**33 +/- Acre Equestrian Estate | Two Homes, Horse Facility & Income Potential, Hazen, AR**
**2802 Saddle Creek RD**
**Hazen, AR 72064**

**$1,695,000**
**33.5± Acres**
**Prairie County**

**MORE INFO ONLINE:**

**https://wesellarkansas.com/**

## SUMMARY

**Address**
2802 Saddle Creek RD

**City, State Zip**
Hazen, AR 72064

**County**
Prairie County

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

**Latitude / Longitude**
34.810003 / -91.569898

**Taxes (Annually)**
$3,413

**Dwelling Square Feet**
3,886

**Bedrooms / Bathrooms**
3 / 2

**Acreage**
33.5

**Price**
$1,695,000

**Property Website**
https://www.mossyoakproperties.com/property/33-acre-equestrian-estate-two-homes-horse-facility-income-potential-hazen-ar/prairie/arkansas/102490/

## PROPERTY DESCRIPTION

### 33 +/- Acre Equestrian Estate with Two Homes, Pond, Solar & Income Potential

Welcome to a **one-of-a-kind 33 +/- acre property** offering the perfect blend of **luxury living, income potential, and self-sufficiency**. This beautifully maintained estate features **two custom-built homes, a stocked pond, and a well-established overnight horse boarding business**, making it a rare opportunity in today's market.

The property is currently operating as a **reputable, turnkey horse boarding facility**, allowing for **immediate income potential without leaving the property**. The **front acreage also offers commercial potential**, adding even more versatility.

Enjoy the beauty of the outdoors with **mature landscaping, orchard, greenhouse, shade house, gardens, and space for livestock**, along with **multiple outbuildings and room to expand**. The land also provides **excellent deer hunting**, making it ideal for both recreation and lifestyle.

The **main residence** offers 3 bedrooms plus bonus space, while the **second home** includes 2 bedrooms and an office—perfect for guests, family, or rental income. A large **temperature-controlled shop/garage with bathroom and laundry** provides space for business operations or storage.

Built for efficiency and independence, the property includes:

**39kWh solar system with 108kWh backup batteries**
**Whole-home generators for both residences**
**Private well system**
Near **off-grid capability**

Equestrian features include a **60x60 horse barn with 8 indoor stalls, 2 outdoor stalls, office, restroom, and multiple living quarter hookups**, making it ideal for horse enthusiasts or boarding operations.

Recent updates include a **new roof, HVAC systems, water heater, and water softener**, with the second home and shop built in 2022.

Whether you're looking for a **working farm, equestrian property, investment opportunity, or private retreat**, this property offers **unmatched versatility, infrastructure, and long-term value**.

Proudly listed with **Mossy Oak Properties Selling Arkansas, 870-495-2123 .**

Call or text Listing Agent, Cecil Oursbourn **at 501-679-1660 or** for a tour or more information. This is a MUST SEE!!

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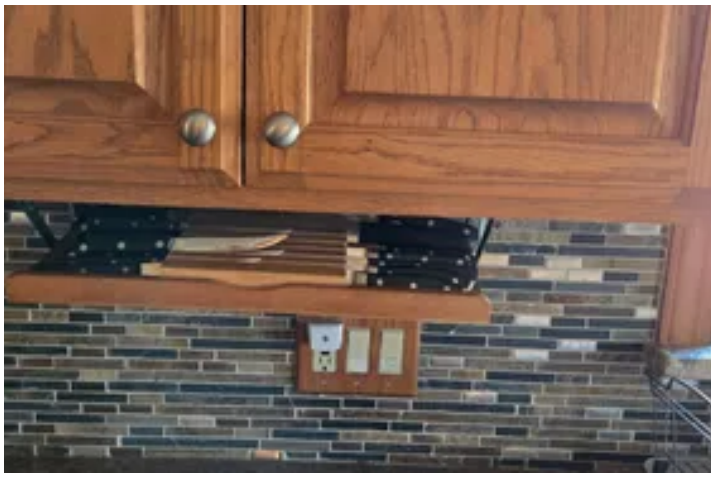
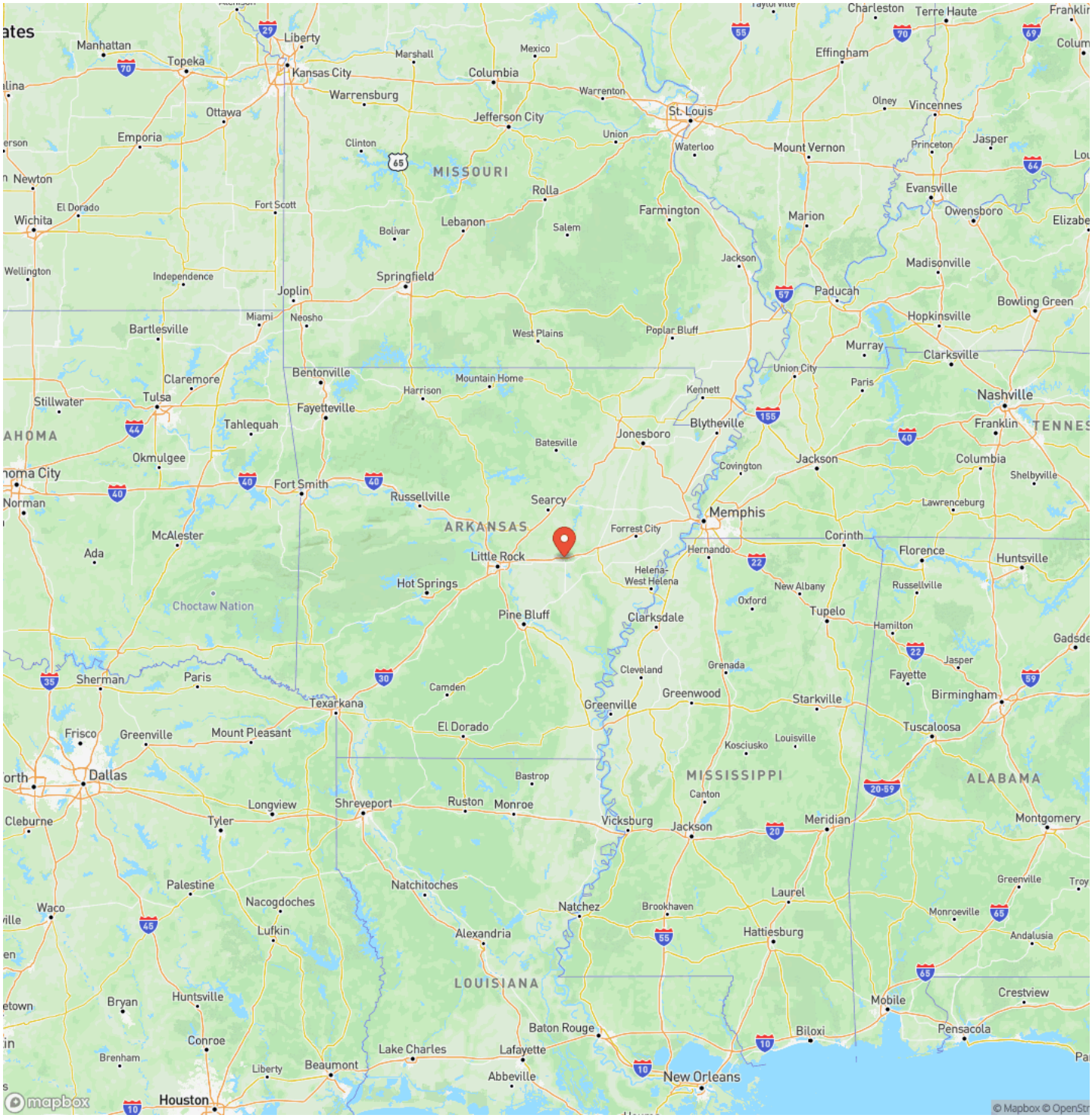
Equal Housing Opportunity. www.WeSellArkansas.com.



# Locator Map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Waterloo
Mount Vernon
Princeton
Jasper
MISSOURI
Rolla
Evansville
Newton
El Dorado
Wichita
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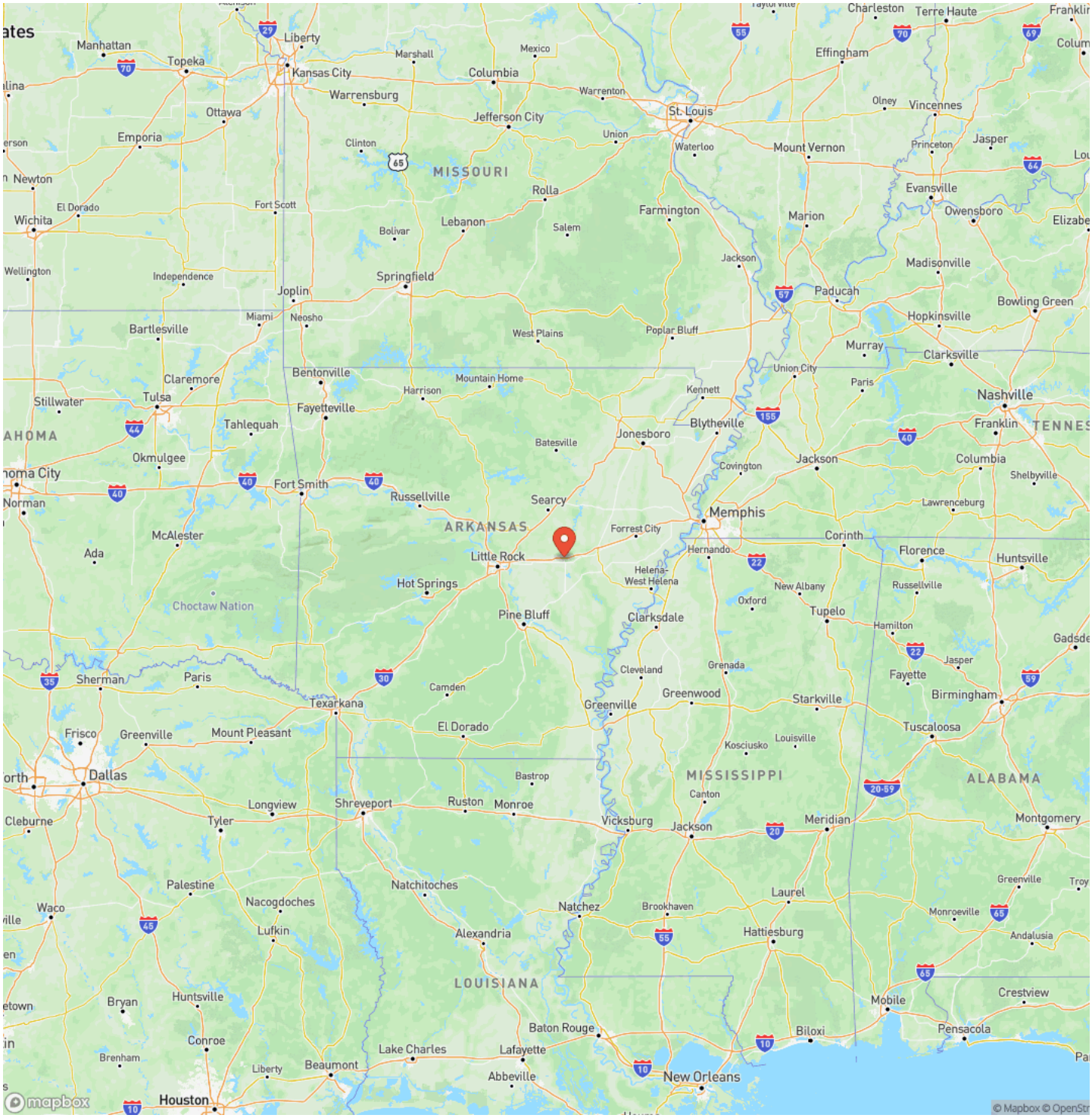
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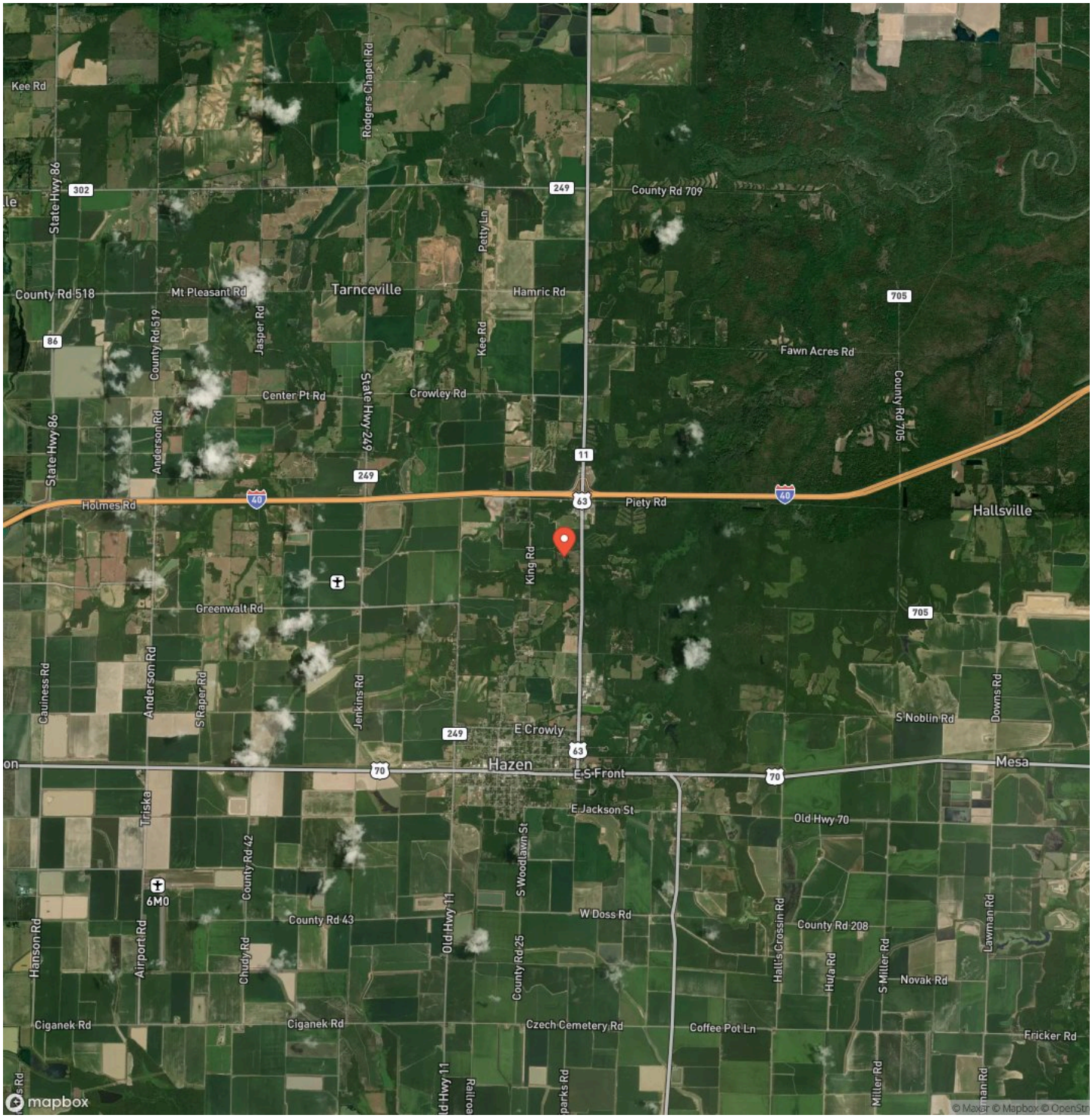
# Satellite Map



## LISTING REPRESENTATIVE

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coursbourn@mossyoakproperties.com

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**City / State / Zip**
Searcy, AR 72143

## NOTES

**NOTES**



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**MORE INFO ONLINE:**

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