

MIDWEST LAND GROUP PRESENTS

31 ACRES IN

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# FAULKNER COUNTY ARKANSAS



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# INCREDIBLE MULTI-USE ACREAGE MINUTES FROM CONWAY

This incredible acreage is located just minutes from Interstate 40 as well as the shopping, dining, and industry of Conway. The farm is located just off Rooster Road and is just south of US-64. The land is unrestricted and although it's located near several housing developments, it is undeveloped and virtually a blank canvas. The diverse acreage features approximately 8 +/- acres of pastures, with a mix of grasses suitable for producing hay or for grazing, a small pond, and a year-round creek providing water. The remainder of the acreage is mixed timber,

including a variety of mature oak trees as well as some younger, thicker timber in the lower ground near the creek. Deer are numerous on the property with heavy sign, tracks, and trails along the pond and throughout the timber. The mostly level acreage makes virtually the entire property ideally suitable for building, easy access for utilities makes the property perfect for a single-family dream home, and the convenient location is ideal for beautiful housing development. Viewing is by appointment only, so contact CaLyn Zachary at (501) 483-5007 to schedule today!





# PROPERTY FEATURES

PRICE: **\$589,000** | COUNTY: **FAULKNER** | STATE: **ARKANSAS** | ACRES: **31**

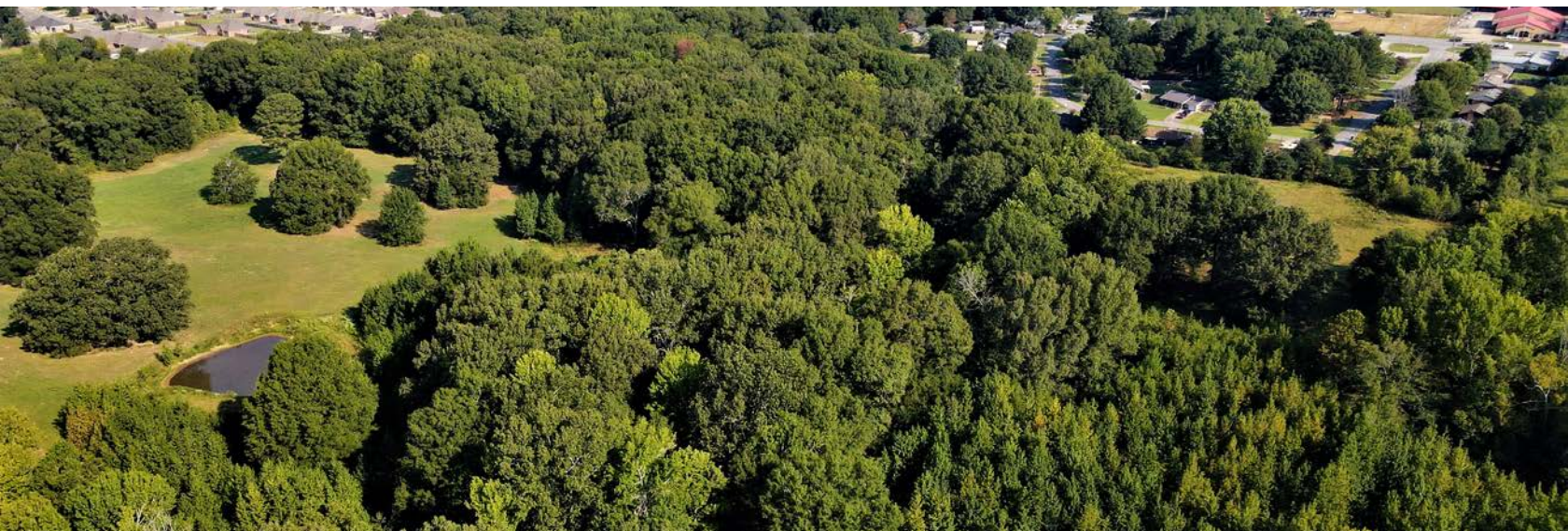
- All weather creek
- Utilities near the property
- Mature mixed timber with numerous oaks
- 23 +/- acres of timber
- 8 +/- acres of pasture
- Mostly level topography
- Small pond
- Heavy deer sign
- Mostly perimeter fenced
- 3.7 miles to Vilonia Bypass
- 4.8 miles to I-40/Oak Street





31 +/- TOTAL ACRES

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## 8 +/- ACRES OF PASTURE

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## 23 +/- ACRES OF TIMBER

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# ALL WEATHER CREEK AND POND

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# AERIAL MAP



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Boundary Center: 35° 4' 54.03, -92° 20' 31.89

0ft 655ft 1311ft



Maps Provided By:



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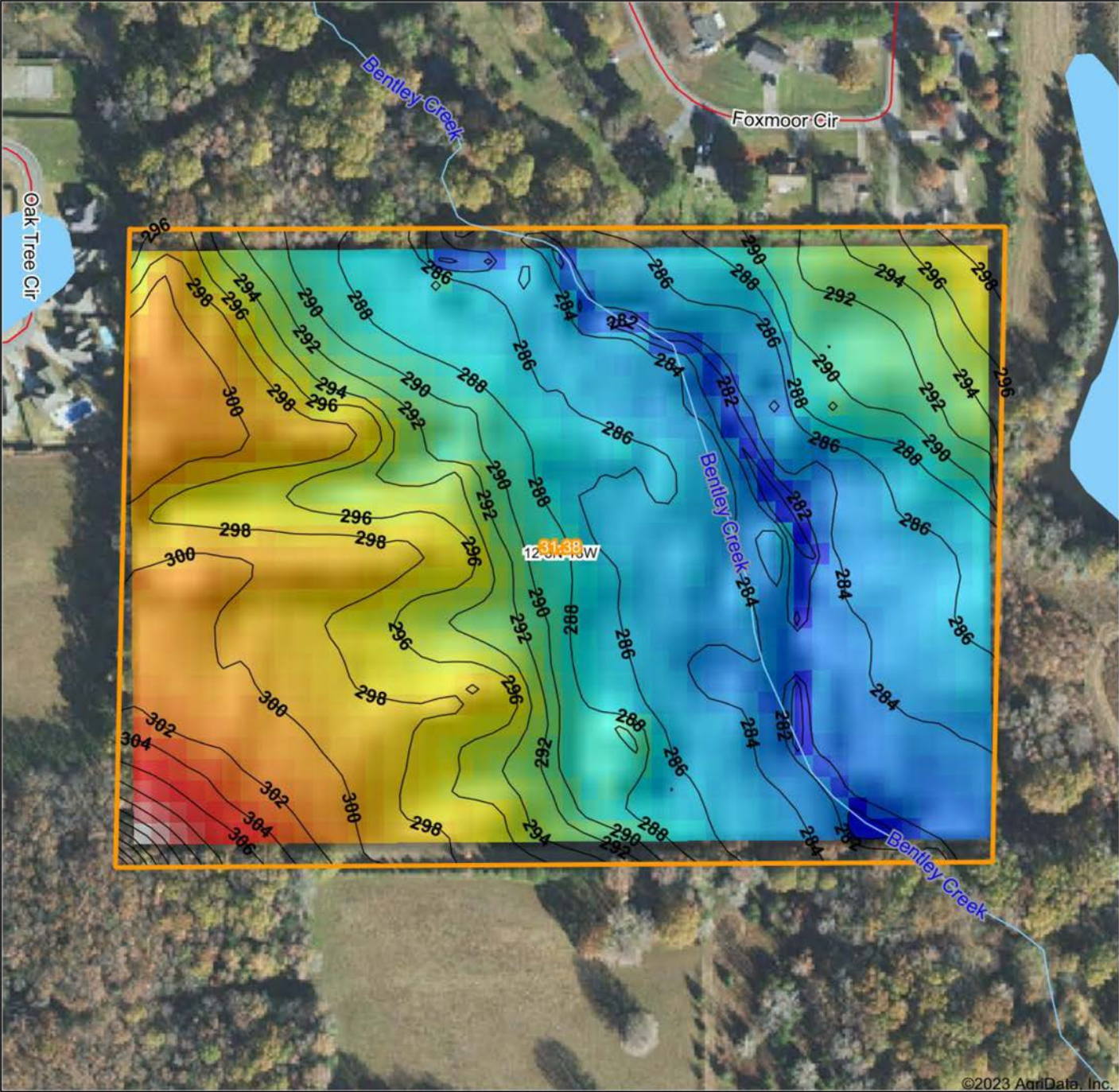
12-5N-13W  
Faulkner County  
Arkansas



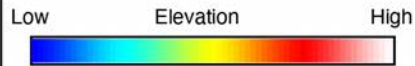
8/29/2023



# HILLSHADE MAP



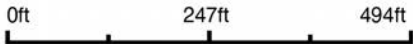
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Maps Provided By:

**surety**  
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Source: USGS 10 meter dem  
Interval(ft): 2  
Min: 278.3  
Max: 315.9  
Range: 37.6  
Average: 291.2  
Standard Deviation: 6.79 ft



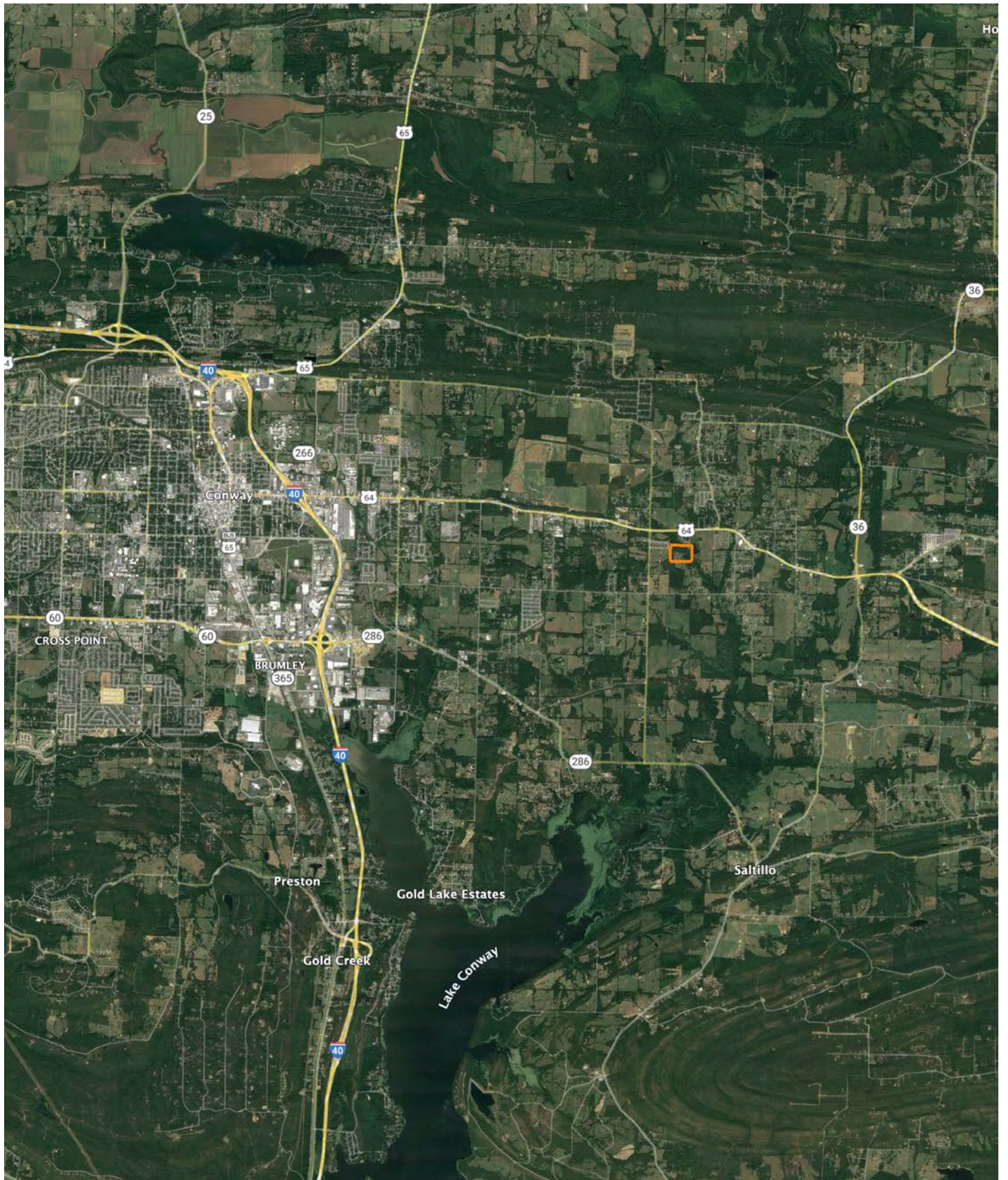
8/29/2023

**12-5N-13W**  
**Faulkner County**  
**Arkansas**

Boundary Center: 35° 4' 54.03, -92° 20' 31.89



# OVERVIEW MAP





# 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**

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