

Esquire Developtment 2
17133 Thompson Farm Road
Mabelvale, AR 72103

\$927,000
45.16± Acres
Saline County



Esquire Devepolment 2
Mabelvale, AR / Saline County

SUMMARY

Address

17133 Thompson Farm Road

City, State Zip

Mabelvale, AR 72103

County

Saline County

Type

Horse Property, Residential Property, Ranches, Single Family,
Hunting Land

Latitude / Longitude

34.594003 / -92.406313

Dwelling Square Feet

2,397

Bedrooms / Bathrooms

4 / 2

Acreage

45.16

Price

\$927,000



PROPERTY DESCRIPTION

Spectacular 45+ Acre Rural Homesite in Saline County, Arkansas

Welcome to this sprawling 45+ acre property in the heart of Saline County, Arkansas—an exceptional canvas for development, recreation, or your dream rural retreat. This prime parcel offers endless possibilities with its combination of usable acreage, natural beauty, and convenient proximity to key amenities.

Property Highlights:

- **Ready for Development:** Zoned and ideal for subdivision development with beautiful wooded homesites, interior roads already in place, and perimeter and cross fencing.
- **Versatile Land Use:** Perfect for a rural homestead, cattle ranching, farming, timber harvesting, or a combination of all three. The property includes large, spring-fed ponds, stables, barns, hay storage, and cattle handling equipment.
- **Well-Appointed Residence:** The well-maintained, 4-bedroom, 2-bath home offers a perfect blend of comfort and convenience. With modern finishes, spacious living areas, and picturesque views, it's ready to welcome new owners.
- **Utilities Available:** With utilities easily accessible, including power from a new nearby substation, the site is ready for residential, commercial, or industrial development.
- **Private and Secluded:** Enjoy peaceful living or private development on a quiet, dead-end road, ensuring privacy and serenity.
- **Access and Proximity:** Located just 10 minutes from I-30, and 15 minutes from the Bass Pro Shops and Gateway Town Center, offering shopping, dining, and entertainment. Quick access to I-430 and I-630 allows easy commutes to Little Rock and surrounding areas.

Development Potential:

This land is primed for residential or commercial development with easy access to utilities, beautiful homesites, and proximity to both urban amenities and scenic rural living. Whether you're a savvy investor, a gentleman rancher, or a commercial developer, this property offers the flexibility and infrastructure needed to turn your vision into reality.

Additional Features:

- Spring-fed pond for livestock, irrigation, or recreational use
- Expansive barns, stables, and hay storage for equestrian or livestock operations
- Large, gently rolling fields

Investment Opportunity: The recent addition of a nearby substation enhances the commercial development potential, providing reliable power and boosting opportunities for large-scale projects.

Don't miss out on this rare and highly sought-after acreage with boundless opportunities. **Schedule a tour today** to explore all this stunning property has to offer!

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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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