

26 +/- Acres, Great Building Sites, Pasture, Woods,
Huntings, Spring, Independence County,AR
Pear Orchard Dr.
Batesville, AR 72501

\$198,500
26± Acres
Independence County



**26 +/- Acres, Great Building Sites, Pasture, Woods, Huntings, Spring, Independence County,AR
Batesville, AR / Independence County**

SUMMARY

Address

Pear Orchard Dr.

City, State Zip

Batesville, AR 72501

County

Independence County

Type

Hunting Land, Recreational Land, Timberland, Farms

Latitude / Longitude

35.738954 / -91.488684

Acreage

26

Price

\$198,500

Property Website

www.mossyoakproperties.com



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PROPERTY DESCRIPTION

26 +/- Acres, Batesville, Arkansas | Pasture, Spring, & Excellent Hunting

If you've been looking for a beautiful piece of Arkansas land where you can **build your dream home, raise a few cattle and hunt right outside your back door**, this 26 +/- acre property just outside of Batesville deserves a look!

A **beautiful gated entrance** welcomes you onto the property. You're only a few hundred feet off the highway, traveling a short distance down **Pear Orchard Road/Drive**, so you get the privacy and peacefulness of country living without miles of gravel road.

The land **lays beautifully**, offering a great mixture of pasture and wooded ground. There's an attractive hillside that would make a wonderful homesite-imagine building your home where you can sit on the porch and **look out across your own acreage**.

One of my favorite features is the **natural spring that always seems to flow making a small pond**, adding character to the property and another water source for wildlife. With **county water accessible and electricity available**, much of what you're looking for when considering a future homesite is already within reach.

And don't overlook the **hunting potential!** If you're looking for your own manageable piece of hunting ground, this property offers habitat for **Arkansas whitetail deer and wild turkey**. Hunt your own land, create food plots, set up your stands, or simply enjoy watching the wildlife move through your property.

The pasture gives you room for **cattle, horses or other livestock**, while the acreage provides plenty of space to build, hunt, explore and enjoy the outdoors.

Location makes this one even better. You're **just outside Batesville (in a community called Sulphur Rock but has a mailing address still as Batesville) with convenient access toward Newport**, making it possible to enjoy country living while still being within a reasonable drive of work, shopping, schools and everyday necessities.

26 +/- Acres | Gated Entrance | Pasture | Spring | Pond | Potential Homesite | County Water Accessible | Electricity Available | Whitetail Deer | Wild Turkey | Hunting | Livestock Potential

Whether you're looking for a **homesite with acreage, small cattle property, hunting retreat or simply a beautiful piece of land to call your own**, this property offers a wonderful blend of location, accessibility, utilities, water, pasture and wildlife.

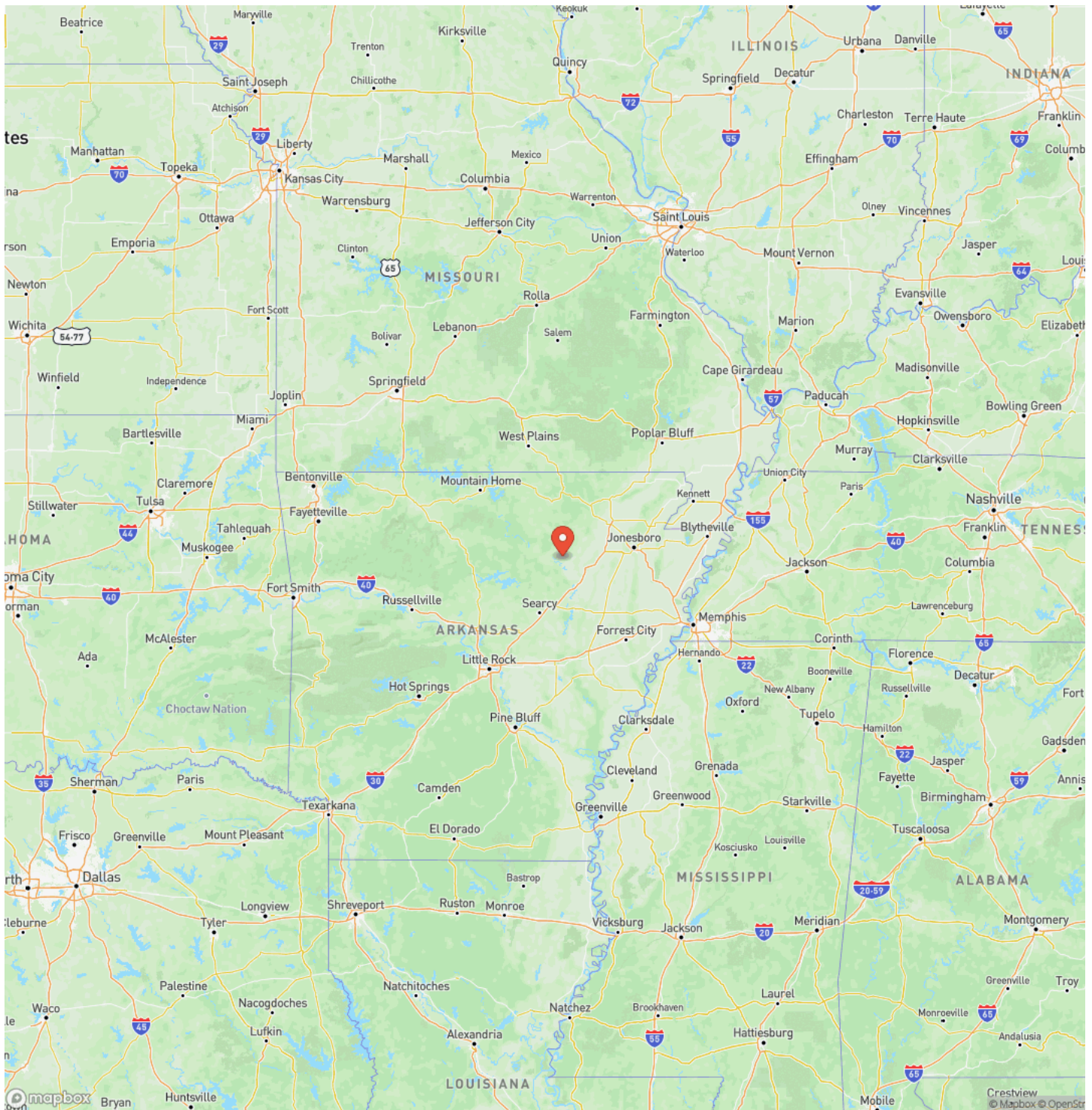
Proudly Listed with Mossy Oak Properties Selling Arkansas, [870-495-2123](tel:870-495-2123)
Listing Agent, Pamela Welch, [870-897-0700](tel:870-897-0700)

Equal Housing Opportunity, www.WeSellArkansas.com.

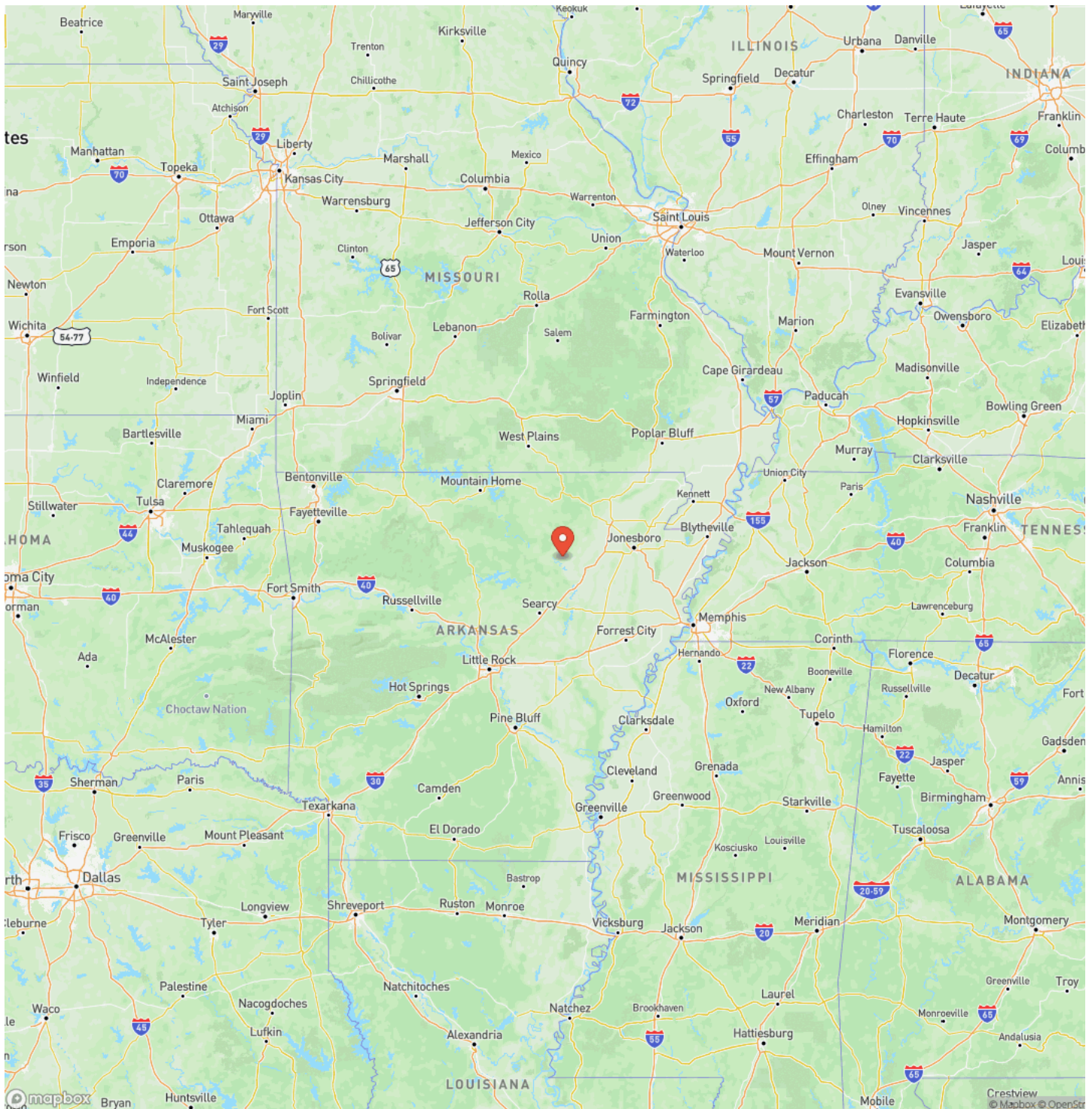
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Batesville, AR / Independence County



Locator Map

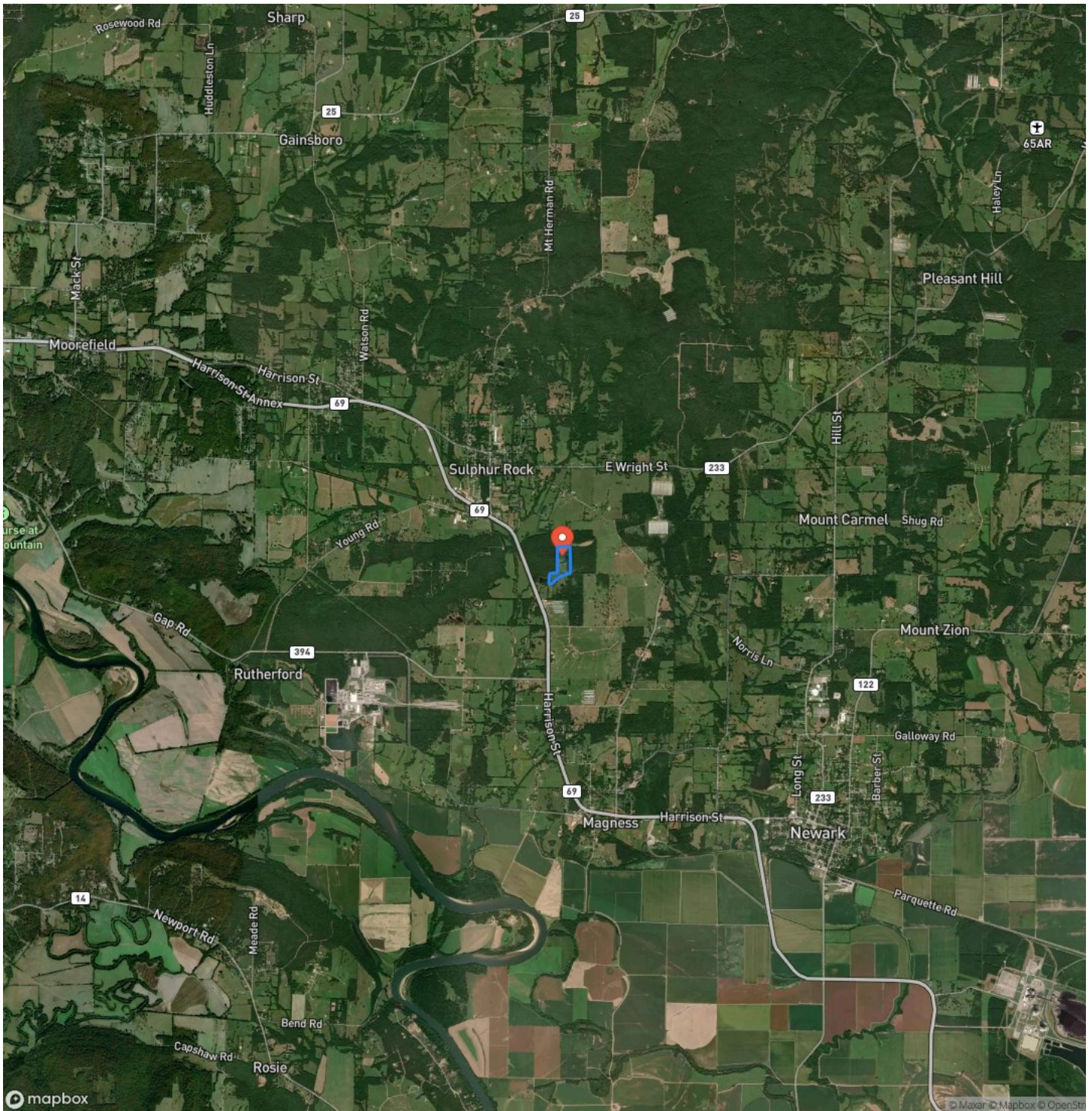


Locator Map



26 +/- Acres, Great Building Sites, Pasture, Woods, Huntings, Spring, Independence County, AR
Batesville, AR / Independence County

Satellite Map



**26 +/- Acres, Great Building Sites, Pasture, Woods, Huntings, Spring, Independence County, AR
Batesville, AR / Independence County**

LISTING REPRESENTATIVE

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NOTES

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MORE INFO ONLINE:

<https://wesellarkansas.com/>

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<https://wesellarkansas.com/>

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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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