

MIDWEST LAND GROUP PRESENTS

23 ACRES IN

FAULKNER COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

FAULKNER COUNTY SMALL ACREAGE HUNTING RETREAT

This fully timbered, small acreage hunting property sits just a few miles south of Vilonia. The property has frontage on the blacktop of Otto Road and is ideally located within a short drive of Conway and Cabot. The property features a generous mix of both open flats of large mature hardwoods and dense thickets of cedar and greenbrier vines. Both electricity and rural water can be found along the paved road and build sites can be found throughout virtually the entire property. In addition, two seasonal creeks wind their way across the property

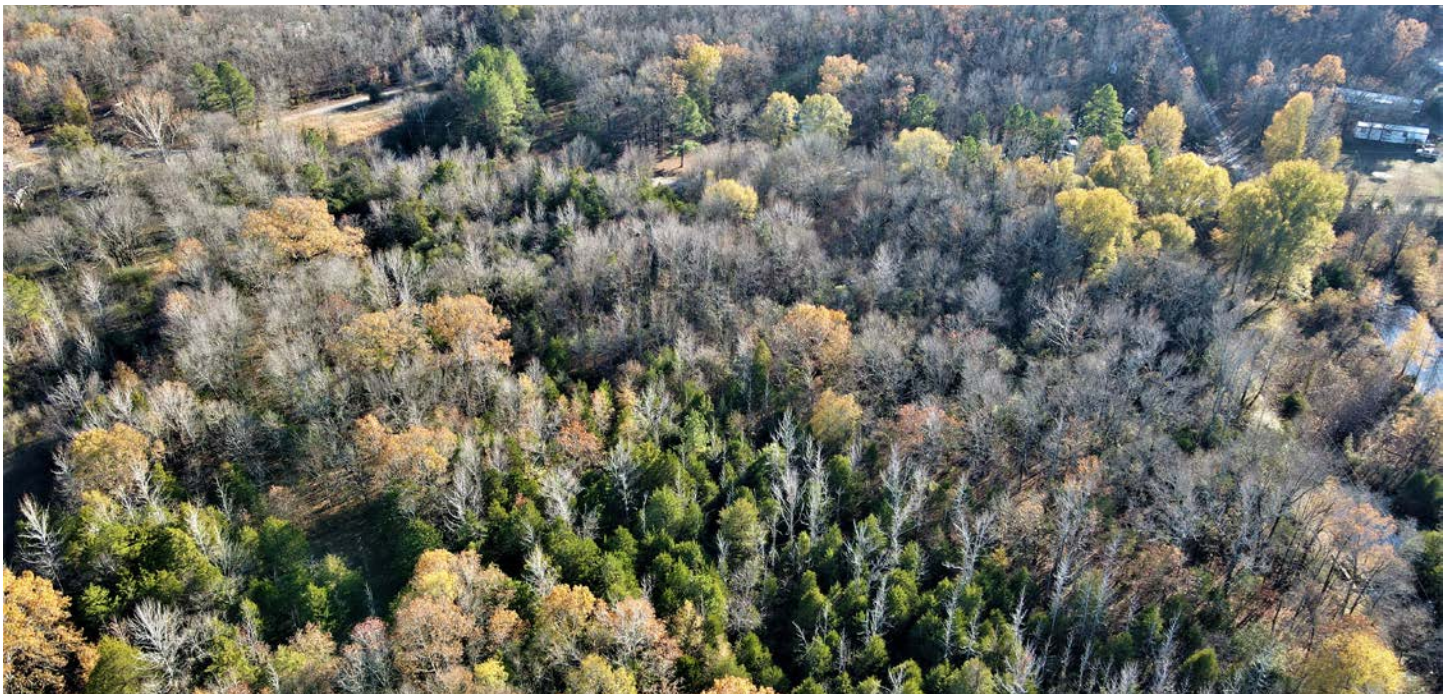
providing water for the healthy deer population. Small game hunting opportunities are also plentiful among the oak and hickory trees and turkey scratchings can also be found while hiking through the timber. The land does not fall within city limits, meaning there are no restrictions making this an excellent opportunity for a small acreage hunting property where a new owner could also build a cabin or forever home. Viewing is by appointment only, so contact CaLyn Zachary at (501) 483-5007 to schedule today!



PROPERTY FEATURES

PRICE: **\$145,000** | COUNTY: **FAULKNER** | STATE: **ARKANSAS** | ACRES: **23**

- Numerous build sites
- Two seasonal creeks
- Utilities near the property
- Mature hardwood trees
- Healthy deer and small game populations
- Paved road frontage
- No restrictions
- Outside city limits
- 18 miles to Conway
- 2.8 miles to Vilonia



23 +/- ACRES OF TIMBER



PAVED ROAD FRONTAGE



HEALTHY DEER POPULATION



TWO SEASONAL CREEKS



AERIAL MAP



Map Center: 35° 1' 56.45, -92° 12' 15.87



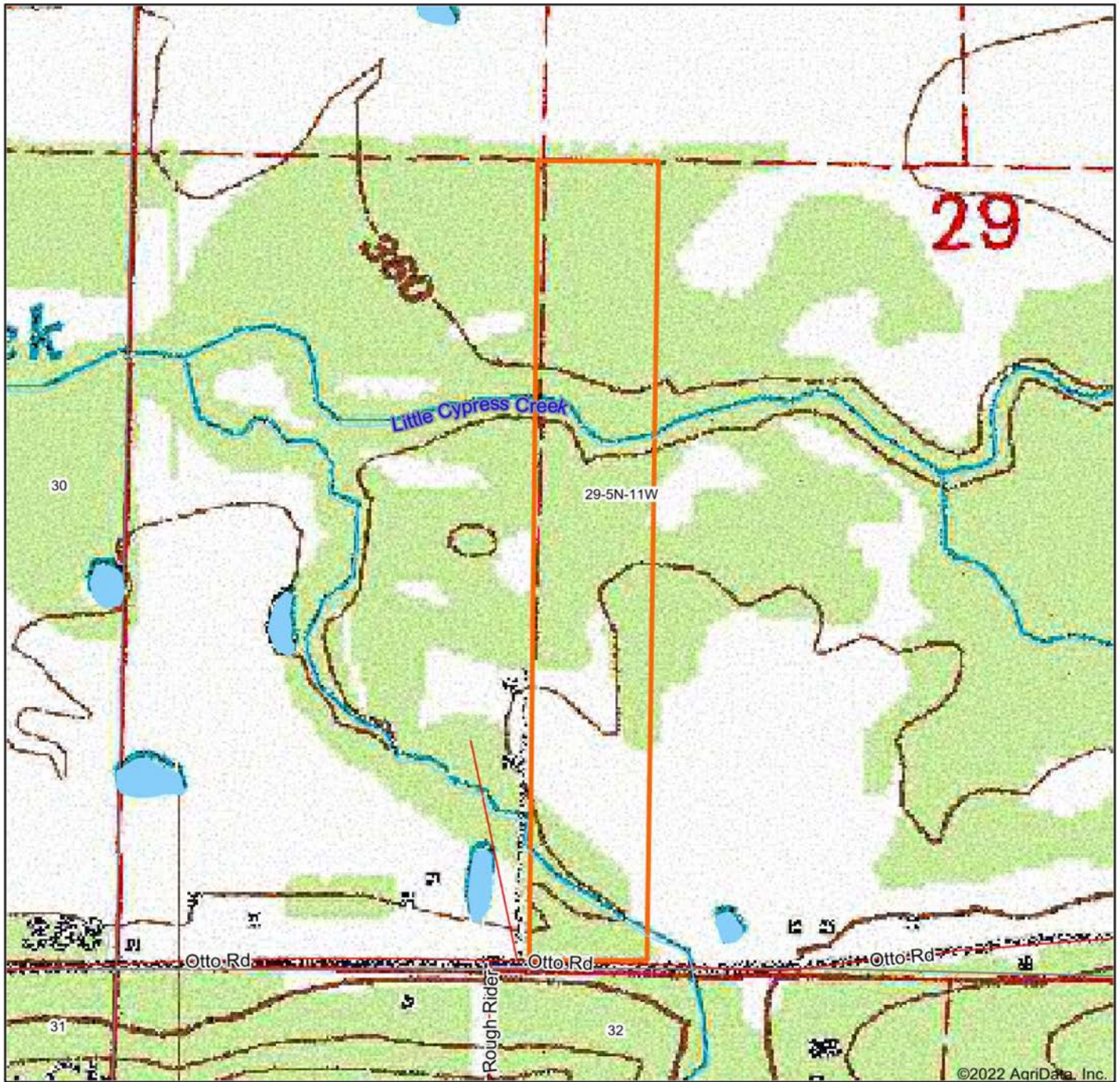
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29-5N-11W
Faulkner County
Arkansas



11/15/2022

TOPOGRAPHY MAP

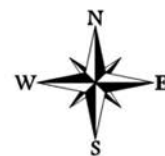


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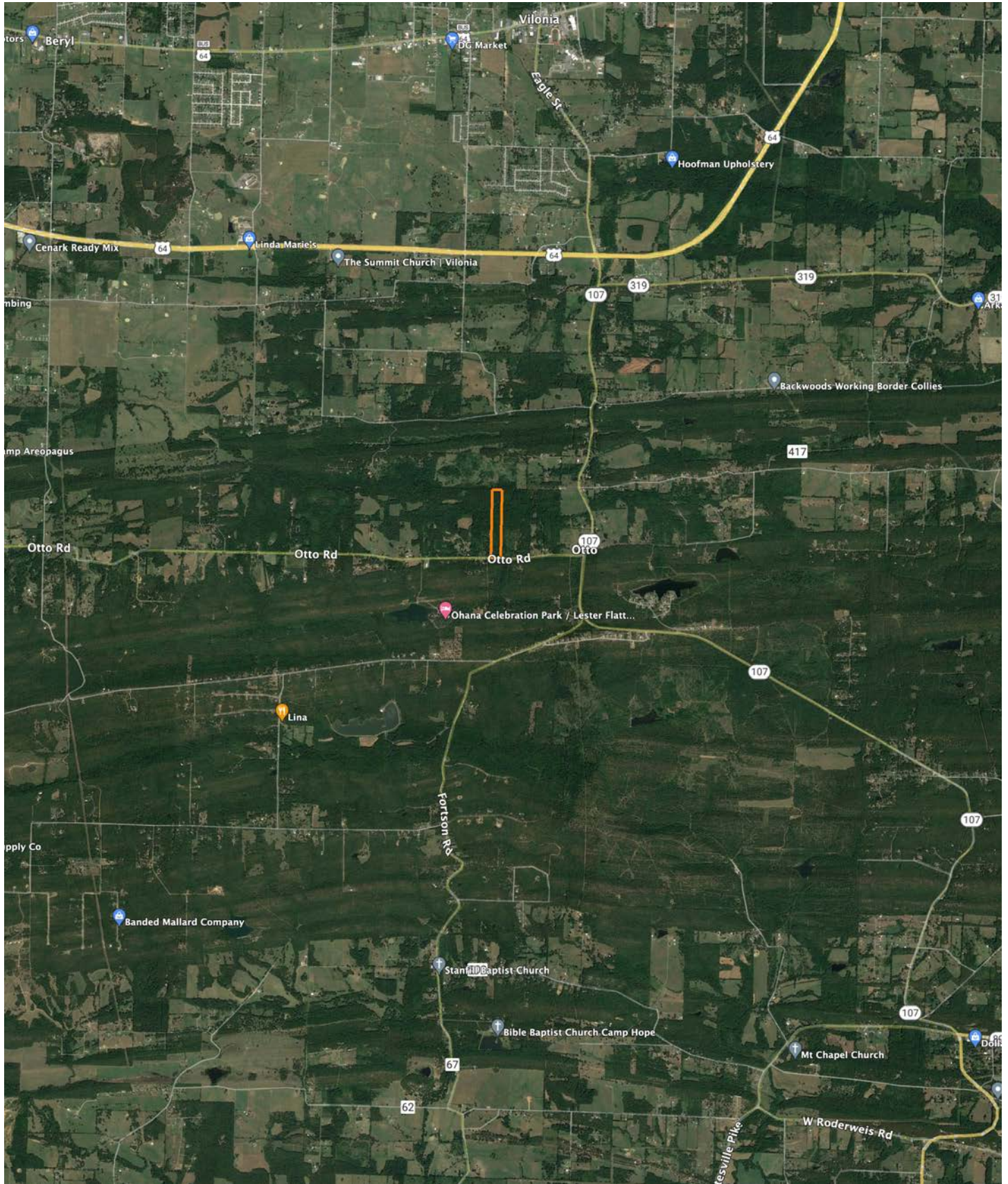


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OVERVIEW MAP



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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