

MIDWEST LAND GROUP PRESENTS

70 ACRES IN

FAULKNER COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL ACREAGE WITH DEVELOPMENT POTENTIAL

This incredible acreage is located just minutes from Interstate 40 as well as the shopping, dining, and industry of Conway. The farm features just under a half-mile of paved frontage on Middle Road, which has electric, water, and fiber optic. The land is mostly unrestricted, with the nearest zoning from the city of Conway being approximately 0.8 miles west near Skunk Hollow Road.

The diverse acreage features a mix of grasses currently producing hay and would also be perfectly suitable for grazing, with multiple small ponds and a small

seasonal creek on the west end providing water along with approximately 25 acres of mixed timber, including a variety of mature oak trees. Hunttable populations of deer and small game inhabit the property.

The mostly level acreage makes virtually the entire property ideally suitable for building. The property can also be purchased in separate tracts as a 30-acre and a 40-acre parcel. Viewing is by appointment only, so contact CaLyn Zachary at (501) 483-5007 to schedule today!



PROPERTY FEATURES

PRICE: **\$1,330,000** | COUNTY: **FAULKNER** | STATE: **ARKANSAS** | ACRES: **70**

- 70 +/- total acres
- Wet weather creek
- Electricity, fiber, and water on the property
- Mature mixed timber with numerous oaks
- 25 +/- acres of timber & 55 +/- acres of pasture
- Mostly level topography
- Multiple ponds
- Paved road frontage
- Mostly perimeter fenced
- Can be split 40/30 +/- acres
- 3.8 miles to I40/Lewis Crossing
- 3.8 miles to I40/Oak Street



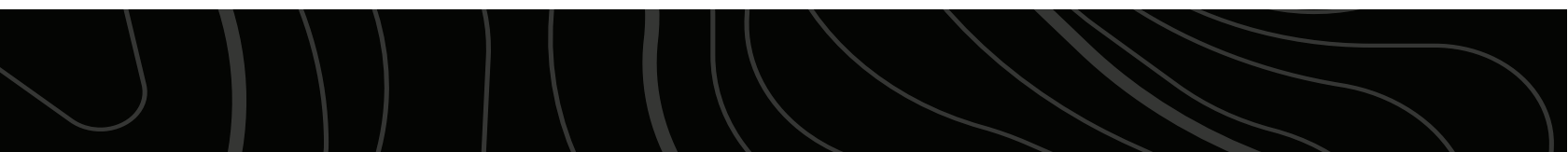
70 +/- ACRES



MULTIPLE PONDS



25 +/- ACRES OF TIMBER



55 +/- ACRES OF PASTURE



AERIAL MAP



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Boundary Center: 35° 4' 24.65, -92° 22' 3.15



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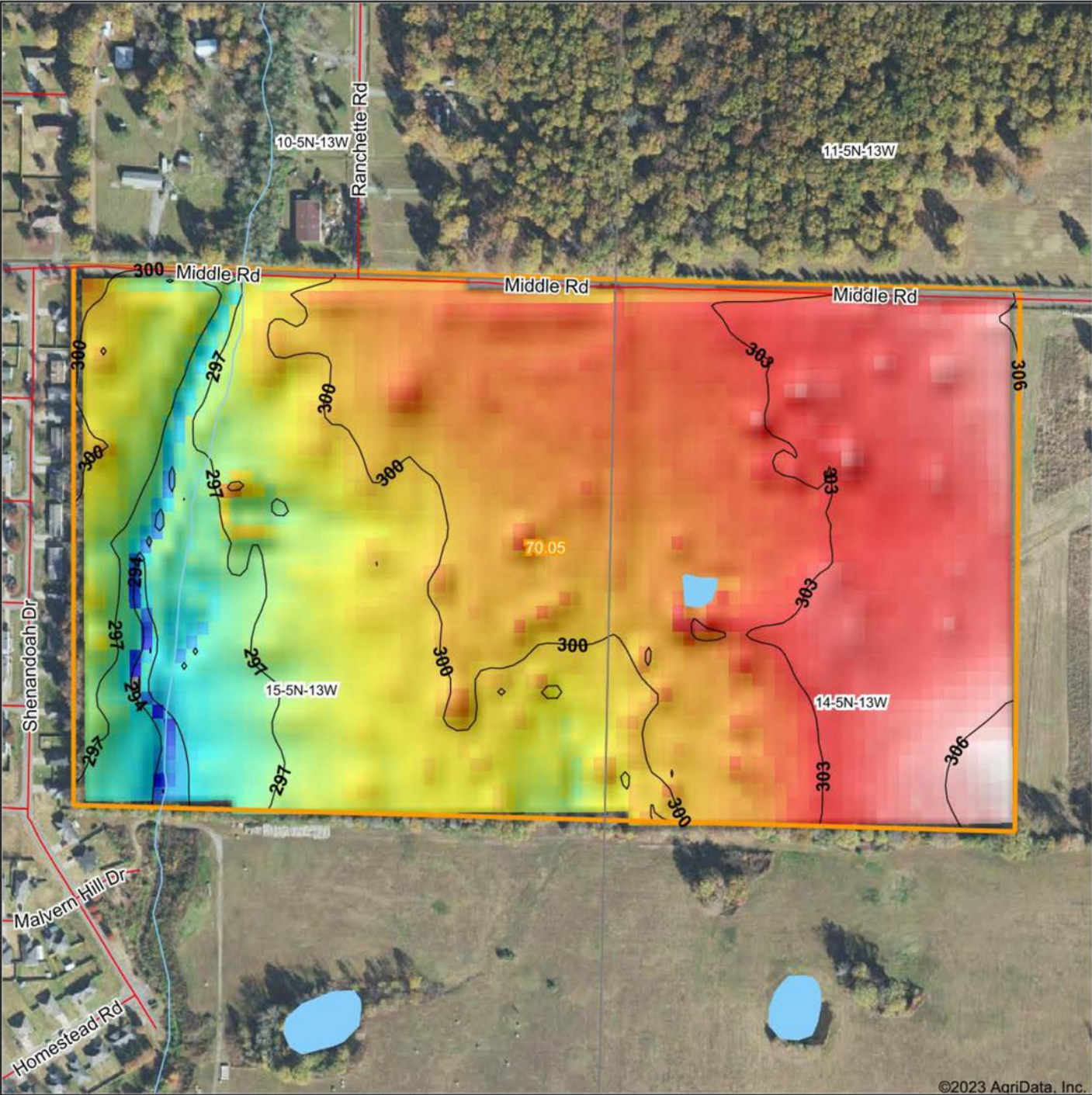
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15-5N-13W
Faulkner County
Arkansas



8/1/2023

HILLSHADE MAP



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Source: USGS 10 meter dem
 Interval(ft): 3
 Min: 290.4
 Max: 307.7
 Range: 17.3
 Average: 300.7
 Standard Deviation: 2.89 ft



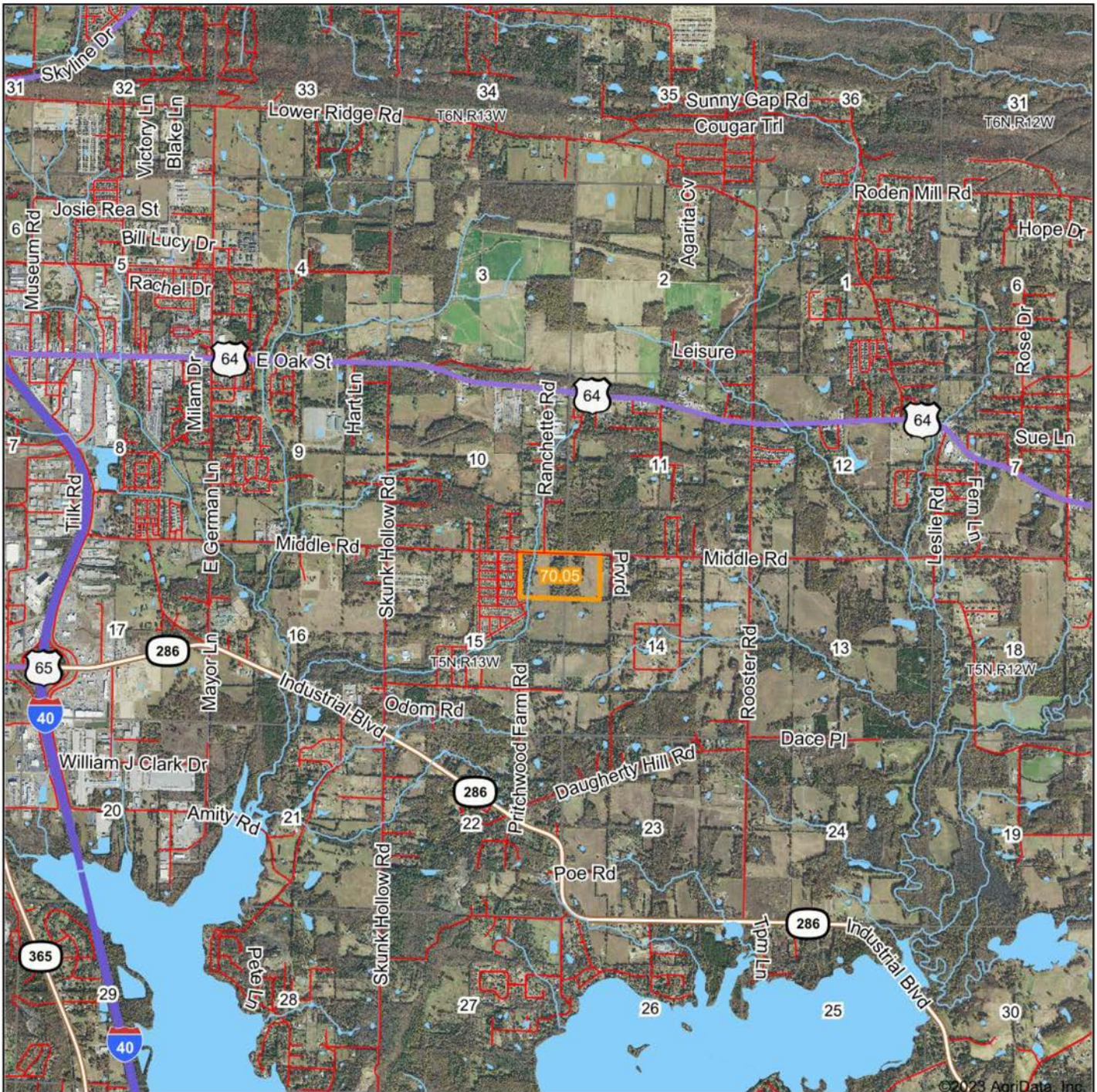
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 CUSTOMIZED ONLINE MAPPING
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OVERVIEW MAP



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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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