

MIDWEST LAND GROUP PRESENTS

20 ACRES IN

VAN BUREN COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

GATED TIMBER TRACT WITH EXCELLENT IMPROVEMENTS

Western Van Buren County features the beautiful rolling terrain of the Ozarks and is home to this beautiful 20 surveyed acres of timber. The property is accessed by an easement and is just off the pavement of Dabney Road. The well-built gravel road ends at two leveled and graveled pads with gorgeous views of the surrounding area, ready for a cabin or forever home. There are multiple gates on the road providing

security and privacy through controlled access. The property features a variety of hardwoods including oak, ash, and hickory trees. A small, spring-fed creek flows downhill through the property as well. Deer, turkeys, and bears can be found on the property. Utilities are near the property as well. Viewing by appointment only, so contact Calyn Zachary at (501) 483-5007 to schedule today!



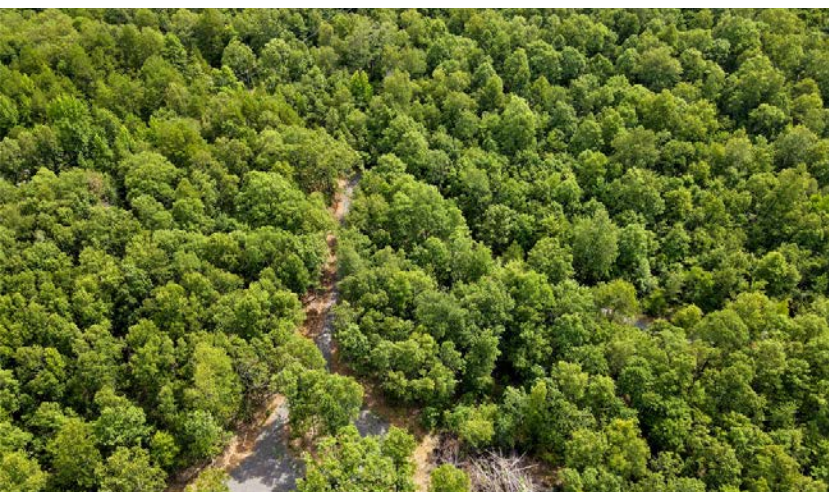
PROPERTY FEATURES

PRICE: **\$86,000** | COUNTY: **VAN BUREN** | STATE: **ARKANSAS** | ACRES: **20**

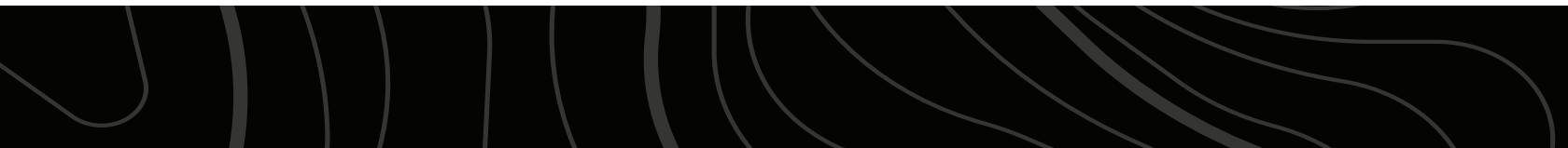
- 20 acres
- Established build sites
- Private access through deeded easement with locked gates
- Mature mixed timber with white oak, ash, and hickory trees
- Abundant wildlife
- Spring-fed creek
- Well-built gravel road
- Incredible views
- 29 miles to Clinton



20 ACRES



SPRING-FED CREEK



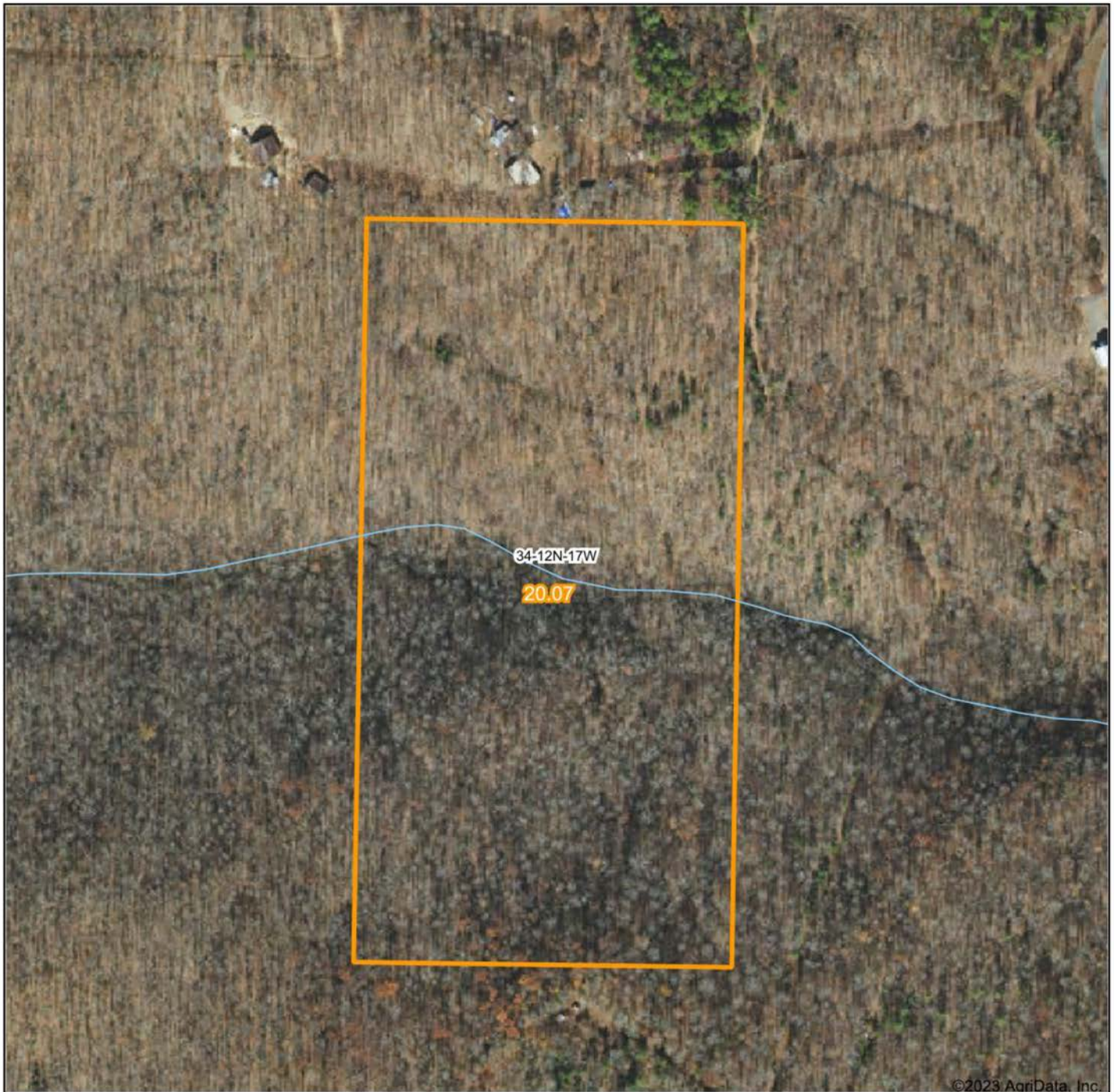
PRIVATE ACCESS



MATURE MIXED TIMBER



AERIAL MAP



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Map Center: 35° 38' 43.72, -92° 47' 1.29

0ft 276ft 553ft



Maps Provided By:



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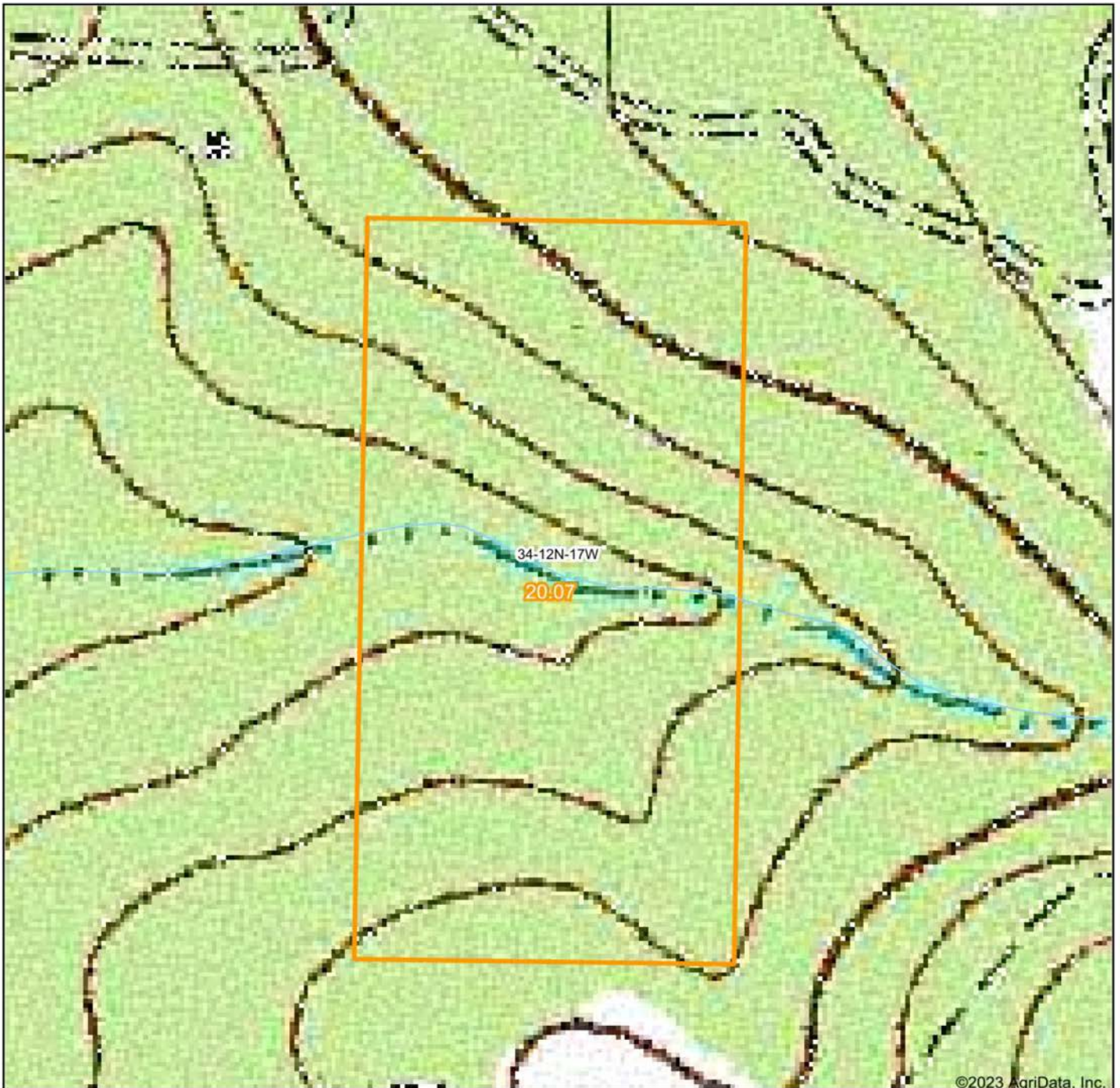
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34-12N-17W
Van Buren County
Arkansas



2/21/2023

TOPOGRAPHY MAP



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map center: 35° 38' 43.72, -92° 47' 1.29



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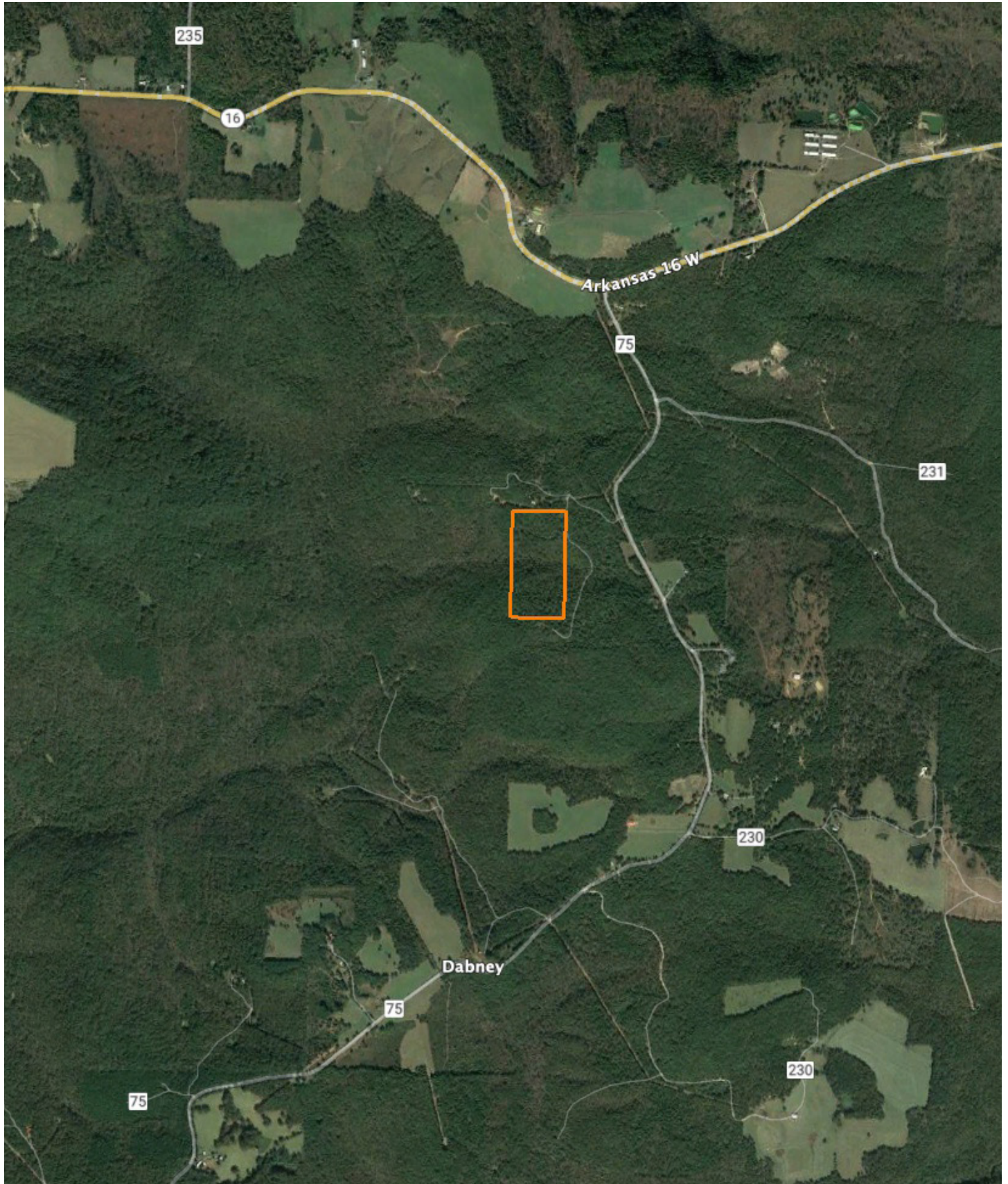
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OVERVIEW MAP



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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