

MIDWEST LAND GROUP PRESENTS



# VAN BUREN COUNTY, AR

175 ACRES



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# INCREDIBLE MULTI-USE FARM WITH BEAUTIFUL VIEWS

This gorgeous farm boasts lush, rolling pastures of Bermuda and fescue grasses that are a signature of the Ozarks hill country farms. The hilltop pastures provide beautiful views before falling into timbered draws thick with mature white and red oak trees. Living water is plentiful on the farm, with a large pond just over 3 acres in size clearly visible from the pavement of AR-16 as well as a smaller pond near the south end of the farm. There are also numerous wet weather drainages flowing into the small year-round creek that twists around the property.

The pastures and mast-producing oak and hickory trees

act as a magnet for wildlife in the area, as the farm is home to deer, bears, turkeys, and hogs, as well as other small game. Occasionally, waterfowl can even be found visiting the large pond, and a pair of swans have made the pond a frequent destination in previous years.

The solid-rock bones of an old house can be found on the farm, along with a few old barns and outbuildings. Three wells and electricity can be found near the homestead, and rural water along with fiber optic is just south of it along the highway. Mineral rights also convey with the farm. Contact CaLyn Zachary at (501) 483-5007 to schedule an appointment to see this spectacular farm!



# PROPERTY FEATURES

PRICE: **\$603,750** | COUNTY: **VAN BUREN** | STATE: **ARKANSAS** | ACRES: **175**

- 75 +/- acres of pasture
- 100 +/- acres of timber
- Large pond and smaller pond
- Multiple wet weather and year-round creeks
- Utilities available
- Some perimeter fencing and cross fencing
- Paved road frontage
- Beautiful views
- Abundant wildlife
- 23 miles to Clinton
- 29 miles to Hector



# 100 +/- ACRES OF TIMBER

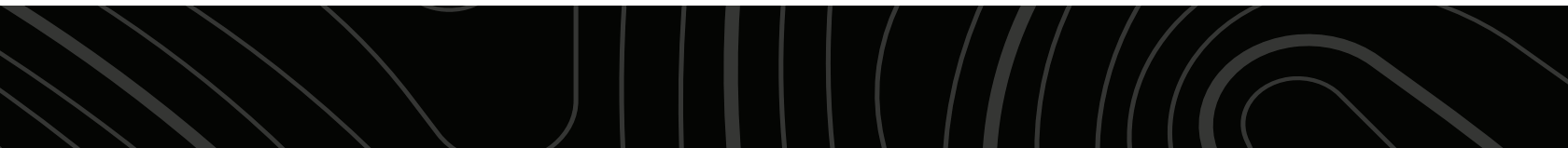
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# 75 +/- ACRES OF PASTURE

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This gorgeous farm boasts lush, rolling pastures of Bermuda and fescue grasses that are a signature of the Ozarks hill country farms.



# MULTIPLE CREEKS

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# 2 PONDS

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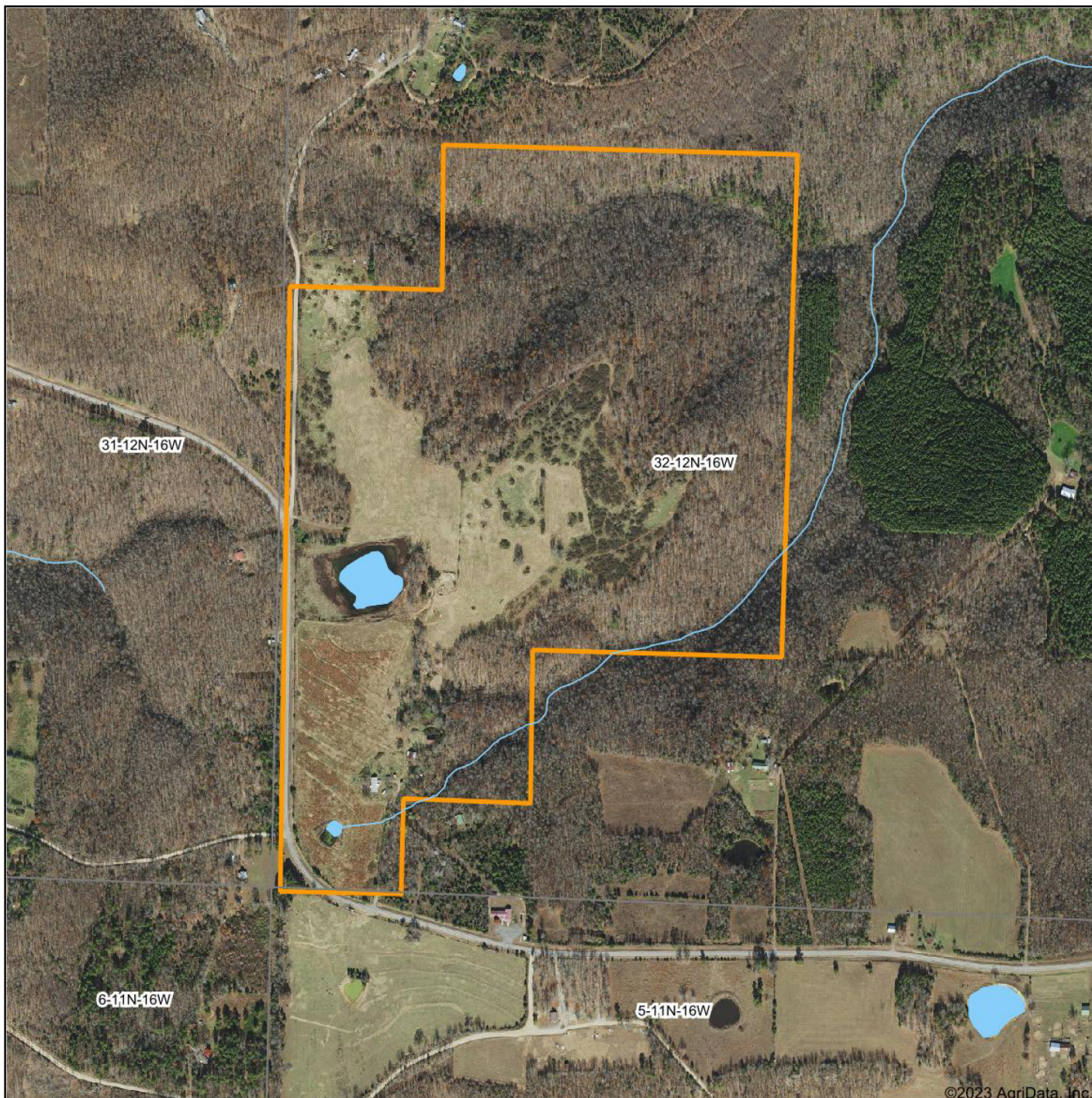
# HOMESTEAD

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The solid-rock bones of an old house can be found on the farm, along with a few old barns and outbuildings. Three wells and electricity can be found near the homestead, and rural water along with fiber optic is just south of it along the highway.



# AERIAL MAP



Map Center: 35° 38' 19.76, -92° 43' 4.38

0ft 817ft 1634ft



Maps Provided By:



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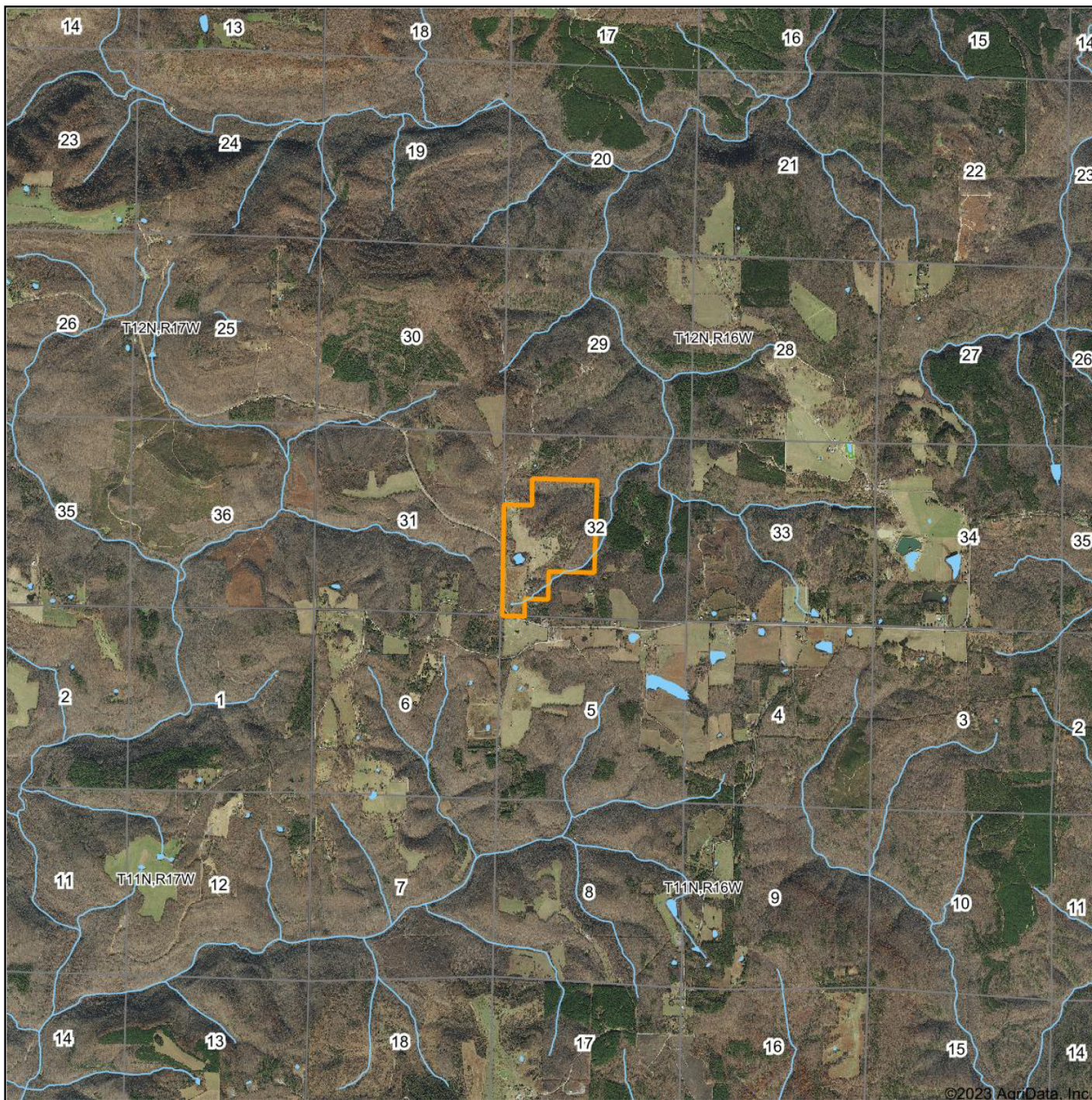
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**Van Buren County**  
**Arkansas**



2/4/2023

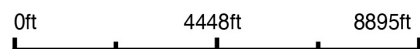


# OVERVIEW MAP



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Map Center: 35° 38' 19.72, -92° 43' 4.29



**32-12N-16W**  
**Van Buren County**  
**Arkansas**



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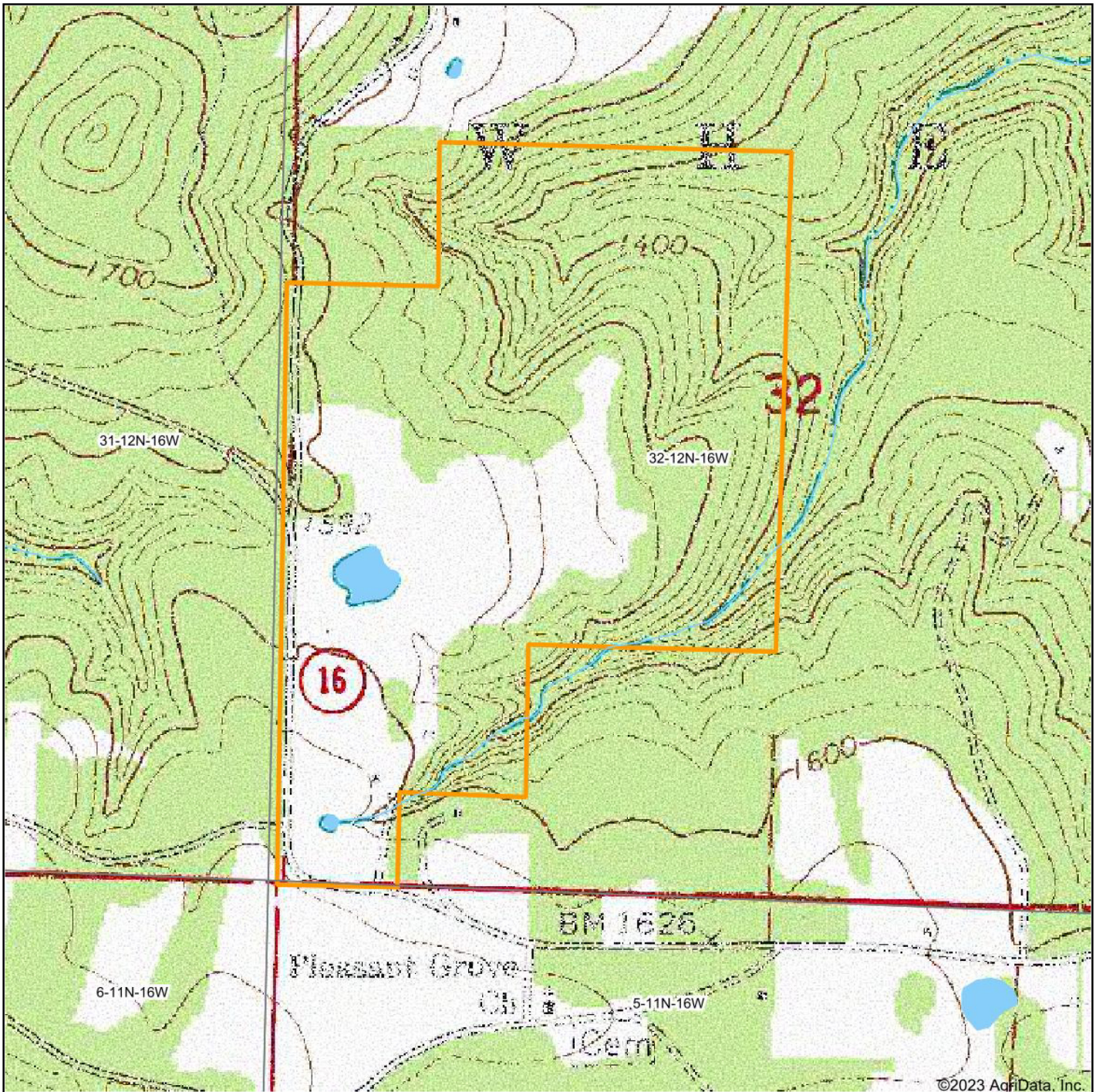


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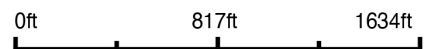
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# TOPOGRAPHY MAP

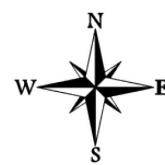


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map center: 35° 38' 19.76, -92° 43' 4.38



**32-12N-16W**  
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# 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



**MidwestLandGroup.com**

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