

MIDWEST LAND GROUP PRESENTS

35 ACRES IN

# PERRY COUNTY ARKANSAS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# DIVERSE 35-ACRE PASTURE IN PERRY COUNTY, ARKANSAS

Just across the Arkansas River bridge from the hustle and bustle of the rapidly growing city of Conway lies this 35-acre gem. This diverse property is hardly a stone's throw from the Arkansas River itself. The property is basically a clean slate, currently being used to produce hay, but has been subdivided and could easily host an RV park or other business for a creative entrepreneur.

Additionally, the virtually flat property could be an

excellent location for a forever home or small hobby farm. Utilities are on or near the property as well. There are timbered thickets just off the property where numerous deer trails led to easy-to-spot fence crossings into the pasture to feed. Affordable acreage of this size in this proximity to Conway is extremely hard to find, so contact CaLyn Zachary at (501) 483-5007 to schedule an appointment to see this spectacular farm!





# PROPERTY FEATURES

PRICE: **\$140,000** | COUNTY: **PERRY** | STATE: **ARKANSAS** | ACRES: **35**

- 35 +/- acres of pasture
- County road frontage
- Utilities available on or near the property
- Mostly level land
- Perfect for RV park or other business
- Bermuda and Fescue along with other native grasses
- Partial barbed wire perimeter fence
- Numerous build sites
- ½ mile to Toad Suck Park & Arkansas River
- Approximately 2 miles to Conway





35 +/- ACRES

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# MOSTLY LEVEL LAND

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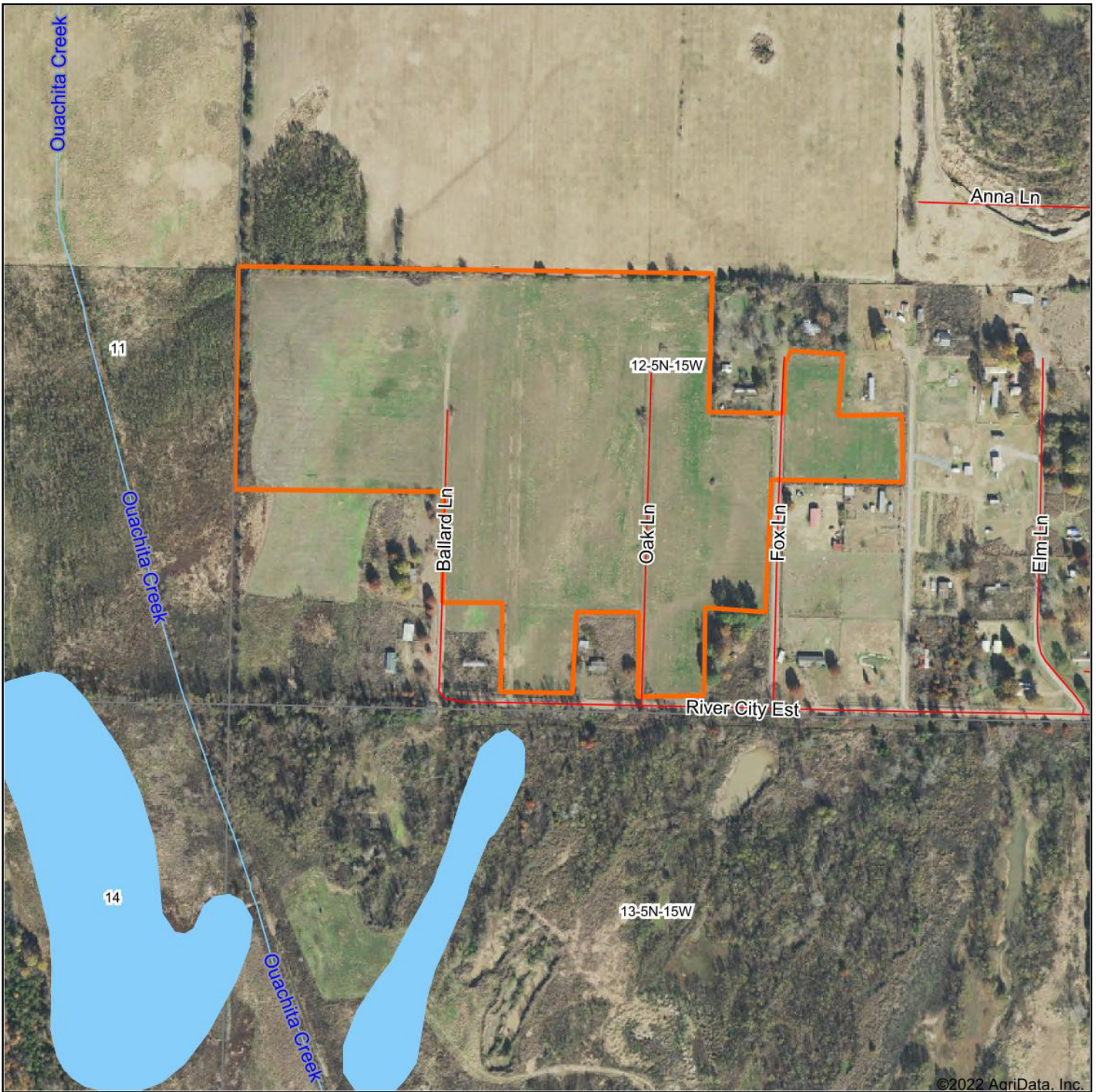
# NUMEROUS BUILD SITES

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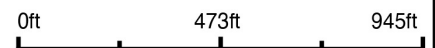




# AERIAL MAP



Map Center: 35° 5' 3.17, -92° 33' 10.57



**12-5N-15W**  
**Perry County**  
**Arkansas**



11/4/2022



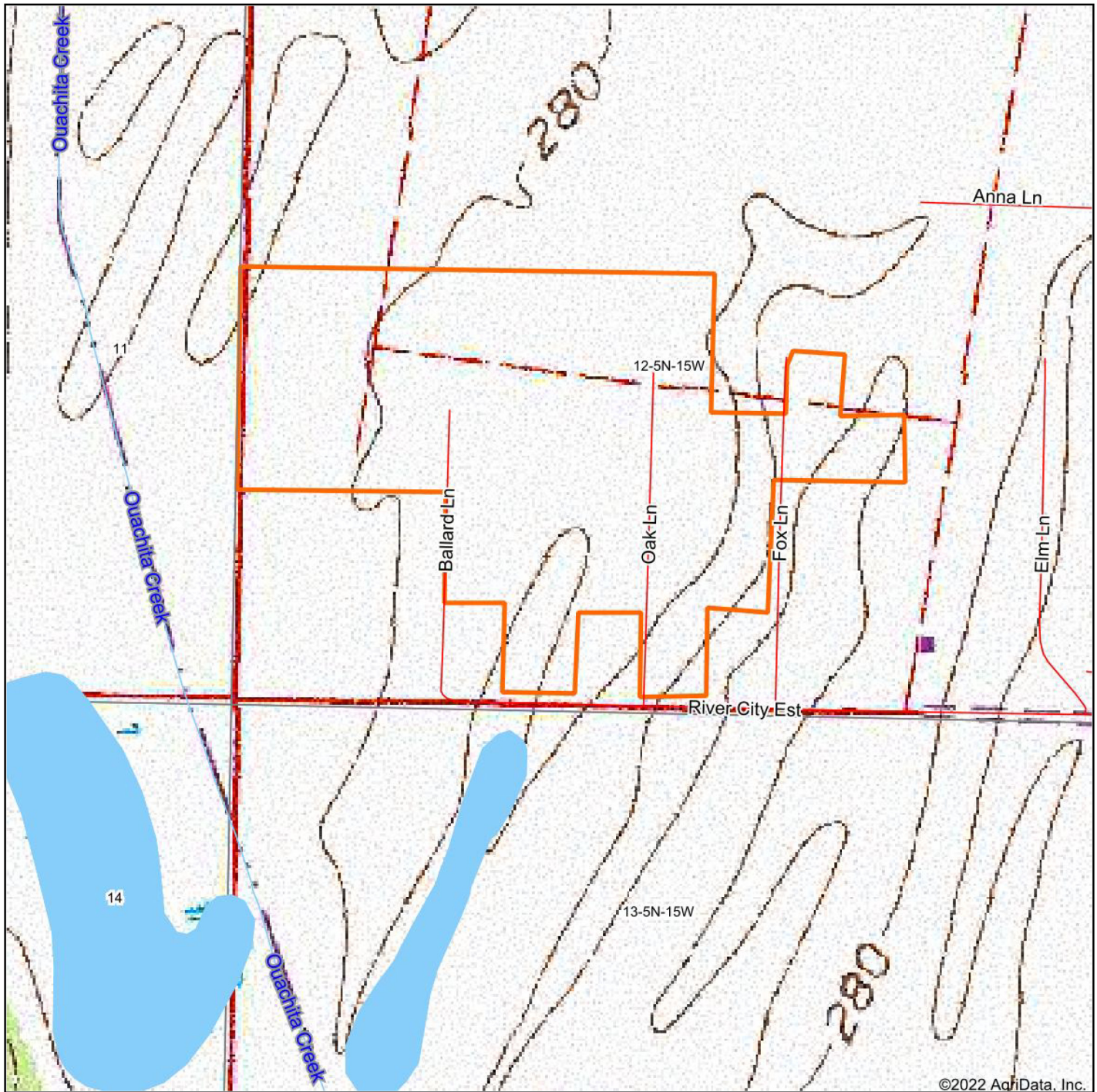
Maps Provided By:



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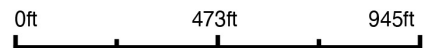


# TOPOGRAPHY MAP



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map center: 35° 5' 3.17, -92° 33' 10.57



Maps Provided By:



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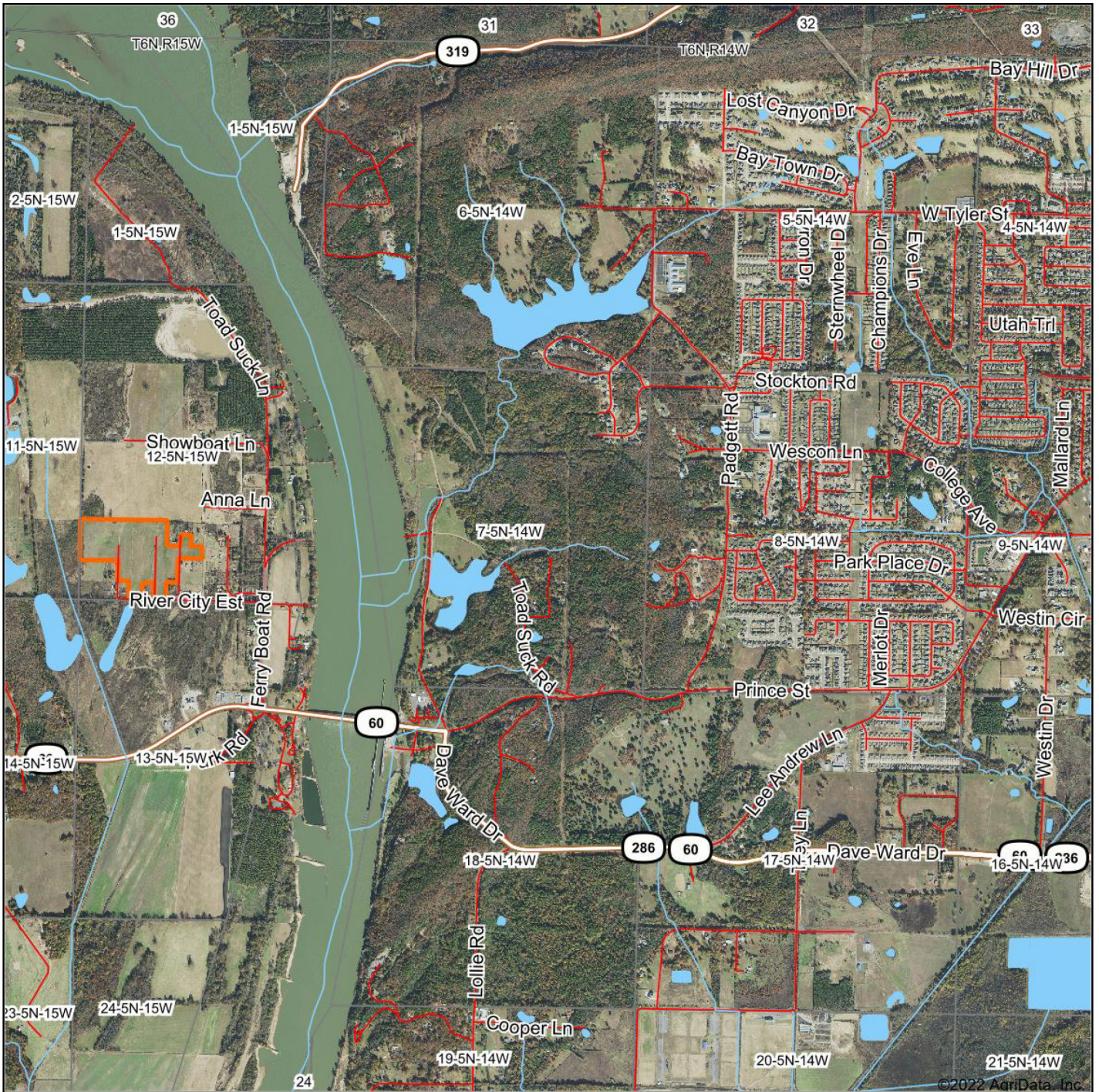
**12-5N-15W**  
**Perry County**  
**Arkansas**



11/4/2022



# OVERVIEW MAP



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Map Center: 35° 5' 6.59, -92° 31' 48.68



**7-5N-14W**  
**Faulkner County**  
**Arkansas**



11/4/2022



# AGENT CONTACT

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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

**501.483.5007**

[CZachary@MidwestLandGroup.com](mailto:CZachary@MidwestLandGroup.com)



**[MidwestLandGroup.com](http://MidwestLandGroup.com)**

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