315 +/- Ac, Ozark Hunting Cabin, Mature Timber, Pastures & Deer and Turkey Hunting | Independence County, Arkansas
1100 Big T
Batesville, AR 72501

$874,500
315± Acres
Independence County







MOSSY OAK PROPERTIES
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315 +/- Ac, Ozark Hunting Cabin, Mature Timber, Pastures & Deer and Turkey Hunting | Independence County, Arkansas
Batesville, AR / Independence County

SUMMARY

Address
1100 Big T

City, State Zip
Batesville, AR 72501

County
Independence County

Type
Hunting Land, Recreational Land, Residential Property

Latitude / Longitude
35.929869 / -91.692952

Dwelling Square Feet
1,309

Bedrooms / Bathrooms
3 / 1

Acreage
315

Price
$874,500

Property Website
www.mossyoakproperties.com







315 +/- Ac, Ozark Hunting Cabin, Mature Timber, Pastures & Deer and Turkey Hunting | Independence County, Arkansas
Batesville, AR / Independence County

PROPERTY DESCRIPTION

315 +/- Acres of Arkansas Paradise | Hunting Cabin, Mature Timber, Beautiful Pastures & Incredible Wildlife | Independence County, Arkansas

1100 Big T Road | Independence County, Arkansas

315 +/- Acres | Offered at $874,500

A BEAUTIFUL SLICE OF THE ARKANSAS OZARKS YOU WILL WANT TO EXPERIENCE!

Some properties are simply special, and this **315 +/- acre property in Independence County, Arkansas**, is one of those places you need to experience in person to truly appreciate!

Imagine owning your own slice of the Arkansas Ozarks, where gently rolling hills, beautiful mature timber, lush green pastures, and abundant wildlife come together to create an incredible setting. Add a comfortable hunting cabin, established ATV/UTV trails throughout the property, and approximately 40 +/- acres of beautiful pasture ground, and you have a property filled with possibilities!

Whether your dream is to own a private hunting retreat, run cattle, enjoy weekends riding through the Ozark countryside, or simply have a peaceful place to escape and unwind, **this property offers the land, improvements, and natural beauty to make it happen.**

315 +/- ACRES OF GENTLY ROLLING HILLS, MATURE TIMBER & BEAUTIFUL PASTURES

The natural beauty of this property is something you will appreciate from the moment you arrive.

The acreage features **gently rolling Ozark hills covered in beautiful mature timber**, with established ATV/UTV trails winding throughout the property. These trails allow you to explore the wooded hillsides, travel through the timber, access hunting locations, and enjoy the scenery from different areas of the land.

As you make your way through the property, you'll discover approximately **40 +/- acres of gorgeous, lush pasture ground** surrounded by the natural beauty of the Ozarks.

These open pastures offer wonderful opportunities for someone interested in running cattle, raising livestock, or enjoying the beauty of open country. There is also potential to develop additional pasture acreage if desired.

The combination of mature timber, gently rolling hills, and beautiful pasture creates an incredible landscape. Picture yourself riding through the woods on your ATV, coming out of the timber into a wide-open green pasture, and taking in the peacefulness of the countryside.

This is truly a beautiful slice of the Arkansas Ozarks, with room to hunt, farm, ride, explore, and enjoy the outdoors!

AN INCREDIBLE PROPERTY FOR WHITETAIL DEER & WILD TURKEY HUNTING!

For the outdoor enthusiast, this property offers an exciting opportunity to own approximately 315 acres of private Arkansas hunting land.

The mature timber, wooded hillsides, open pastures, and natural wildlife corridors provide an inviting environment for whitetail deer and wild turkeys.

As you explore the acreage, you'll notice **deer rubs, scrapes, and signs of wildlife activity throughout the timber**.

The combination of wooded areas and open pasture offers excellent opportunities to establish hunting locations, create food plots, place deer stands, and develop a wildlife management plan.

Imagine spending your fall mornings in the deer woods, listening for turkeys on a spring morning, or simply enjoying an evening ride while watching wildlife along the pasture edges.

With established trails throughout the property, accessing hunting areas, checking trail cameras, and maintaining your hunting setups can be part of the enjoyment of owning this beautiful acreage.

If you've dreamed of having your own private deer camp in the Arkansas Ozarks, this property deserves a look!

A CHARMING HUNTING CABIN WITH A BEAUTIFUL GLASS-ENCLOSED FRONT PORCH!

As you enter the property using the legal easement from the county road, you'll arrive at a charming cabin nestled in the peaceful countryside.

The cabin features **metal siding and a metal roof**, offering a practical, low-maintenance exterior that is ideal for a hunting retreat, weekend getaway, or country escape.

One of the most enjoyable features is the **glass-enclosed front porch** that stretches across the front of the cabin.

Imagine starting your morning with a cup of coffee while watching the wildlife, enjoying the changing seasons, or simply sitting back and taking in the quiet beauty surrounding you.

Inside, you'll find a comfortable kitchen and living area, a bedroom, a full bathroom, and additional sleeping areas that offer plenty of flexibility for family, friends, or hunting guests.

The additional bedroom spaces would be excellent for bunk beds, making the cabin a wonderful gathering place during deer season or for weekend trips to the property.

After a long day of hunting, riding trails, or working on the land, you'll have a comfortable place to return to, prepare dinner, relax, and enjoy the evening.

The cabin is equipped with **county water and Entergy electricity**, adding convenience to this beautiful rural retreat. Beside the cabin is also a shed to store your ATV's and Tractors!

ESTABLISHED ATV/UTV TRAILS THROUGHOUT THE ACREAGE!

One of the features you'll truly appreciate is the network of established ATV/UTV trails throughout the property.

These trails wind through the mature timber and gently rolling hills, providing access to different areas of the acreage.

Whether you're riding for enjoyment, checking on cattle, exploring the property, maintaining hunting locations, or spending an afternoon outdoors with family and friends, these trails make it easy to experience the beauty of the land.

Imagine loading up your ATV or UTV and spending the day riding through your own 315 +/- acres, enjoying the wooded hillsides, open pastures, and peaceful Ozark scenery.

With beautiful terrain and trails already in place, this property is ready for you to get out and explore!

APPROXIMATELY 40 +/- ACRES OF BEAUTIFUL PASTURE - BRING YOUR CATTLE!

For buyers interested in agricultural opportunities, the approximately 40 +/- acres of existing pasture are a wonderful feature.

The beautiful green pasture ground provides opportunities for running cattle, raising horses, or exploring other livestock operations.

Surrounded by mature timber and gently rolling hills, these pasture areas create a picturesque rural setting.

There is also potential to open additional acreage for pasture, allowing you to explore expanding the agricultural use of the property.

Whether you're looking to establish a small cattle operation, enjoy a recreational farm, or combine hunting with livestock, this acreage offers flexibility for your plans.

A PROPERTY WITH SO MANY POSSIBILITIES!

What makes this 315 +/- acre property so special is the opportunity to enjoy it in so many different ways.

Spend your mornings hunting whitetail deer, your afternoons riding ATV trails, and your evenings relaxing on the glass-enclosed porch of the cabin.

Run cattle on the beautiful pasture ground, explore the mature timber, or simply enjoy owning a peaceful piece of the Arkansas countryside.

This property could serve as a family hunting camp, recreational getaway, working farm, or even a place to establish your permanent country home, subject to applicable requirements.

And with approximately 315 +/- acres, there's room to create memories, establish traditions, and enjoy the land for years to come.

PROPERTY HIGHLIGHTS

- **315 +/- acres in Independence County, Arkansas**
- **Offered at $874,500**
- Beautiful, gently rolling Ozark hills
- Gorgeous mature timber throughout the property
- Approximately 40 +/- acres of lush pasture
- Potential to develop additional pasture acreage
- Opportunities for cattle and livestock
- Excellent whitetail deer and wild turkey habitat
- Deer rubs, scrapes, and wildlife signs throughout
- Established ATV/UTV trails throughout the acreage
- Hunting cabin with metal siding and metal roof
- Glass-enclosed front porch overlooking the peaceful countryside
- Kitchen, living area, full bathroom, and multiple sleeping areas
- Plenty of room for bunk beds and hunting guests
- County water and Entergy electricity
- Legal easement access from the county road
- Opportunities for hunting, farming, recreation, and country living

THIS IS ONE SLICE OF THE ARKANSAS OZARKS YOU WILL NOT WANT TO MISS!

There is something truly special about owning a piece of land where you can enjoy the outdoors, watch wildlife, ride through beautiful timber, and look out across lush green pastures.

At 1100 Big T Road, you'll find all of that and more.

From the gently rolling hills and mature timber to the beautiful pasture ground and comfortable cabin, this property offers an incredible opportunity to experience the Arkansas countryside.

Whether you're searching for your own private deer camp, a place to run cattle, a recreational retreat, or simply a beautiful piece of land to call your own, **this 315 +/- acre property is one you'll want to see in person!**

MORE PROPERTY VIDEOS AND A FULL ATV/UTV RIDE-ALONG COMING SOON!

We look forward to showing you the beauty of this property and everything it has to offer!

1100 Big T Road | Independence County, Arkansas

315 +/- Acres | $874,500

Proudly Listed With Mossy Oak Properties Selling Arkansas, 870-495-2123

Pamela Welch | Broker/Owner & Listing Agent, 870-897-0700

315 +/- ACRES. GENTLY ROLLING HILLS. MATURE TIMBER. BEAUTIFUL PASTURES. INCREDIBLE HUNTING. YOUR OWN SLICE OF THE ARKANSAS OZARKS!

Come view the property with us!!








LISTING REPRESENTATIVE

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