

**17 +/- Unrestricted Acres with Utilities & Homesite
Between Cave City & Batesville, Arkansas
Cave Creek
Batesville, AR 72501**

\$64,500
17± Acres
Independence County



* Approximate Boundary Lines *
* Not a Survey *



17 +/- Unrestricted Acres with Utilities & Homesite Between Cave City & Batesville, Arkansas
Batesville, AR / Independence County

SUMMARY

Address

Cave Creek

City, State Zip

Batesville, AR 72501

County

Independence County

Type

Hunting Land, Recreational Land

Latitude / Longitude

35.842731 / -91.613767

Acreage

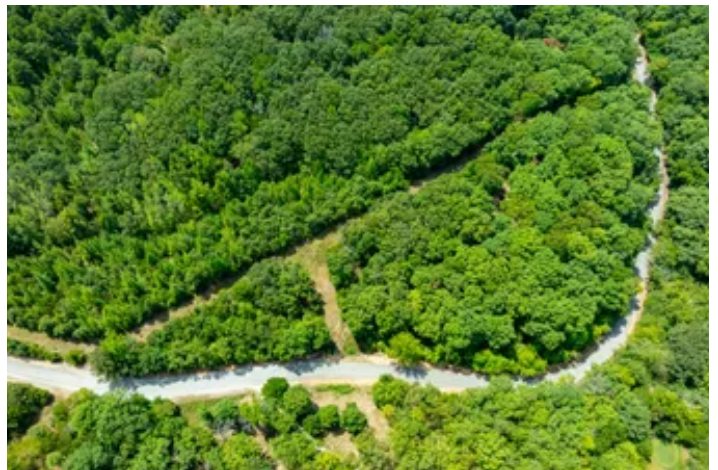
17

Price

\$64,500

Property Website

<https://www.mossoakproperties.com/property/17-unrestricted-acres-with-utilities-homesite-between-cave-city-batesville-arkansas-independence-arkansas/115004/>



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Batesville, AR / Independence County

PROPERTY DESCRIPTION

17 +/- Unrestricted Acres with Utilities Between Cave City & Batesville, Arkansas

If you're searching for unrestricted land in a convenient location with utilities available and multiple possibilities, take a look at this **17 +/- acre property located on Cave Creek Road between Cave City and Batesville, Arkansas.**

Located just a few miles off **Highway 167**, the property offers the privacy of country living while remaining convenient to both Cave City and Batesville. Access is directly from a **paved county road**, with an established driveway leading onto the property. From there, an existing interior road travels through the wooded acreage to a cleared area where a mobile home was previously located.

With **no restrictions**, this property gives the new owner plenty of flexibility. Bring in a mobile home, build your dream home, establish a camper or RV site, create a hunting or recreational retreat, or simply purchase your own piece of Arkansas land to enjoy.

The property is primarily wooded, providing privacy and natural wildlife habitat, while the previously cleared homesite gives you a head start on developing the property. **Electricity and city water are accessible**, adding significant value and convenience for future improvements.

Another major benefit is that the property has a **recorded survey**, allowing buyers to more clearly understand the boundaries of the acreage.

Whether you're looking for a homesite, recreational property, hunting land, weekend getaway, or unrestricted acreage to hold as an investment, this 17 +/- acre tract offers a hard-to-find combination of **location, utilities, paved-road access, privacy, and freedom of use.**

Located on **Cave Creek Road, just minutes from Highway 167 and conveniently situated between Cave City and Batesville, Arkansas.**

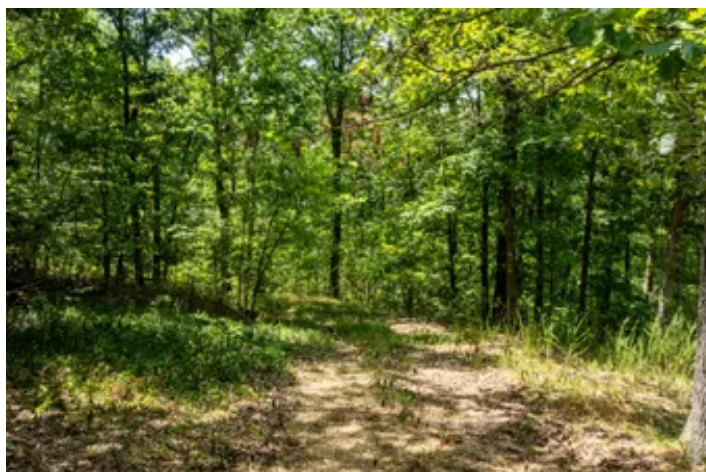
Agent-owned property.

For additional information or to schedule a private showing, call [870-495-2123](tel:870-495-2123), Mossy Oak Properties Selling Arkansas.

Listing Agent and owner of property, Pamela Welch, [870-897-0700](tel:870-897-0700).

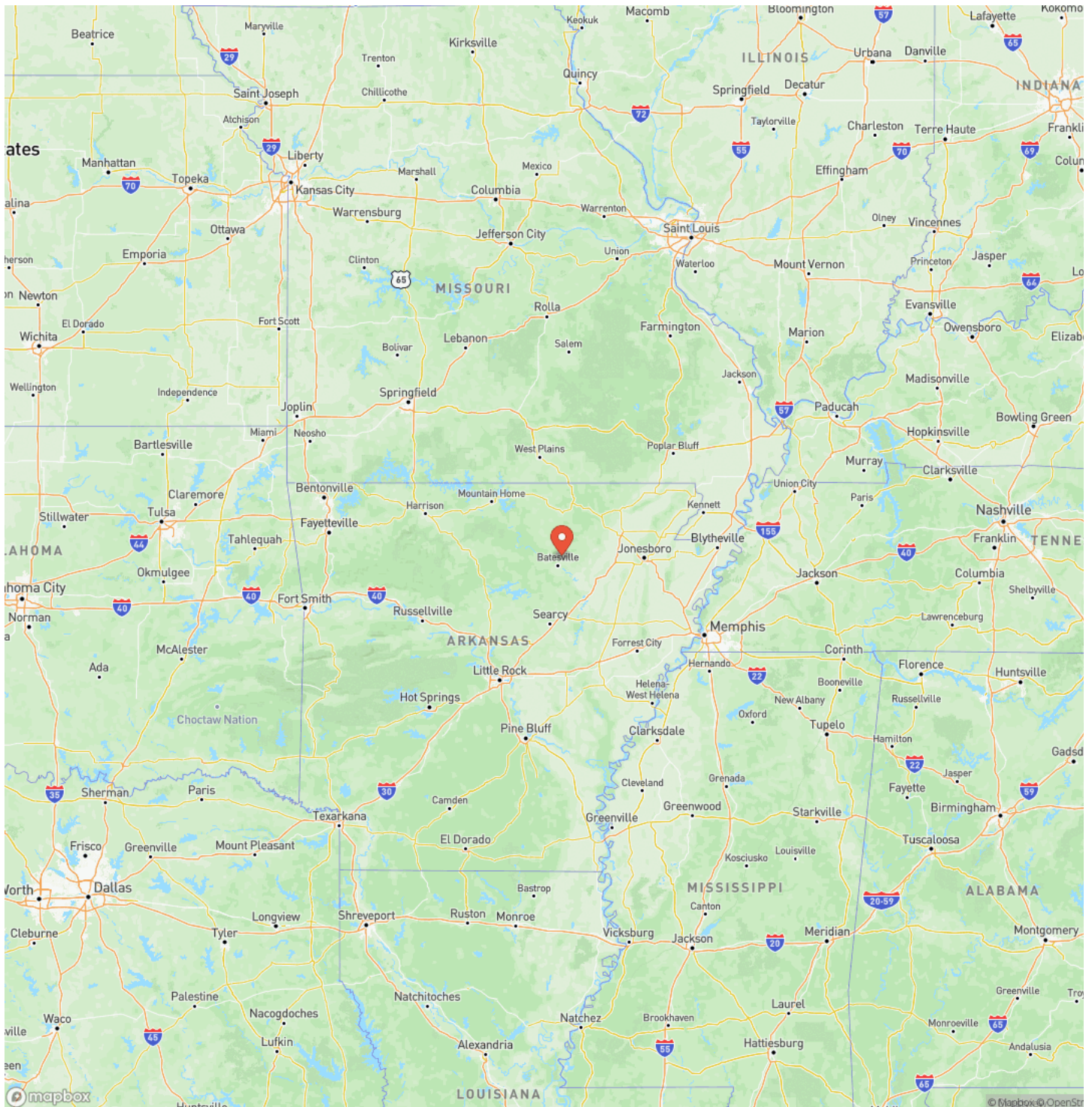
Equal Housing Opportunity, www.WeSellArkansas.com.

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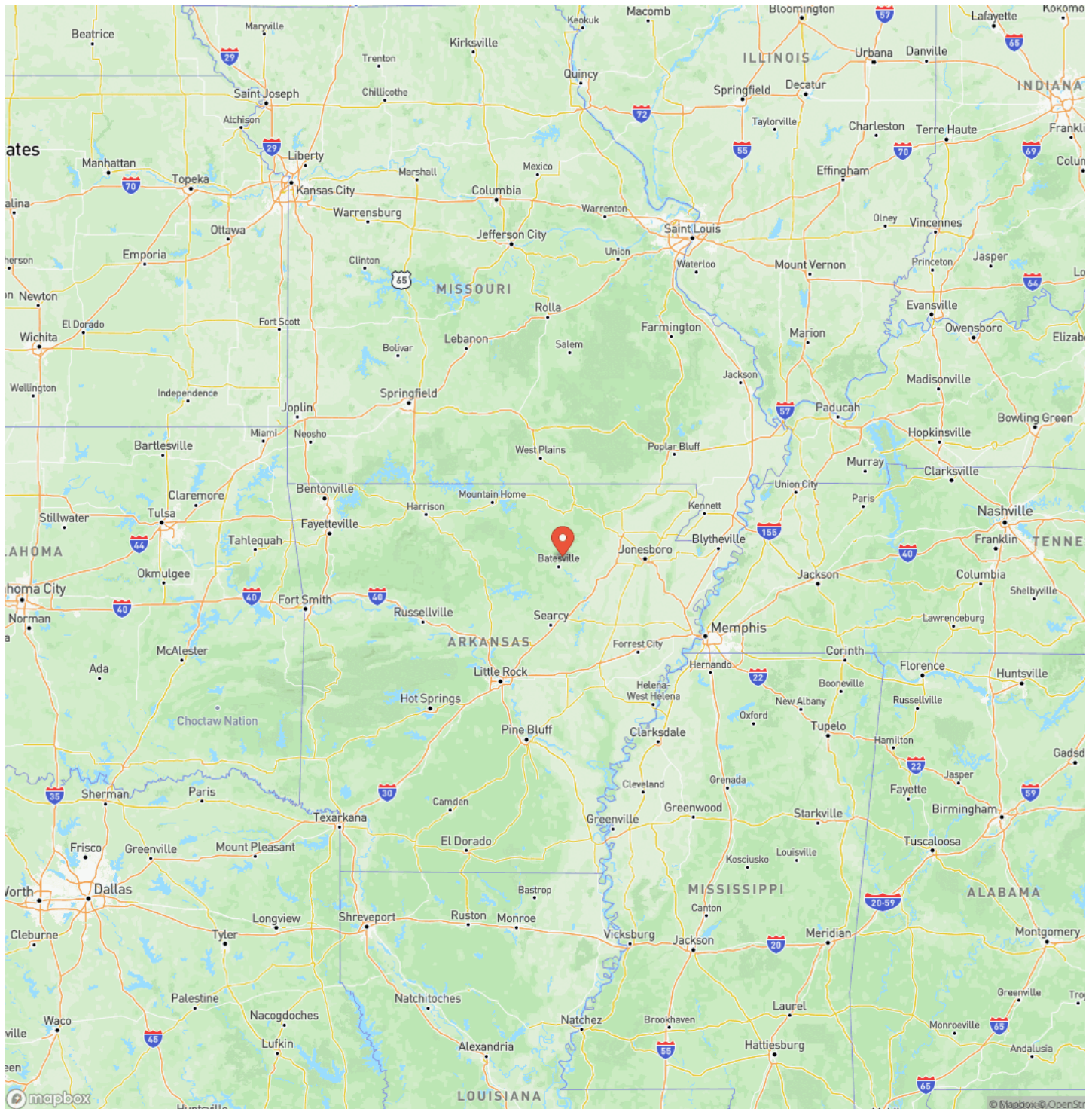
Batesville, AR / Independence County

Locator Map

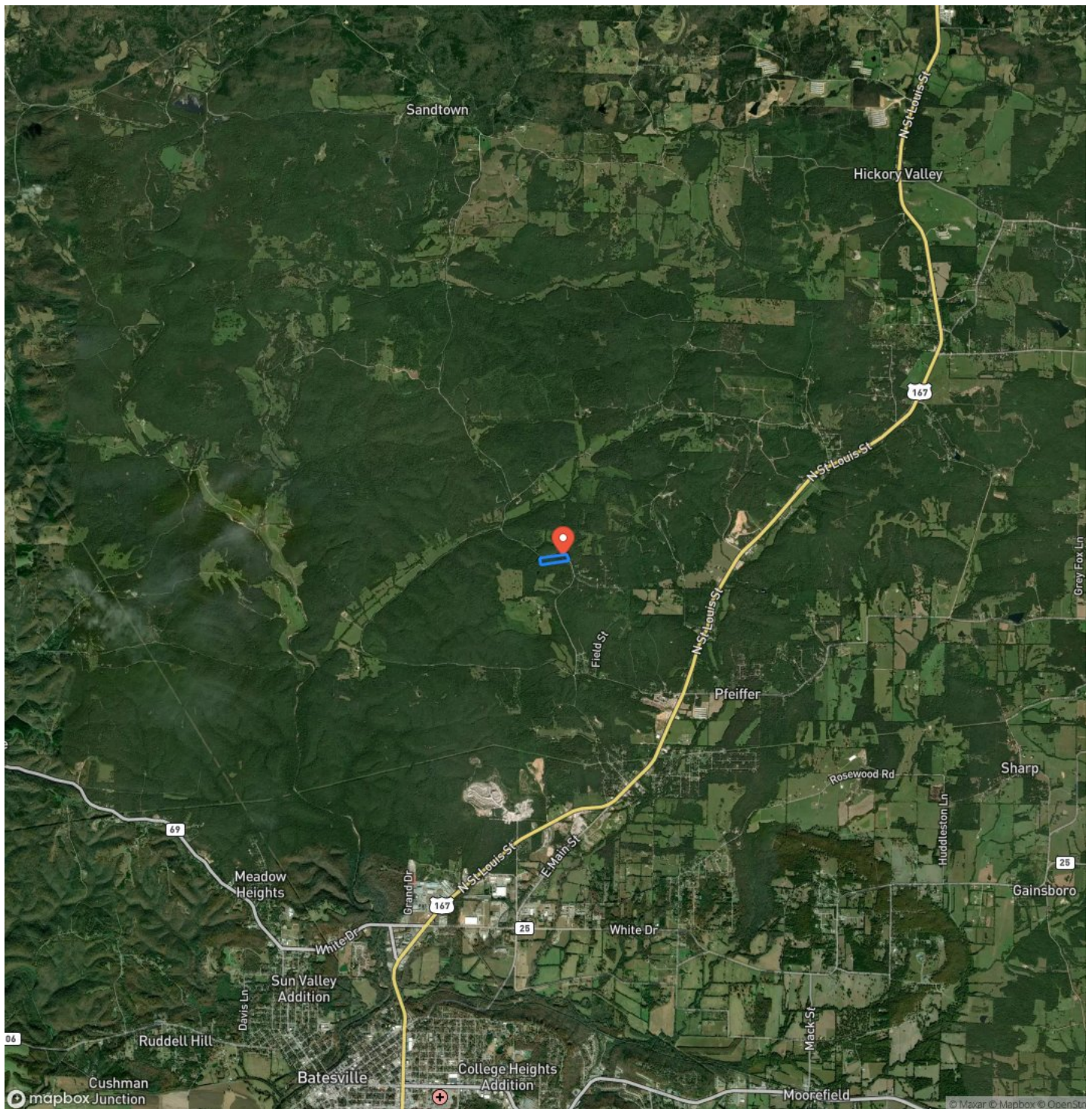


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Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

Cave City, AR 72521

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:
<https://wesellarkansas.com/>

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.

Mossy Oak Properties Selling Arkansas

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