

Saddle Inn hazen Arkansas
2802 Saddle Creek RD
Hazen, AR 72064

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



**Saddle Inn hazen Arkansas
Hazen, AR / Prairie County**

SUMMARY

Address

2802 Saddle Creek RD

City, State Zip

Hazen, AR 72064

County

Prairie County

Type

Horse Property, Commercial, Ranches, Business Opportunity,
Single Family, Residential Property

Latitude / Longitude

34.810352 / -91.566882

Dwelling Square Feet

3,886

Bedrooms / Bathrooms

3 / 2

Acreage

33.5

Price

\$1,695,000



PROPERTY DESCRIPTION

Welcome to this expansive and well maintained beautiful acreage with a private pond - a rare opportunity to own a retreat that offer the bonus of a well established on site overnight horse boarding business with an excellent reputation that is turn key capable of generating income without ever having to leave the property! Front acreage of the property could be purposed for Commercial use. This property provides very modern amenities, 2 stunning homes sitting on 33+/- acres with stocked pond and trophy deer hunting. This is a one of a kind property offers amazing landscaping, orchard, greenhouse, shade house, gardens and additional space for livestock, gardening, multiple outbuildings and room for expansion! Best of all, 2 custom built homes (main residence is 3 bedrooms with bonus rooms, second home is 2 bedrooms with office) multiple temperature controlled garages and ample storage options.

Large temp controlled garage shop has separate bathroom and laundry facilities and could easily contain an on site business.

Both residences with commercial grade whole home generators, 39kWh solar, 108 kWh backup batteries, and separate well system on premises providing near off-grid potential. A 60x60 horse barn with 8 stalls inside and 2 outside, office, restroom and multiple LQ hookups. With robust infrastructure already in place, this property is primed for self-sufficiency and resilience.

Whether you're a professional looking for convenience, a homeowner seeking peace of mind, this is the sanctuary you've been looking for!

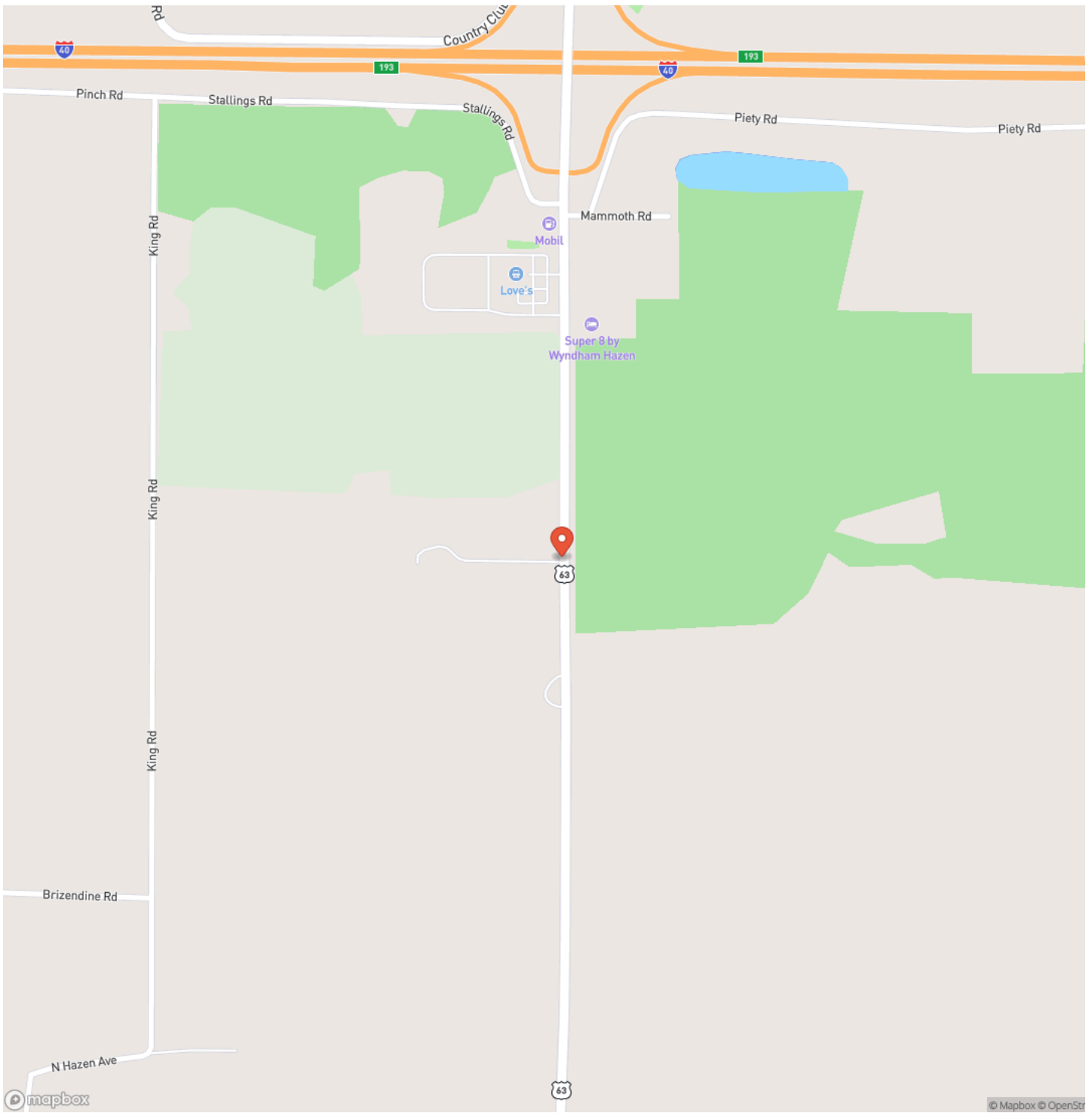
OTHER FEATURES:

- **Main home -**
 - **New roof in last 3 years**
 - **New AC/furnaces both upstairs and downstairs in last 3 years.**
 - **New water softer and hot water heater.**
- **New second dwelling and shop built in 2022**
 - **upstairs 1660 sq ft dwelling**
 - **downstairs 1660 sq ft Shop.**
- **Solar system/batteries/generator added in 2022**

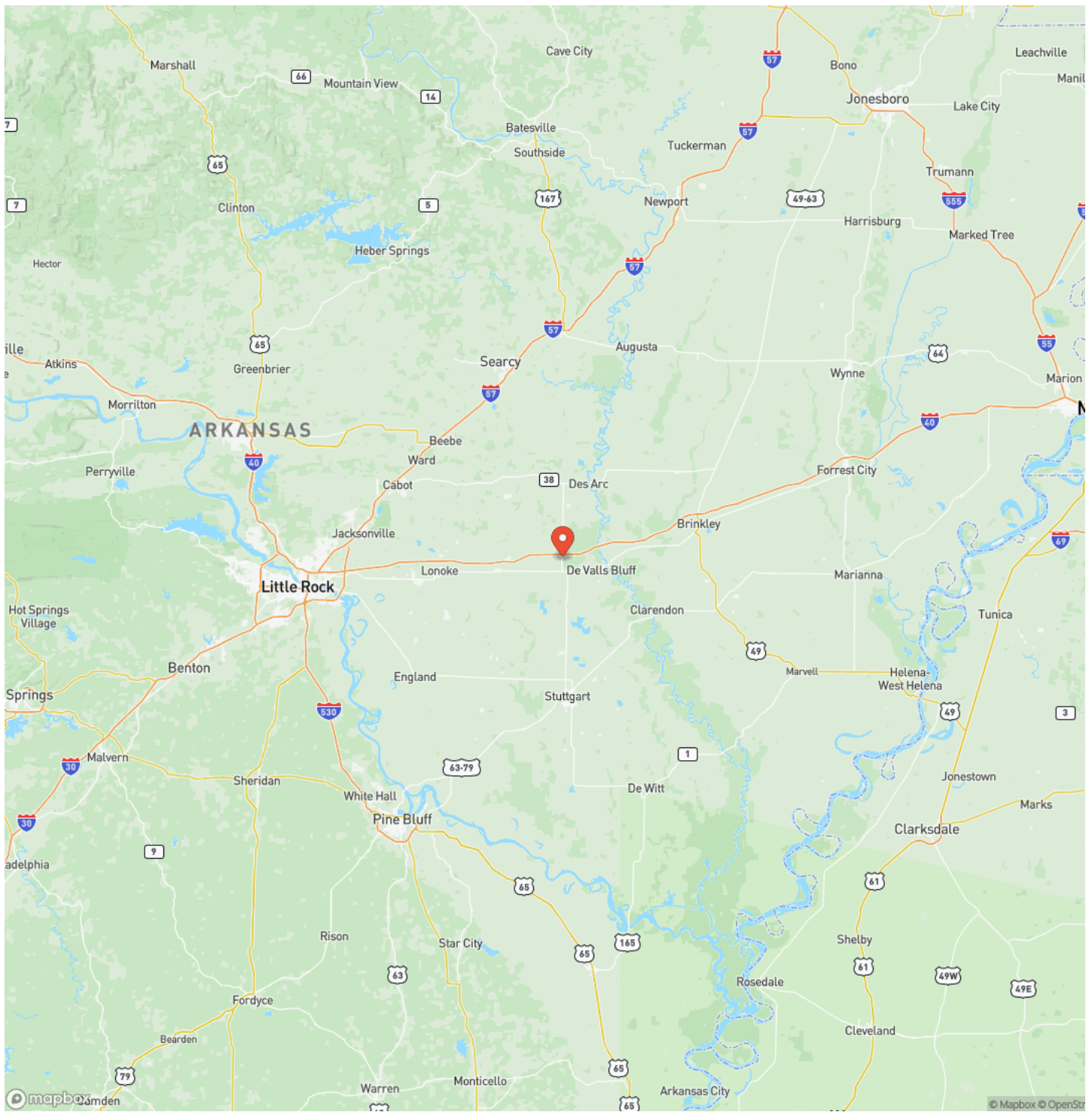
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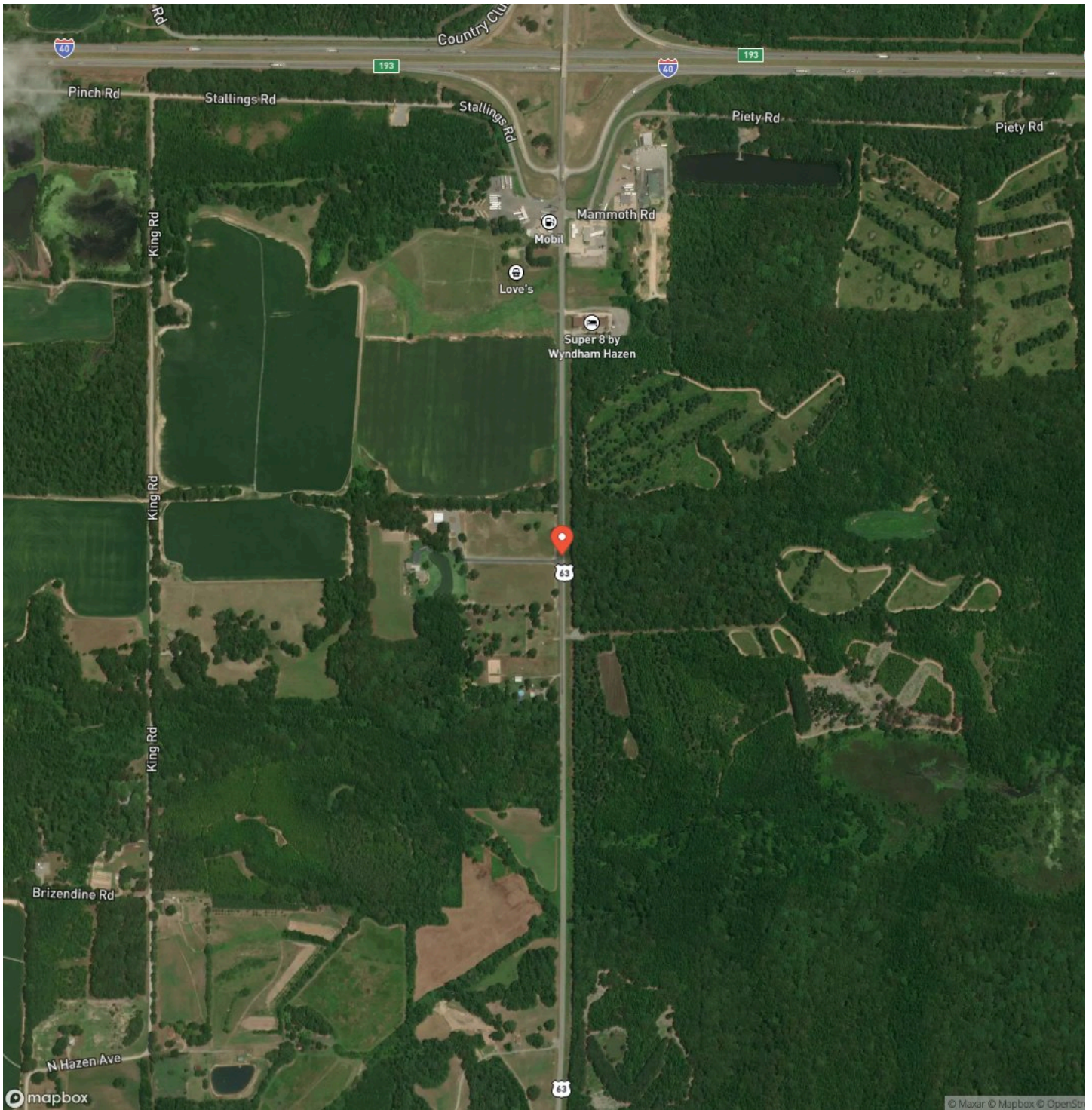
Locator Map



Locator Map



Satellite Map



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Mossy Oak Properties Cache River Land & Farm
400 W Race Street
Searcy, AR 72143
(501) 278-5330
MossyOakProperties.com

