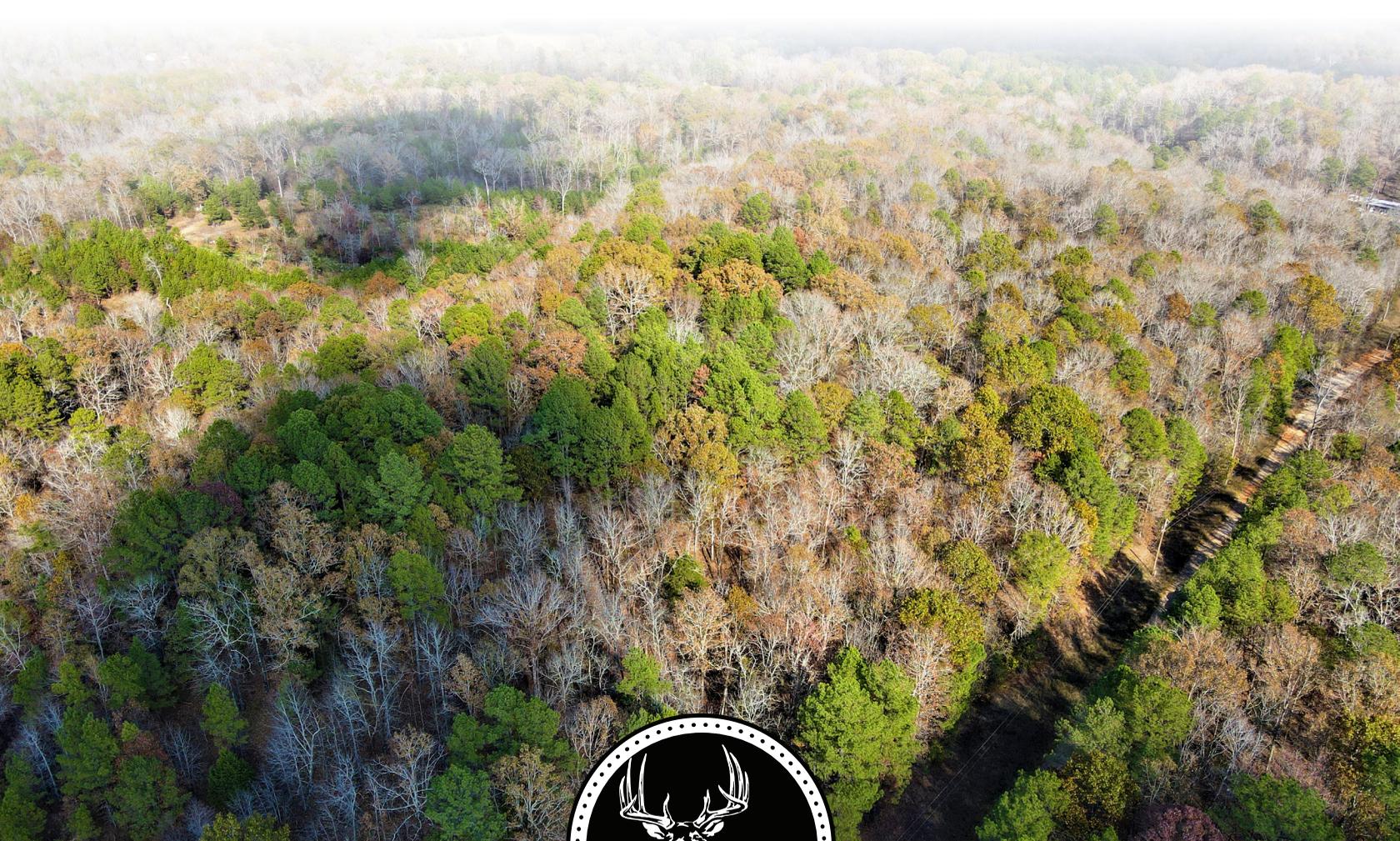


MIDWEST LAND GROUP PRESENTS

7 ACRES IN

SALINE COUNTY ARKANSAS



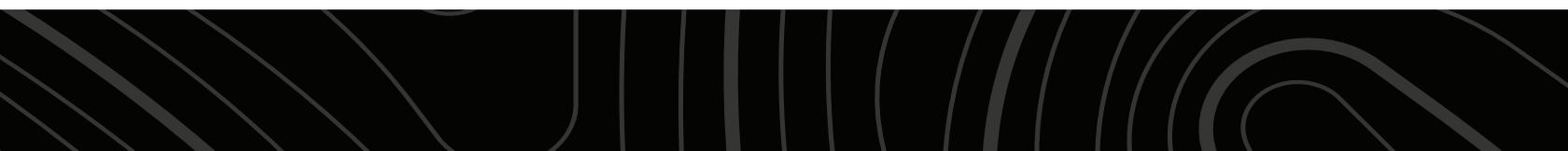
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SECLUDED ACREAGE IN RURAL SALINE COUNTY

This beautiful acreage is fully timbered with county road frontage across the southern border. This secluded hideaway can be found approximately 2.5 miles off US-70. The property is exceptionally suited for a small acreage hunting retreat, as it's littered with mature oaks; and the rolling topography features numerous draws and pinch points perfect for stand locations. There is an additional 8 acres available adjoining the

property to the east as well. The land has no restrictions making it virtually a blank canvas for the new owners to mold the property to fit their needs. Utilities are very near the property as well, and the ridgetop features numerous locations for a cabin or home. Viewing is by appointment only, so contact CaLyn Zachary at (501) 483-5007 to schedule today!



PROPERTY FEATURES

PRICE: **\$56,700** | COUNTY: **SALINE** | STATE: **ARKANSAS** | ACRES: **7**

- 7 +/- acres of timber
- Numerous build sites
- Healthy deer population
- Utilities near the property
- Mature hardwood trees
- Beautiful rolling topography
- County road frontage
- No restrictions
- Outside city limits
- 15 miles to Benton
- 20 miles to Hot Springs



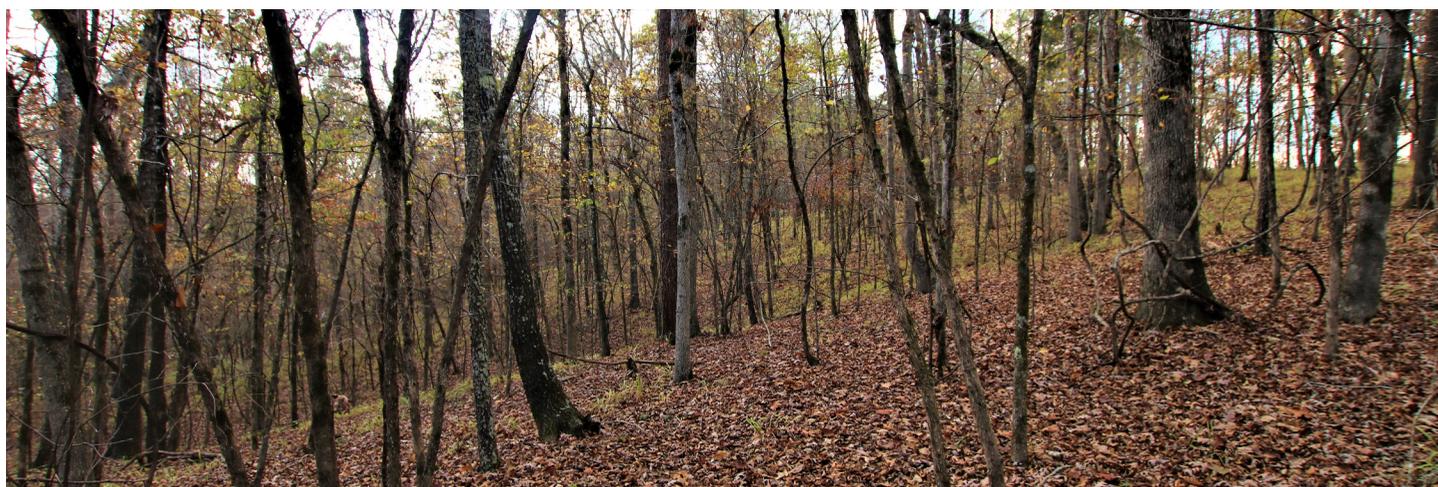
7 ACRES OF TIMBER



GREAT HUNTING



ROLLING TOPOGRAPHY



AERIAL MAP



©2022 AgriData, Inc.

Map Center: 34° 33' 52.8, -92° 44' 16.65

0ft 278ft 557ft



Maps Provided By:



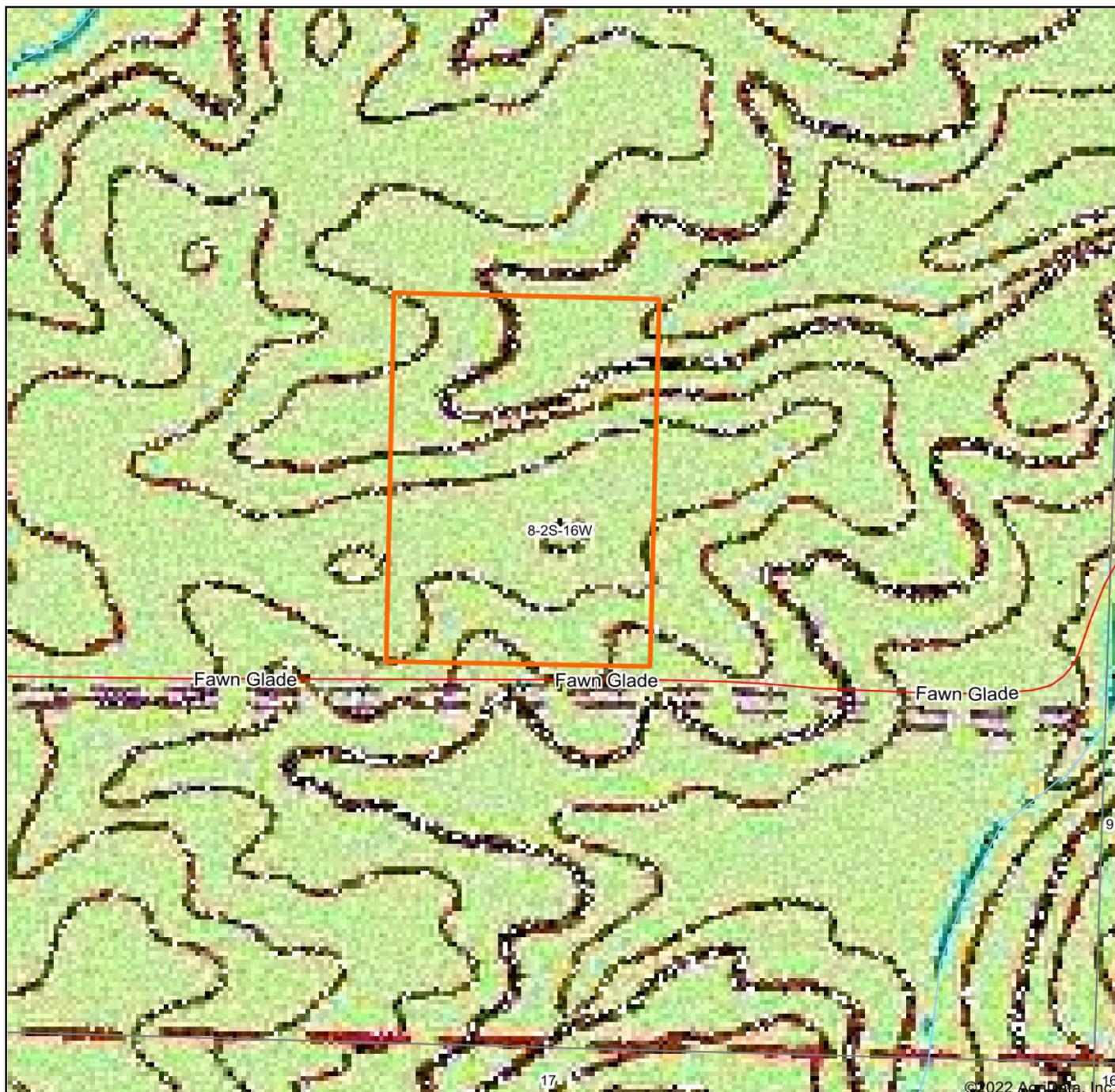
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8-2S-16W
Saline County
Arkansas

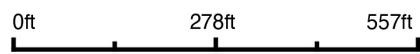


11/15/2022

TOPOGRAPHY MAP



map center: 34° 33' 52.8, -92° 44' 16.65



8-2S-16W
Saline County
Arkansas



11/15/2022

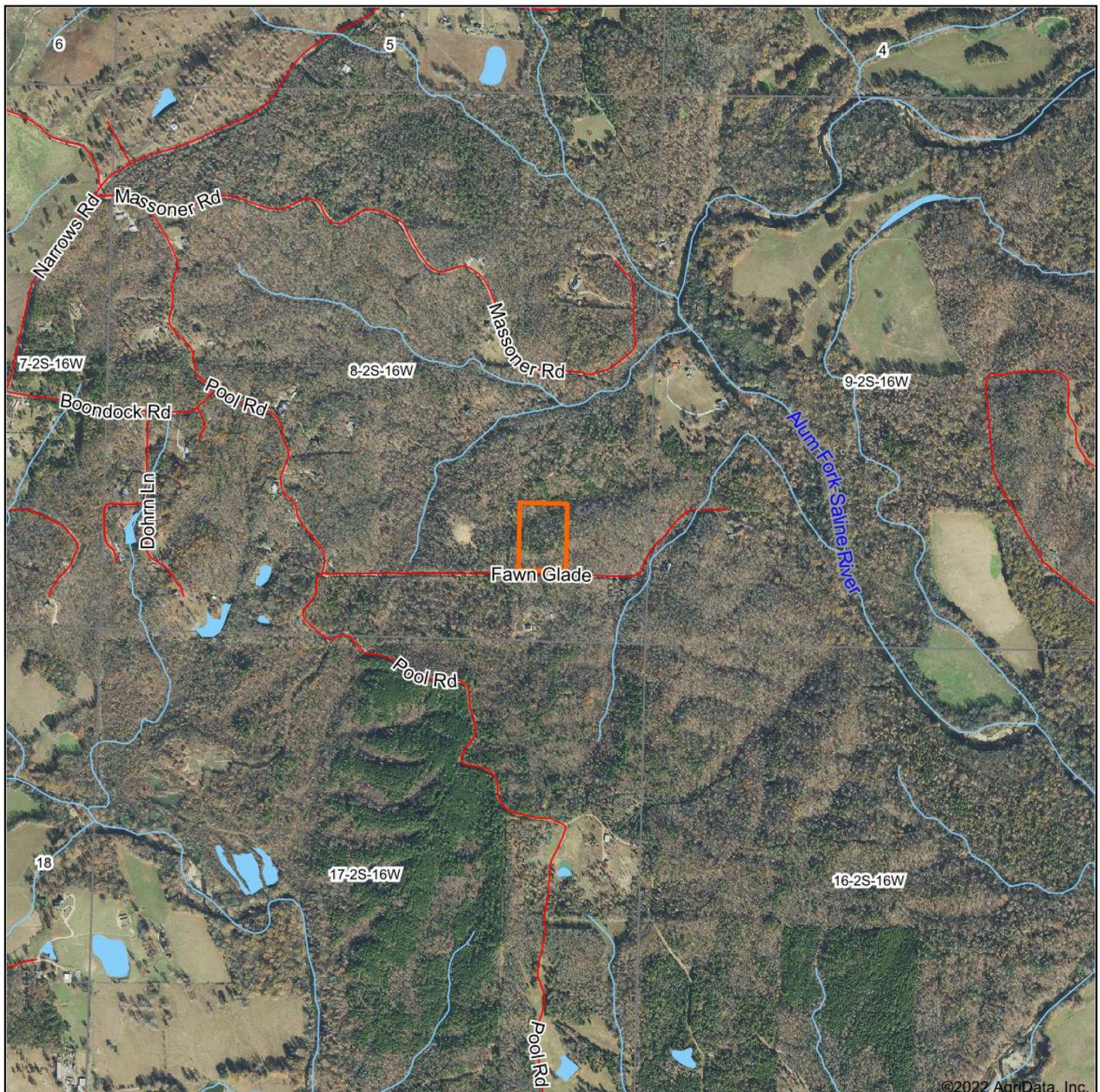


Maps Provided By:



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OVERVIEW MAP



©2022 AgriData, Inc.

Map Center: 34° 33' 52.8, -92° 44' 16.64



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8-2S-16W
Saline County
Arkansas



11/15/2022

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
501.483.5007
CZachary@MidwestLandGroup.com



MidwestLandGroup.com

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