

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

\$1,595,000
33.5± Acres
Prairie County



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Hazen, AR / Prairie County**

SUMMARY

Address

2802 Saddle Creek RD null

City, State Zip

Hazen, AR 72064

County

Prairie County

Type

Hunting Land, Horse Property, Business Opportunity, Residential Property, Ranches, Recreational Land, Commercial

Latitude / Longitude

34.810003 / -91.569898

Taxes (Annually)

\$3,413

Dwelling Square Feet

3,886

Bedrooms / Bathrooms

3 / 2.5

Acreage

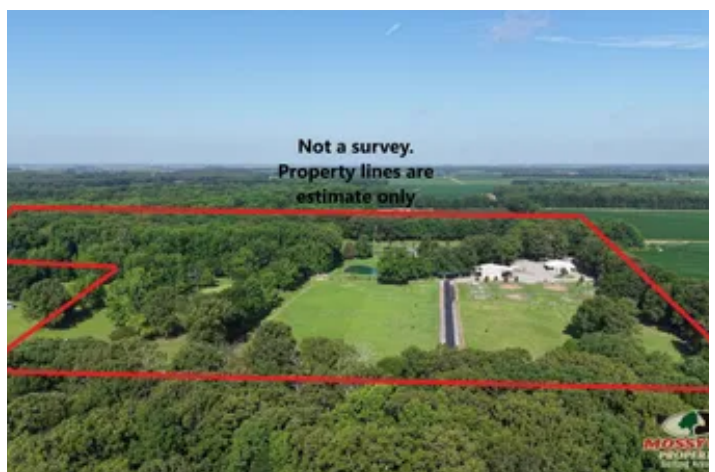
33.5

Price

\$1,595,000

Property Website

<https://www.mossoakproperties.com/property/33-acre-equestrian-estate-two-homes-horse-facility-income-potential-hazen-ar/prairie/arkansas/102490/>



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PROPERTY DESCRIPTION

33 +/- Acre Equestrian Estate with Two Homes, Pond, Solar & Current Income Stream.

This property has an area that has great potential for a 40 unit high-end RV resort. Both homes on property could easily be AirBnB units along side the RV Resort potential, with all contributing to a beautiful Equestrian themed resort.

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.

Prime +-5 Acre Front Tract with Exceptional Commercial Potential for High-end RV Park

A beautifully maintained **5acre tract** sits at the front of the property, offering:

- **Outstanding highway frontage - City water and sewer** already available - **Large, mature trees** spaced throughout-parklike setting - **Two entrances,** ideal for traffic flow and design flexibility

Its location is unmatched: **approximately one half mile from one of the busiest truck stops between Memphis and Little Rock,** making it a high visibility, high traffic opportunity.

This tract would make an **exceptional high-end RV park,** boutique campground, or other commercial venture. With utilities nearby, great access, and natural beauty, it's a rare chance to develop a premium income producing asset right at the front of the estate

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](tel:870-495-2123).**

Call or text Listing Agent, Cecil Oursbourn at [501-679-1660](tel:501-679-1660) or for a tour or more information. This is a MUST SEE!!

Equal Housing Opportunity. www.WeSellArkansas.com.

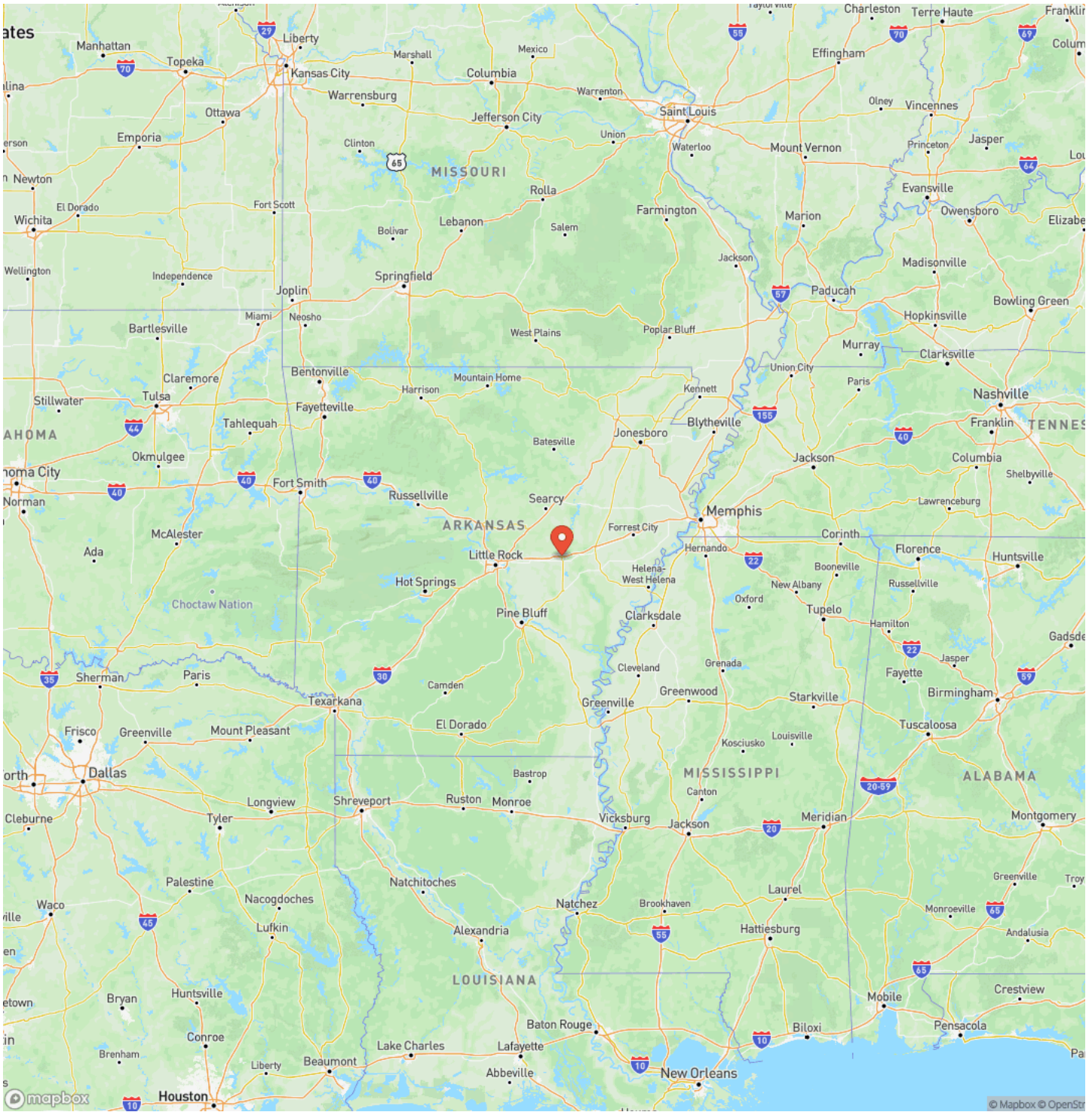


MORE INFO ONLINE:
<https://wesellarkansas.com/>

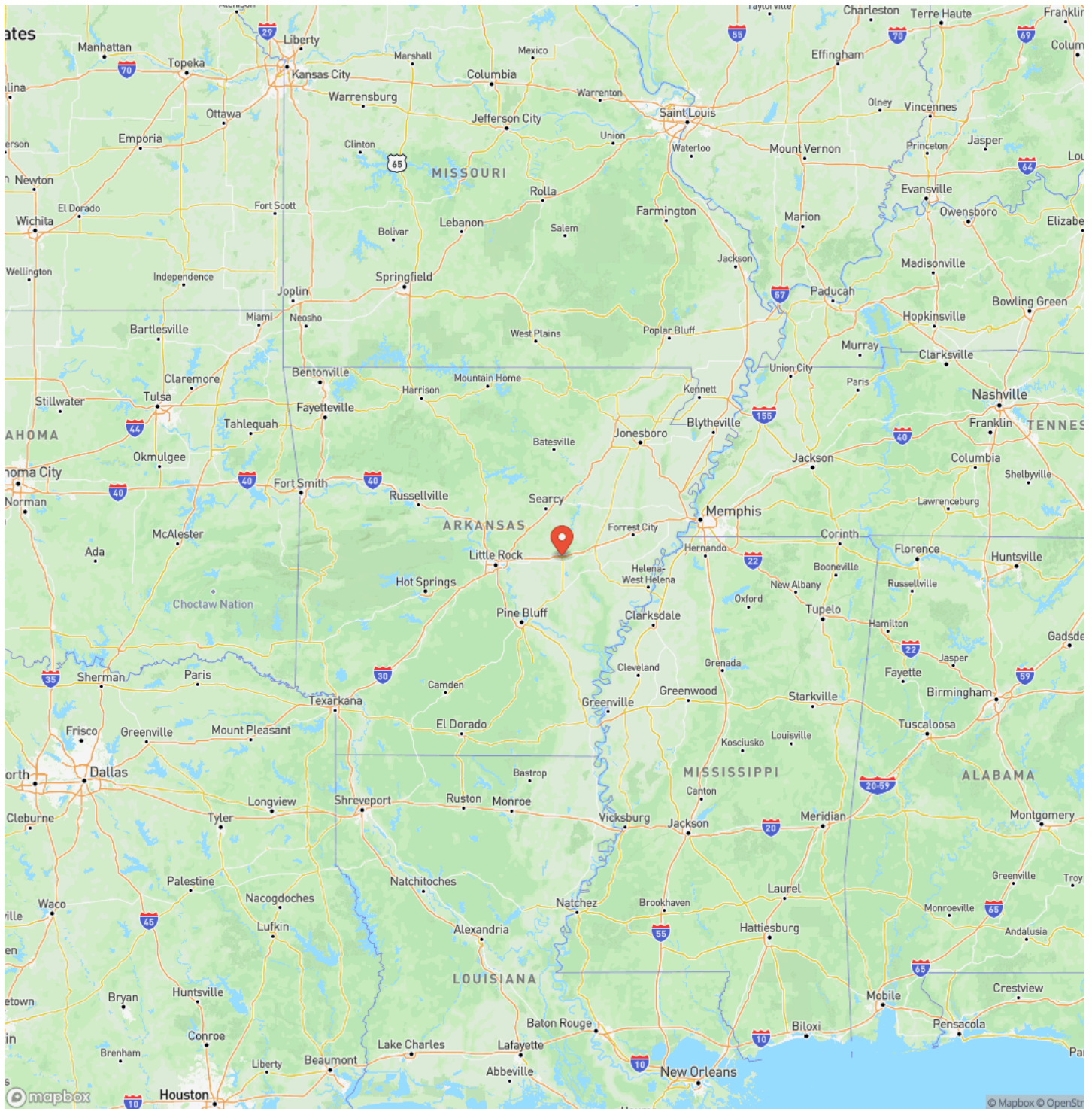
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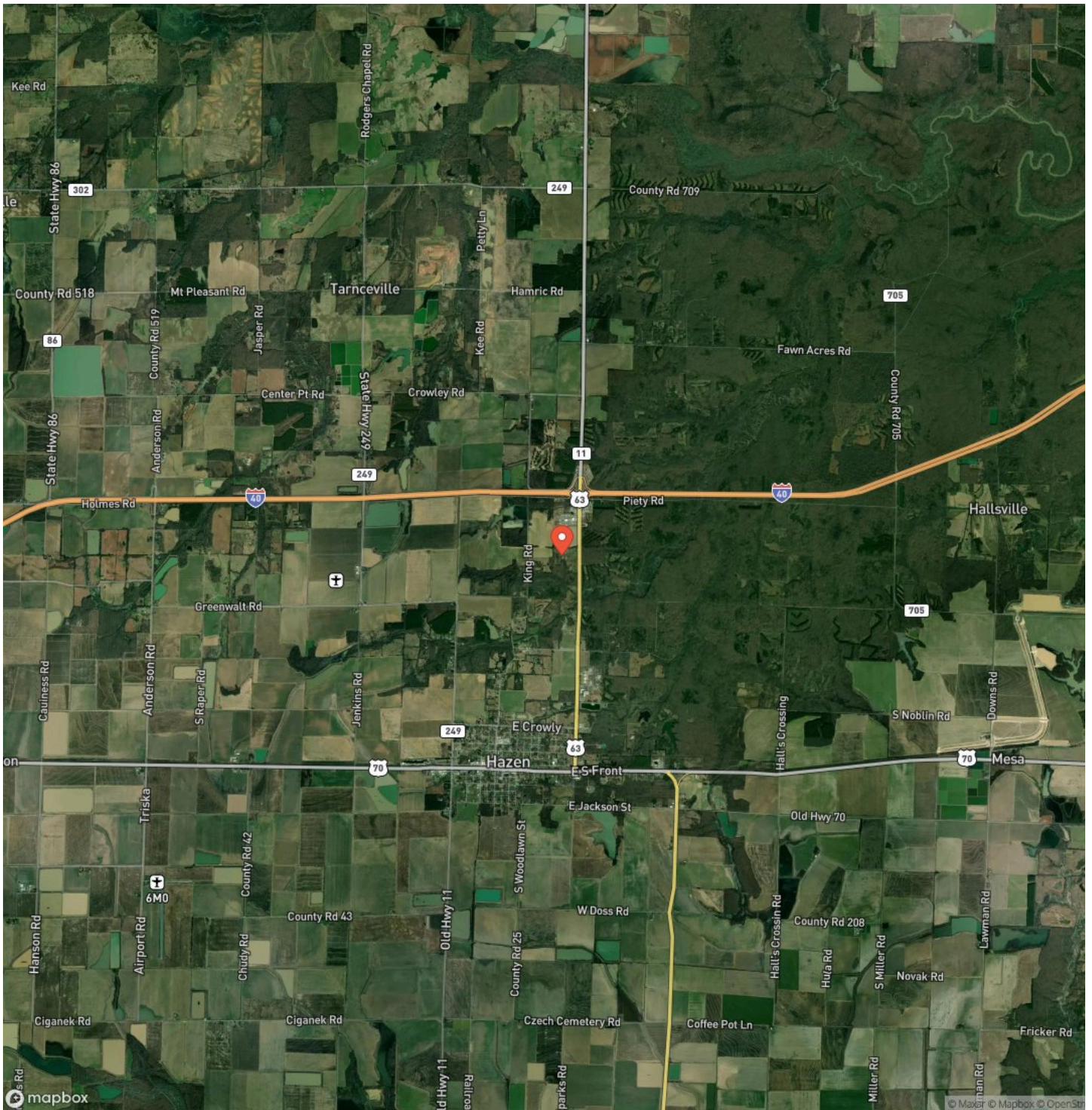
Locator Map



Locator Map



Satellite Map



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Mossy Oak Properties Selling Arkansas

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