

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

FAULKNER COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

POTENTIAL DEVELOPMENT PROPERTY OR BEAUTIFUL BUILD SITE IN CONWAY

Don't miss out on this opportunity to own a beautiful 40 +/- acre property on Middle Road, just minutes east of downtown Conway, Arkansas. It is very rare for a tract this large to come up this close to the growing city of Conway. The topography of the property is relatively flat, which would be great for a development, as new

fiber optic lines have been recently installed along Middle Road. There are 6 +/- acres of pasture, with the rest of the property consisting of large mature hardwood timber, including many large red and white oak trees. The property also has a small pond and is full of wildlife.



PROPERTY FEATURES

PRICE: **\$640,000** | COUNTY: **FAULKNER** | STATE: **ARKANSAS** | ACRES: **40**

- Paved road frontage
- Newly installed fiber optic along Middle Road
- Minutes to downtown Conway and I-40
- Mature timber
- Fully fenced
- Numerous build sites
- Trail system
- Level topography
- Pasture ground



40 +/- ACRES OF LEVEL TOPOGRAPHY



PAVED ROAD FRONTAGE



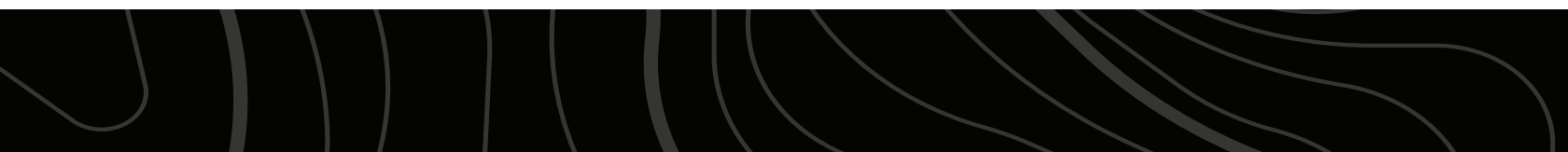
MATURE TIMBER



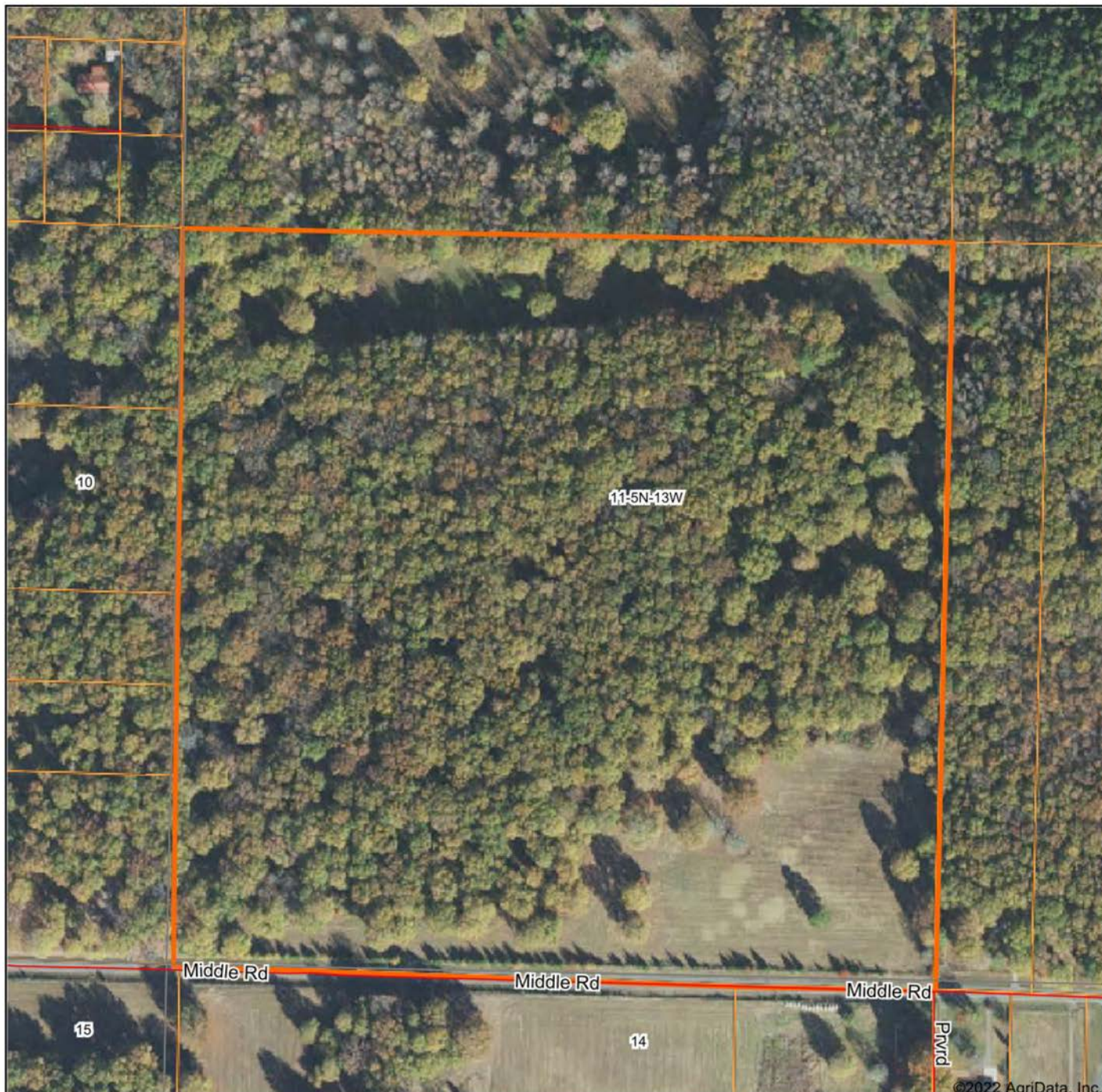
TRAIL SYSTEM



ADDITIONAL PHOTOS



AERIAL MAP



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Map Center: 35° 4' 38.31, -92° 21' 52.72



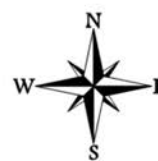
Maps Provided By



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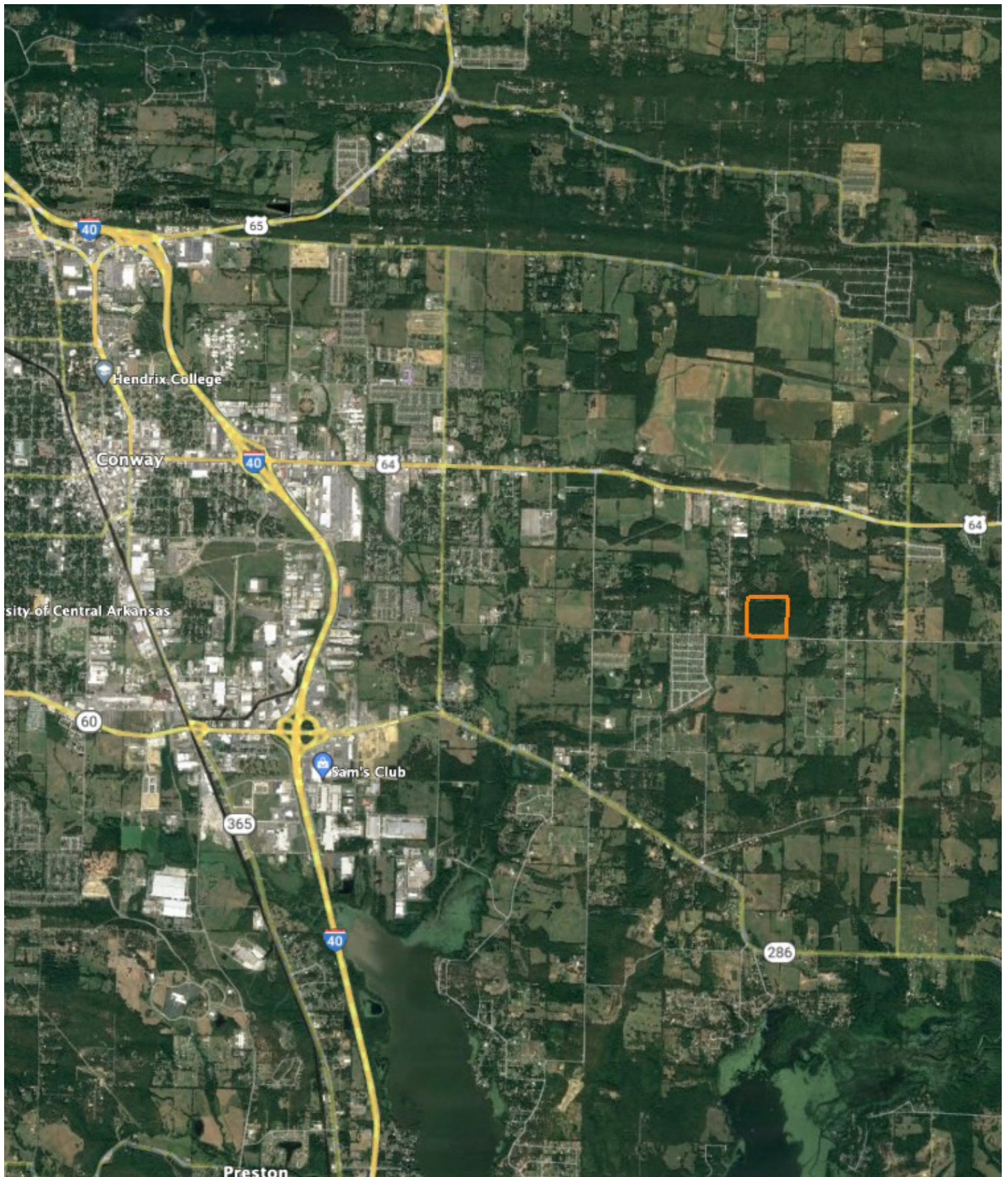
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11-5N-13W
Faulkner County
Arkansas



10/10/2022

OVERVIEW MAP



AGENT CONTACT

Former collegiate baseball player Ca'Lyn Zachary knows what it means to hustle, possess a strong work ethic, and be fully dedicated. Born in Conway, Arkansas, Ca'Lyn graduated from Morrilton High School, earned a Bachelor's in Kinesiology from the University of Central Arkansas and a Master's from Arkansas Tech University. A lifelong resident of Central Arkansas, Ca'Lyn knows the land inside and out. He's been hunting and fishing the Arkansas River Bottoms his entire life, working with a row crop and cattle farm and has experience in the broiler industry, both of the latter in Plumerville, Arkansas.

Ca'Lyn spent 10 years with Coca Cola Enterprises in retail sales, business development, and finance prior to obtaining his graduate degree. Afterward, he obtained certification and started his own business as a strength and conditioning specialist for scholastic athletes. Each of these roles prepped him perfectly for a career in land real estate, teaching him how to be detail-oriented, respectful, communicative, accessible, customer-focused, energetic, and enthusiastic when it comes to helping people reach their goals and creating a seamless transaction.

A man of faith, Ca'Lyn is a member of the Knights of Columbus where he serves as Chancellor. When he's not working, this outdoors enthusiast can be found spending as much time as possible hunting and fishing or coaching his sons' baseball teams. Ca'Lyn lives in Plumerville, Arkansas, with his wife, Summer, and teenage boys, JD and Carson.



CALYN ZACHARY,

LAND AGENT

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