

Private Country Home on 10 +/- Acres | Pond | Fully
Renovated | Long Private Drive, Batesville, AR
55 Hall Dr
Magness, AR 72553

\$324,500
10± Acres
Independence County



**Private Country Home on 10 +/- Acres | Pond | Fully Renovated | Long Private Drive, Batesville, AR
Magness, AR / Independence County**

SUMMARY

Address

55 Hall Dr

City, State Zip

Magness, AR 72553

County

Independence County

Type

Residential Property, Farms

Latitude / Longitude

35.700217 / -91.480939

Dwelling Square Feet

3000

Bedrooms / Bathrooms

4 / 2

Acreage

10

Price

\$324,500

Property Website

<https://www.mossoakproperties.com/property/private-country-home-on-10-acres-pond-fully-renovated-long-private-drive-batesville-ar-independence-arkansas/113941/>



Private Country Home on 10 +/- Acres | Pond | Fully Renovated | Long Private Drive, Batesville, AR Magness, AR / Independence County

PROPERTY DESCRIPTION

Private Country Home on 10 +/- Acres | Pond | Fully Renovated | Long Private Drive | Hall Drive

If you've been searching for a peaceful country home with acreage, privacy, and room to enjoy the outdoors, this beautifully updated property is one you won't want to miss.

Situated on approximately **10 +/- acres** at the end of a long private driveway, this home offers the seclusion you've been looking for while still providing convenient access to town. As you turn off Hall Drive and travel down the privately owned driveway, you'll immediately appreciate the peaceful setting. The driveway opens into a spacious yard accented by a beautiful stand of bamboo, creating a welcoming entrance and natural privacy. A large concrete parking area provides plenty of space for family and guests, while new steps lead to a screened-in front porch-the perfect place to enjoy your morning coffee while listening to the sounds of the country.

Step inside and you'll find a welcoming foyer complete with a coat closet before entering the spacious living room, or choose to enter directly into the oversized kitchen-the true heart of the home. Designed with both everyday living and entertaining in mind, the kitchen features abundant cabinetry, a large breakfast bar with seating, and an adjoining dining area with custom-built cabinets for additional storage. Tucked into the corner of the dining area is a backup wood stove, providing both charm and peace of mind during the colder months.

Down the hallway are three comfortable bedrooms and a beautifully remodeled full bathroom. This bathroom has been completely updated from the studs out with new sheetrock, fixtures, lighting, and finishes. Throughout much of the home you'll appreciate the extensive improvements, including **new flooring, fresh paint, updated lighting, new electrical outlets and switch covers installed by a licensed electrician, and plumbing updates completed by a licensed plumber.**

Just off the kitchen, a dedicated laundry and mudroom offers exceptional functionality with space for a folding table and a large linen/storage closet.

From here, the home branches into two additional living spaces.

One wing features a spacious family room (also would be considered the primary) centered around an impressive fireplace that is currently set up as gas but could potentially be converted back to wood-burning. This room also includes a full bathroom with a walk-in shower and offers direct access both to the screened porch and the exterior parking area, making it an ideal space for guests, entertaining, or even a private primary suite.

The second wing has been **completely renovated** and now features its own **energy-efficient mini-split heating and cooling system**, making it comfortable year-round. Renovations include all new sheetrock on the walls and ceilings, redesigned interior and exterior door placement for improved flow, window modifications, and a completely new roof with architectural shingles after replacing damaged roof decking where needed. The result is a bright, comfortable space that could easily serve as a second living area, home office, recreation room, homeschool space, or additional bedroom.

Step outside and enjoy everything country living has to offer. The approximately **10 +/- acres** provide plenty of room for horses, a few cattle, gardening, or simply enjoying the outdoors. A **pond** located behind the home adds both beauty and recreation, creating a peaceful backdrop where you can fish, watch wildlife, or simply relax after a long day.

Whether you're dreaming of starting a small hobby farm, raising a family in the country, or simply enjoying the privacy that acreage provides, this property offers the flexibility to fit your lifestyle.

Properties offering **10 +/- acres, a private setting, extensive renovations, a pond, and room for animals** are becoming increasingly difficult to find.

Come experience the peace, privacy, and possibilities this beautiful country property has to offer. Schedule your private showing today! Agent owned property.

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



Listing Agent, Pamela Welch at [870-897-0700](tel:870-897-0700) .

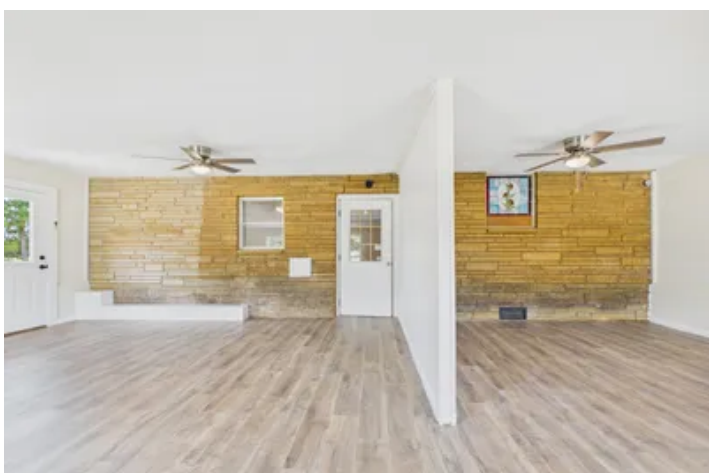
Equal housing Opportunity, www.WeSellArkansas.com.

At **Mossy Oak Properties Selling Arkansas**, you are always welcome. Whether you stop by our office or schedule a private appointment, you'll be greeted by a friendly, knowledgeable team ready to assist you. If you prefer a quieter, more private setting, we are happy to meet with you at our conference table and connect you with trusted lenders who can help-whether you're purchasing a home, farm, recreational land, or beginning your investment journey.

No matter the season, we make viewing property comfortable. During the colder months, our **fully enclosed six-seater ATV** keeps you warm and protected from the elements. In the hotter months, it provides a **cool, shaded ride**, allowing you to tour property comfortably without battling the heat. Weather should never stand in the way of finding the right property.

With **flexible hours** to fit your schedule, we're here when you need us. Call to set up an appointment or stop by our office at **8111 North St. Louis Street, Cave City, Arkansas**, and let us work for you.

**Private Country Home on 10 +/- Acres | Pond | Fully Renovated | Long Private Drive, Batesville, AR
Magness, AR / Independence County**



**Private Country Home on 10 +/- Acres | Pond | Fully Renovated | Long Private Drive, Batesville, AR
Magness, AR / Independence County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Pamela Welch

Mobile

(870) 897-0700

Office

(870) 495-2123

Email

pwelch@mossyoakproperties.com

Address

8111 N. St. Louis

City / State / Zip

NOTES

[illegible]

MORE INFO ONLINE:

<https://wesellarkansas.com/>

This image shows a blank 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.



<https://wesellarkansas.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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

8111 N St Louis St

Cave City, AR 72521

(870) 495-2123

<https://wesellarkansas.com/>

