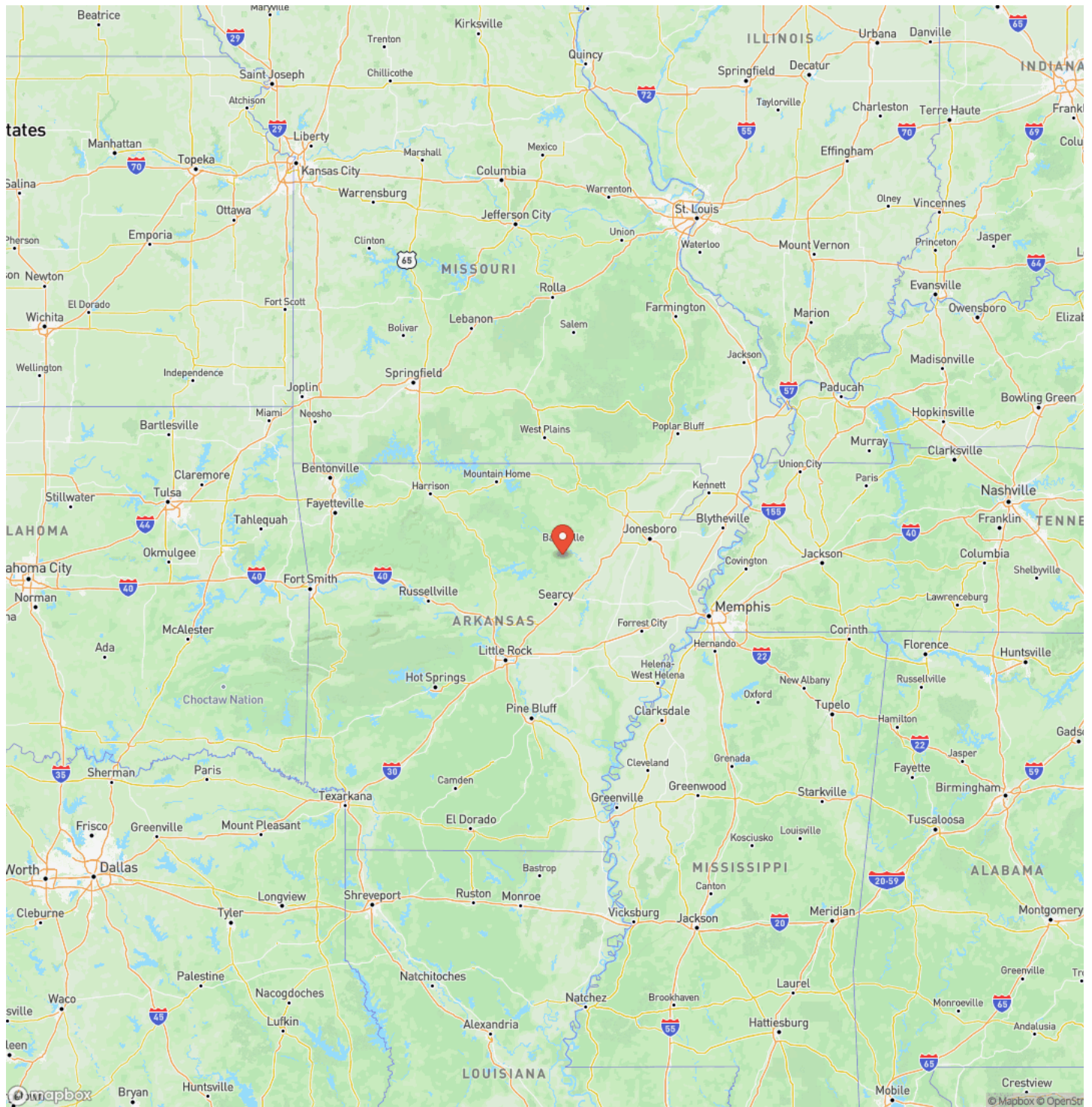
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## Locator Map



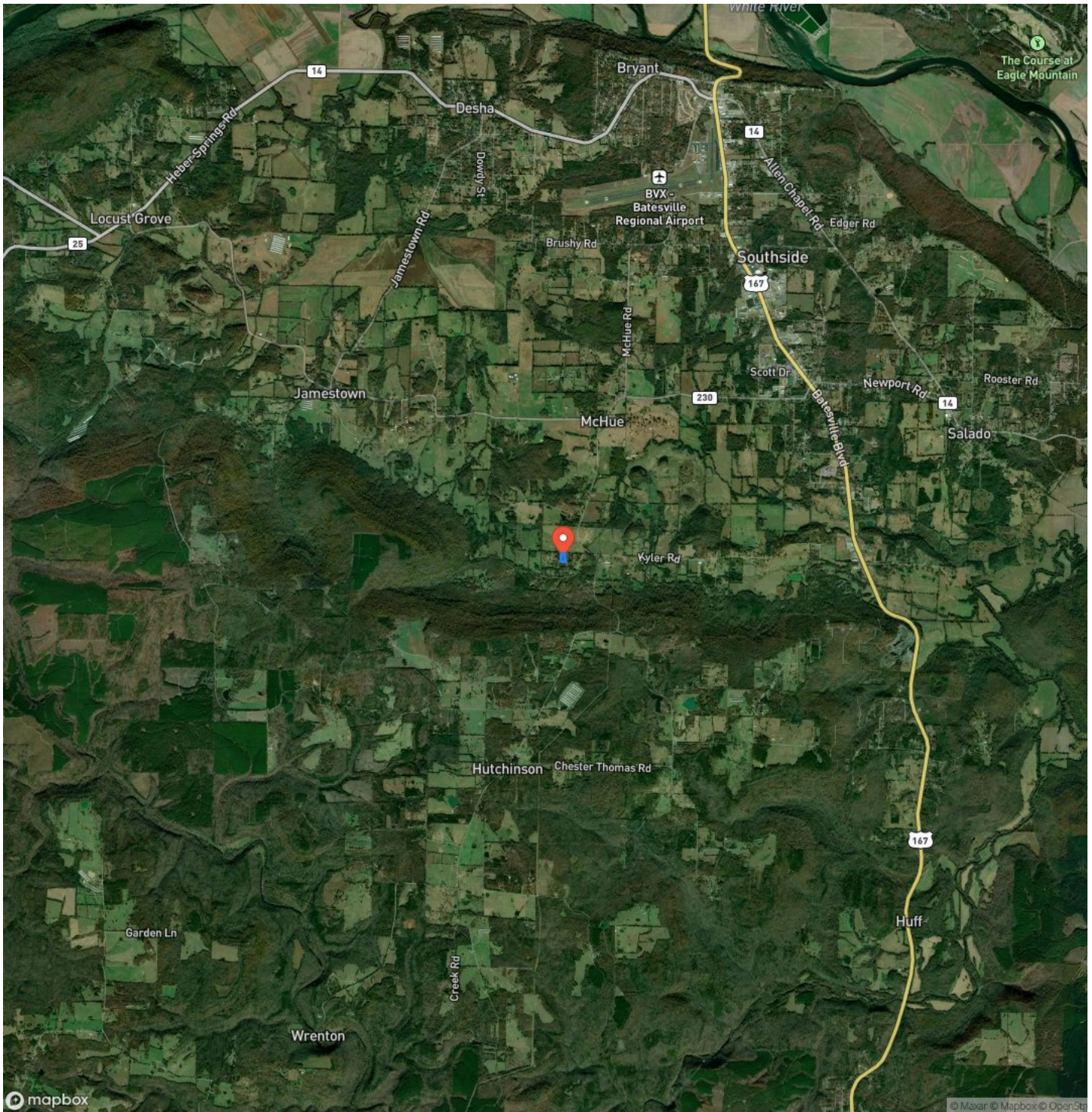
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## Locator Map



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## Satellite Map







## **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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**Mossy Oak Properties Selling Arkansas**

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Cave City, AR 72521

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<https://wesellarkansas.com/>

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