



1.64 Acres

\$45,999

Saline County, Arkansas

www.landresellers.com/properties/f854decb45f



Property Details

Property Types: Residential

State: Arkansas

County: Saline County

City: Mabelvale

Zip: 72103

Price: \$45,999

Total Acreage: 1.64

Property ID: 001-02280-017

Property Address: 22683 Haskins Rd, Mabelvale, AR, 72103

APN: 001-02280-017

Dimensions: NW corner: 34.5471, -92.3844 (Road) NE corner: 34.5470, -92.3838 (Road) SW corner: 34.5464, -92.3851 SE corner: 34.5464, -92.3839

GPS: 34.547111, -92.384389

Subdivision: N/A

Unit: N/A

Block: N/A

Lot: N/A

CCRs: Mobile homes, camping, and RVs are prohibited, but RVs may be used as temporary living quarters during construction, provided they are licensed in the state of Arkansas, all applicable taxes are paid, and the necessary permits are obtained and purchased.

Association Fees: N/A

Roads: Paved Road

Power: Utility poles on road at neighboring homes

Water: City Water

Sewer: Septic can be installed

Time Limit to Build: TBD

Taxes: \$135

RV Policies: Mobile homes, camping, and RVs are prohibited, but RVs may be used as temporary living quarters during construction, provided they are licensed in the state of Arkansas, all applicable taxes are paid, and the necessary permits are obtained and purchased.

Seller Fees: 399

Check out this beautiful 1.64-acre property in Mabelvale, AR, Saline County. With power, city water, and paved road access, it's ready for your forever home, investment, weekend getaway or next big plan. Just minutes from local shops and restaurants!

With power, city water, internet and gas lines nearby this property is just waiting for YOU to build on it! For \$45,999 you can OWN this lot and build your dream home!

A recent perc/soil test has been done on the property and it was deemed suitable for a septic system

Property Features:

Water and Gas Availability

The property has a water meter box in the northeast corner and a natural gas hookup nearby, making it simple to connect essential utilities.

High-Speed Internet

Stay connected with high-speed data access. A cable drop is visible on the northeast corner pole.

Safety Features

A fire hydrant is located just across the street from the northwest corner, adding an extra layer of security.

Land Details:

No Existing Structures

The property is a blank slate, free of buildings, but it does feature an old dish TV antenna.

Good Drainage

Despite heavy rains, the land shows no standing water due to its slope, indicating a solid foundation for future projects.

Accessible Roads

Access the property via a narrow but well-maintained 2-lane asphalt road. Navigating may require caution when encountering oncoming vehicles, but the road was fairly well maintained with no major potholes.

Driveway Entry

A dirt entryway, partially hidden by leaf cover, leads to a flat area near the dish pole. This spot could easily accommodate a temporary RV use during construction or serve as a potential building site. The rest of the property slopes, which may require preparation for larger structures.

Neighbors and Community

Located in a quiet cul-de-sac with only a few properties nearby, the area has a rural charm with a touch of modern convenience. Many neighbors have livestock, and essential services are just a six-minute drive away.

Cell Coverage

Reliable Verizon signal with 5GUW and three bars ensures you stay connected wherever you are on the property.

Electrical Lines

Overhead electrical service is available, simplifying the process of powering your new home.

Notes from the Photographer:

- *"No visible survey markers were found during inspection, and the dense vegetation may require clearing for better accessibility.*
- *A 3-inch PVC pipe with a metal pole is present, possibly related to a septic or diverter system.*
- *The property shows light trash debris"*

This land provides a balance of rural peace and easy access to modern conveniences.

Please be aware that mobile homes, camping, and permanent RVs are not allowed. However, RVs can be used as temporary living quarters while building, provided they are licensed in Arkansas, taxes are paid, and the necessary permits are obtained.

Close to Everything You Need:

- Benton, AR – 25 min (15.8 miles)
- Little Rock, AR – 25 min (21 miles)
- Pine Bluff, AR – 43 min (37.3 miles)
- Hot Springs, AR – 58 min (46.1 miles)

Video of the lot: <https://vimeo.com/1043636061>

Website: <https://genfamproperties.com/listing/ready-to-relocate-to-the-woods-of-arkansas-check-this-1-64-acres-in-mabelvale-quiet-land-w-power-city-water/>

PRICING:

Discount Cash Price: \$45,999 + non refundable \$399 document fee

Owner Financing Price: Not offered at this time

- We are a small family business. Because our owner, Dave Denniston, enjoys making land ownership available to families like yours who want to create memories for years to come we are flexible and can make this property fit any budget. We offer owner financing with a land contract. We will transfer with a warranty deed and always guarantee a clean title.

Contact Jacob today!

Email: jacob@genfamland.com

Seller Information



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Here at Generation Family Properties, we know that buying and owning land is a dream for many families. It's our goal to help you achieve the American dream!