

**White River Lot with Utilities, Ready to build on,  
Batesville, Arkansas!**  
0 Joe Baker Road  
Batesville, AR 72501

**\$69,900**  
0.500± Acres  
Independence County



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Batesville, AR / Independence County**

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**SUMMARY**

**Address**

0 Joe Baker Road

**City, State Zip**

Batesville, AR 72501

**County**

Independence County

**Type**

Recreational Land, Riverfront, Lot

**Latitude / Longitude**

35.865368 / -91.847198

**Taxes (Annually)**

114

**Dwelling Square Feet**

0

**Acreage**

0.500

**Price**

\$69,900

**Property Website**

<https://www.mossoakproperties.com/property/white-river-lot-with-utilities-ready-to-build-on-batesville-arkansas-independence-arkansas/56068/>



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### **PROPERTY DESCRIPTION**

#### **Experience the Pristine Beauty of the Ozark Mountains and White River from Your Own Waterfront Haven!**

Lot 9 of the Collietown Subdivision offers a rare opportunity to own a meticulously manicured slice of the Ozark Mountains with so much natural charm. Situated just inside the subdivision, this half-acre lot gently slopes from the road down to the breathtaking White River, providing the perfect setting for your dream home.

With underground utilities, including electricity and water, available at the road, all you need is a septic system to start building your riverside retreat. The White River is renowned worldwide for its excellent trout and smallmouth bass fishing, making this location a paradise for anglers and nature lovers alike.

The views from Lot 9 is unparalleled, with the famous Painter's Bluff, a stunning natural feature of the Ozark Mountains, visible right from your property. As a property owner within the gated Collietown Subdivision, you'll enjoy exclusive access to a shared boat launch, making it easy to explore and enjoy the river. Additionally, storage units are available for rent, and a storm cellar is provided for your safety during inclement weather.

If you're looking for more space, there is the potential to purchase adjoining land for an additional price, allowing you to expand your personal paradise on the White River. Seller will also custom build!

Proudly and exclusively listed with Mossy Oak Properties, Selling Arkansas, your local certified land specialists. **Call the office at [870-495-2123](tel:870-495-2123) to set up your showing!** Visit [www.WeSellArkansas.com](http://www.WeSellArkansas.com) for a list of all of our listings and others.

### **Key Features**

- **Prime Location:** Positioned within the Collietown Subdivision, Lot 9 provides an ideal setting for those who crave tranquility and natural beauty.
- **Waterfront Bliss:** Enjoy unmatched access to the White River, renowned globally for its excellent trout and smallmouth bass fishing. Whether you're an avid angler or simply love the serenity of riverfront living, this lot offers a prime spot to savor all the White River has to offer.
- **Utilities Ready:** With underground electricity and water already available, setting up your new home is straightforward, so you're ready to start building your riverside retreat.
- **Scenic Views:** The views from these lots are nothing short of spectacular. Marvel at the famous Painter's Bluff, a stunning natural feature of the Ozark Mountains, right from your own property.
- **Subdivision Perks:** As a property owner within the Collietown Subdivision, you'll enjoy access to shared amenities, including a **private boat launch** for easy river access. Additionally, storage units are available for rent, and a storm cellar is provided for your safety during inclement weather.
- **Exclusive Access:** Your privacy is paramount, with all of this situated behind a locked gate equipped with a keypad entry system, ensuring that only landowners can access the subdivision.

### **Additional Opportunities**

If you find that half an acre isn't quite enough, there's potential to purchase adjoining land for an additional price, allowing you to expand your piece of paradise on the White River.

### **A Perfect Retreat**



This lot offers a rare chance to own a piece of the Ozarks, where the beauty of the mountains meets the tranquility of the river. Whether you're planning to build a permanent residence, a vacation getaway, or simply invest in prime real estate, Lot 9 of the Collietown Subdivision provide everything you need for a fulfilling and peaceful lifestyle. Plus, the seller offers custom-built homes, giving you even more flexibility and options!

**CALL Pamela Welch at [870-897-0700](tel:870-897-0700) to View!!**



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## **DISCLAIMERS**

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