Luxury Equestrian Estate on 33+/- Acres | Home, Second Home, Horse Facility, RV Sites, Pond & Income Potential, Hazen, AR
2802 Saddle Creek Rd
Hazen, AR 72064

$1,450,000
33.38± Acres
Prairie County







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Hazen, AR / Prairie County

SUMMARY

Address
2802 Saddle Creek Rd

City, State Zip
Hazen, AR 72064

County
Prairie County

Type
Farms, Horse Property, Business Opportunity, Residential Property, Hunting Land, Recreational Land, Ranches

Latitude / Longitude
34.810003 / -91.569898

Dwelling Square Feet
3,886

Bedrooms / Bathrooms
3 / 2.5

Acreage
33.38

Price
$1,450,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Premier 33 +/- Acre Luxury Equestrian Estate | Two Homes | Established Horse Stabling Business | RV Resort Development Potential | Northeast Arkansas

Some people invest in real estate. Others invest in a lifestyle. A fortunate few invest in a legacy that will serve their family for generations.

Welcome to one of **Northeast Arkansas' most extraordinary equestrian estates**, where luxury living, an established income-producing horse stabling business, multiple investment opportunities, and breathtaking country views come together on **33 +/- pristine acres**. This is far more than a beautiful property-it is a rare opportunity to own a premier equestrian facility, a thriving business, and a property with exceptional development potential.

From the moment you enter through the gated entrance and travel the paved driveway, you'll appreciate the pride of ownership found throughout this remarkable estate. Overlooking a beautifully **stocked pond filled with trophy-sized catfish**, both the custom-built main residence and the second set of living quarters enjoy peaceful water views highlighted each evening by a spectacular **color-changing illuminated fountain**, creating a setting that feels more like a private resort than a working ranch.

Designed for horse enthusiasts and entrepreneurs alike, this property features an impressive **60' x 60' horse barn**complete with **eight indoor stalls, two outdoor stalls, office space, restroom, hot and cold wash station, multiple RV/living-quarter hookups, fenced pasture, and nine professionally designed round pens**, each with its own individual water source. The current owners have built a highly respected **overnight horse stabling business**, serving travelers from across the country almost entirely through referrals and repeat clientele. The business is already established and operating, offering immediate income with tremendous opportunity for expansion.

One of the property's greatest strengths is its incredible versatility. Continue operating the successful horse stabling business, expand into horse clinics and training events, develop an equestrian competition facility, or create one of the Mid-South's premier destination properties. With two residences already in place, the possibilities also include **luxury Airbnb rentals, corporate retreats, agritourism experiences, family compound living, or caretaker housing**.

Adding even more value is approximately **five acres of prime highway frontage** positioned at the front of the property. With **city water and city sewer available**, mature shade trees, two separate entrances, and outstanding visibility, this tract offers exceptional commercial development potential. Located approximately one-half mile from one of the busiest **Love's Travel Stops between Memphis and Little Rock**, the location is ideal for a **high-end RV resort, boutique campground, retail development, or additional commercial venture**. Imagine combining a luxury RV resort with the existing horse stabling business and Airbnb accommodations to create one of the region's premier equestrian travel destinations.

Built with long-term sustainability in mind, the property features a powerful **39 kWh solar system with 108 kWh of battery backup**, whole-home generators serving both residences, city water, a private well, and a convenient push-button transfer system that allows you to instantly switch between water sources. This thoughtful infrastructure provides efficiency, reliability, and peace of mind.

The grounds are equally impressive, featuring **greenhouses, a shade house, raised-bed gardens, mature fruit trees, fig trees, grapes, thornless blackberries, and established landscaping** that make this property as beautiful as it is productive. Approximately **five wooded acres** provide excellent whitetail deer hunting, allowing you to enjoy outdoor recreation without ever leaving your own property.

Properties offering this level of diversity are exceptionally rare. Whether you're searching for a luxury country estate, an established equestrian business, a commercial investment, or a property with incredible future development potential, this estate delivers opportunities that are nearly impossible to duplicate. The infrastructure, improvements, business, and development possibilities would require years of planning and a substantial investment to recreate.

This is more than a property. It is a business, an investment, a family retreat, and a legacy waiting to be continued.

Property Highlights

- 33 +/- Acres with Direct Highway Frontage

- Custom-Built Main Residence
- Second Living Quarters Above Temperature-Controlled Shop
- Established Overnight Horse Stabling Business
- 60' x 60' Horse Barn
- 8 Indoor Stalls & 2 Outdoor Stalls
- 9 Round Pens with Individual Water Sources
- Fenced Pasture
- Stocked Pond with Trophy-Sized Catfish
- Color-Changing Illuminated Fountain
- 39 kWh Solar Power System
- 108 kWh Battery Backup
- Whole-Home Generators
- City Water & Private Well
- Greenhouse, Shade House & Raised-Bed Gardens
- Orchard, Fruit Trees, Fig Trees, Grapes & Thornless Blackberries
- Approximately 5 Wooded Acres with Excellent Deer Hunting
- Approximately 5 Acres with Commercial Development Potential
- Potential for a Luxury RV Resort, Airbnb Rentals, Event Venue, or Additional Income-Producing Ventures

If you would like to take a ride through the property with us on our ATV, click link and lets go: Ride With Us

Shown by appointment only. No drive-ups or unauthorized access permitted. Listing Agent Pamela Welch must be present for al showings.

Proudly listed by Mossy Oak Properties Selling Arkansas, 870-495-2123

Pamela Welch, Local Land Specialist, 870-897-0700 .

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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.








LISTING REPRESENTATIVE

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