

Cutoff Road Ranch
1768 Cutoff Road
Clinton, AR 72031

\$985,000
100± Acres
Van Buren County



**Cutoff Road Ranch
Clinton, AR / Van Buren County**

SUMMARY

Address

1768 Cutoff Road

City, State Zip

Clinton, AR 72031

County

Van Buren County

Type

Ranches, Farms, Hunting Land, Business Opportunity, Timberland, Horse Property, Recreational Land, Residential Property, Single Family

Latitude / Longitude

35.509139 / -92.499168

Dwelling Square Feet

2,405

Bedrooms / Bathrooms

3 / 2

Acreage

100

Price

\$985,000

Property Website

<https://arkansaslandforsale.com/property/cutoff-road-ranch/van-buren/arkansas/93565/>



PROPERTY DESCRIPTION

Discover an exceptional equestrian & ranching retreat nestled on approximately 100 acres in Van Buren County, just 10 minutes from the town of Clinton and the shoreline of Greers Ferry Lake. This property blends a comfortable, executive-style home with a fully-equipped horse facility and premium pasture improvements — delivering a turnkey ranch for serious horse owners, ranching enthusiasts, or those simply seeking a serene lifestyle property.

THE HOME

Set in a pleasing & functional layout, the residence offers approximately 2,405 sq ft of single-story living, with 3 bedrooms and 2 bathrooms built around the year 2000.

Large windows frame views across the pastures and improvement areas. A thoughtful floor plan accommodates both family living and ranch-office oversight.

EQUESTRIAN & RANCH IMPROVEMENTS

The property is founded on serious performance-horse infrastructure:

- A 7-stall horse barn with welded-pipe runs, wash bay, tack room, and an office — all strategically placed adjacent to the hay barn.
- A 125' × 250' lighted roping arena, ideal for roping, training or equestrian team practice.
- Two 100' × 100' cutting pens, giving outstanding facility flexibility for multiple disciplines.
- Six well-designed pastures of mixed grass and Bermuda grass, fully fenced and cross-fenced for efficient livestock or broodmare/pasture rotation.
- Multiple access points and dual entrances allow the barn area and arena zones to be accessed independently of the home — offering privacy, multi-team training capability, or guest accommodation flexibility.

LOCATION & LIFESTYLE

Located just a short drive west of the town of Clinton and approximately 10 miles from Choctaw Marina / Greers Ferry Lake, the property enjoys easy access to regional amenities while maintaining the peace of an agricultural rural setting.

Paved county road frontage along Cutoff Road provides dependable & all-weather access.

With existing infrastructure, the property is fully ready for immediate use as a training facility, horse business, or high-end private ranch.

KEY HIGHLIGHTS

- Approximately 75 acres of prime pasture, arena and facility land with approximately 25 Acres of Timber



- Exceptional equestrian improvements, built for serious use from day-one.
- Comfortable ranch home overlooking the land, perfect for owners who want quality living combined with operational oversight.
- Highly functional fencing and pasture layout, ready to support broodmares, performance horses, livestock or multiple uses.
- Easy access to local town amenities and regional recreation (lake, trails, outdoor lifestyle) while preserving the privacy and scale of a full acreage property.

OPPORTUNITY

Whether you are looking to establish a major horse operation, build a legacy ranch, or simply create a family estate with exceptional lifestyle amenities, this property delivers rare combination of home-comfort + full-scale horse infrastructure. With improvements in place, you'll avoid years of build-out and can begin operations immediately.

Discloser: Mineral Rights do not convey and Horses can be purchased for additional fee. Bloodline can be provided upon request.

Photos of the Home coming soon.

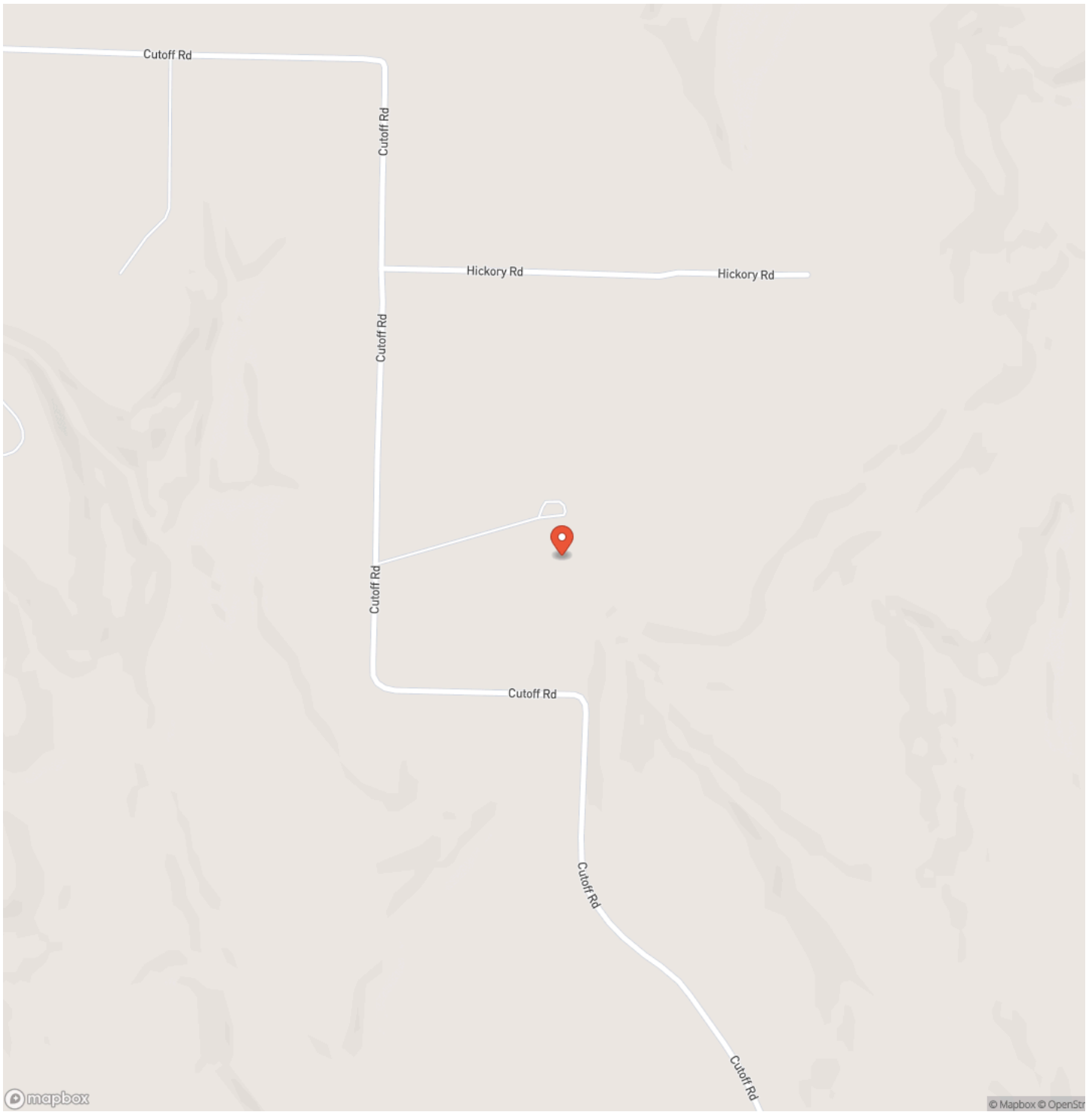
Horses are also for sale with foundation genetics from the following Horses: Gay Bar King, Okie Leo, TopSail Cody, Dash for Cash, Harlan, High Brow Cat, Sun Frost, & Sugar Bar



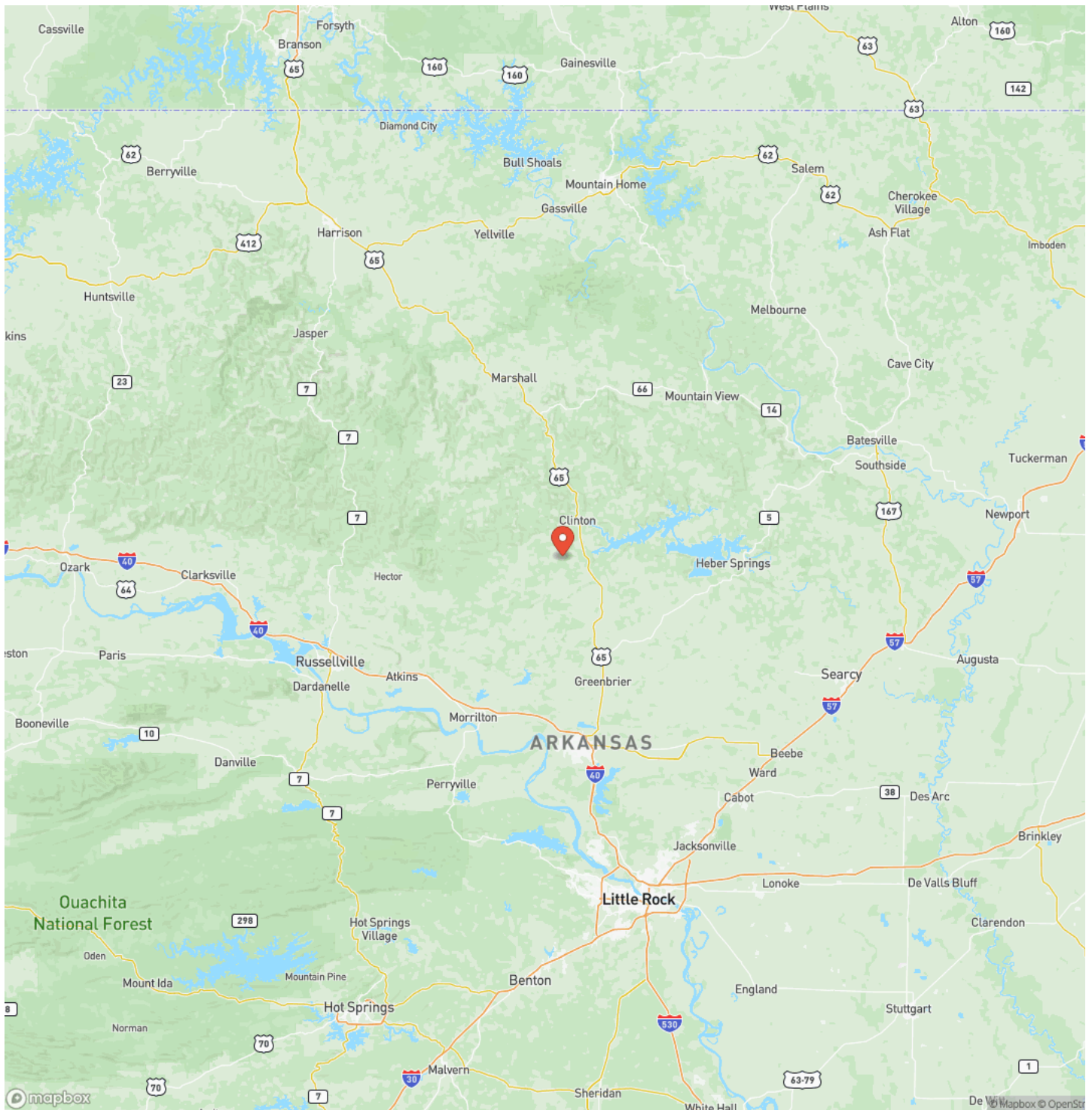
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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

Mineral rights not included. Horses are available for purchase and bloodline can be provided upon request.



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