

MIDWEST LAND GROUP PRESENTS

200 ACRES IN

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# CLEBURNE COUNTY ARKANSAS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# BIG TIMBER HUNTING TRACT NEAR GREERS FERRY LAKE

This 200 +/- acre property is covered in large, old-growth timber and packed with wildlife. Sugar Camp Creek winds its way through Butler Hollow in the center of the property before emptying into Greers Ferry Lake just south of the property. The terrain rises sharply from the creek on all sides and the slopes and benches are covered primarily with mature white oak, red oak, hickory, and other hardwoods, along with the occasional pine and cedar. For those who enjoy Ozark Mountain scenery, the property has numerous rock walls, bluffs, and formations creating multiple overhangs and shallow caves. The rugged terrain is home to a healthy population of deer and gives bucks a chance to grow old and mature, pouring onto the

property from the surrounding pine forests to feed on the heavy mast. Some of the best turkey hunting in Arkansas can also be found on the property, with Cleburne County ranking as the number two county in the state for harvested turkeys in 2023. The property can be accessed from Hell Cat Heights Road, then via a "use permit" issued by the timber company that owns the access road leading to the property. The entrance to the property is gated and can be locked for security. A gravel pad approximately 1.75 acres in size was constructed on the property but never drilled, and the level pad provides an excellent camp or cabin site. Viewing is by appointment only, so contact CaLyn Zachary at (501) 483-5007 to schedule today!





# PROPERTY FEATURES

PRICE: **\$493,584** | COUNTY: **CLEBURNE** | STATE: **ARKANSAS** | ACRES: **200**

- 1.75 acre gravel pad
- Private access with locked gates
- Year-round creek
- Mature mixed timber with white oak, northern red oak, hickory, and pine
- Incredible deer and turkey hunting
- Numerous rock walls
- Multiple overhangs and shallow caves
- 9.5 miles to Greers Ferry
- 33 miles to Heber Springs





200 +/- ACRES

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# 1.75 ACRE GRAVEL PAD

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# YEAR-ROUND CREEK

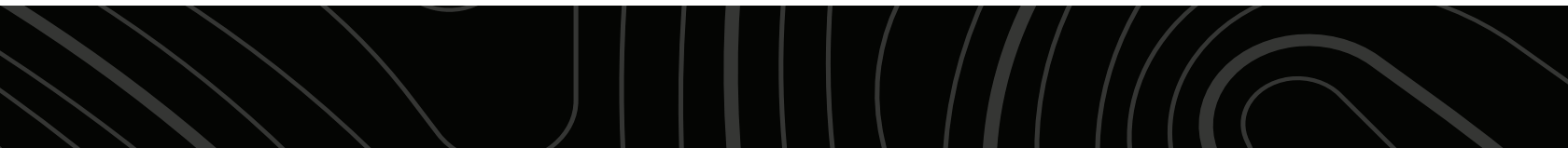
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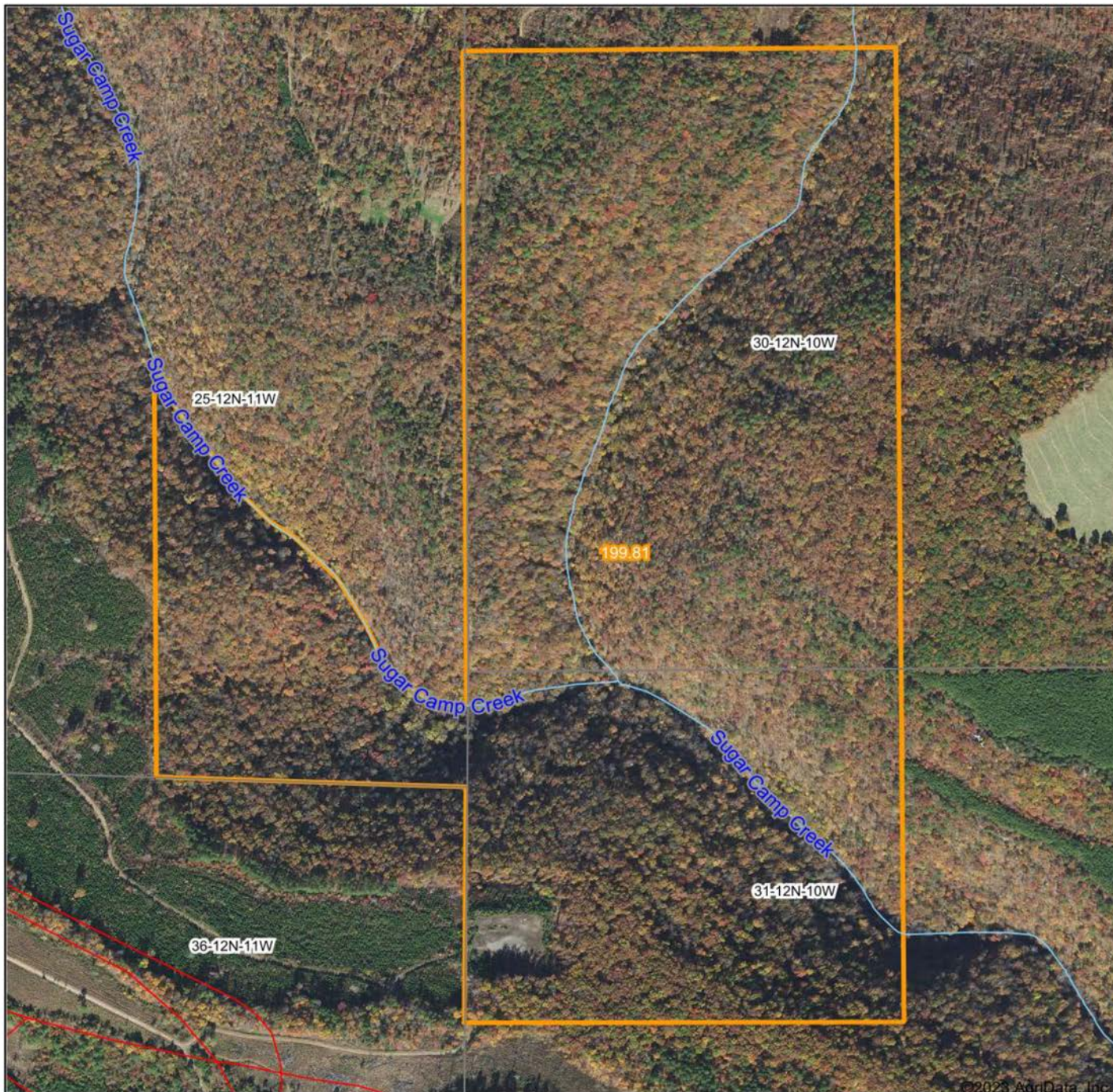
# MATURE MIXED TIMBER WITH ROCK WALLS

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# AERIAL MAP



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Boundary Center: 35° 38' 20.71, -92° 6' 14.39



Maps Provided By:



CUSTOMIZED ONLINE MAPPING  
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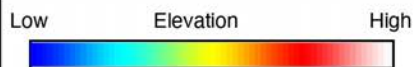
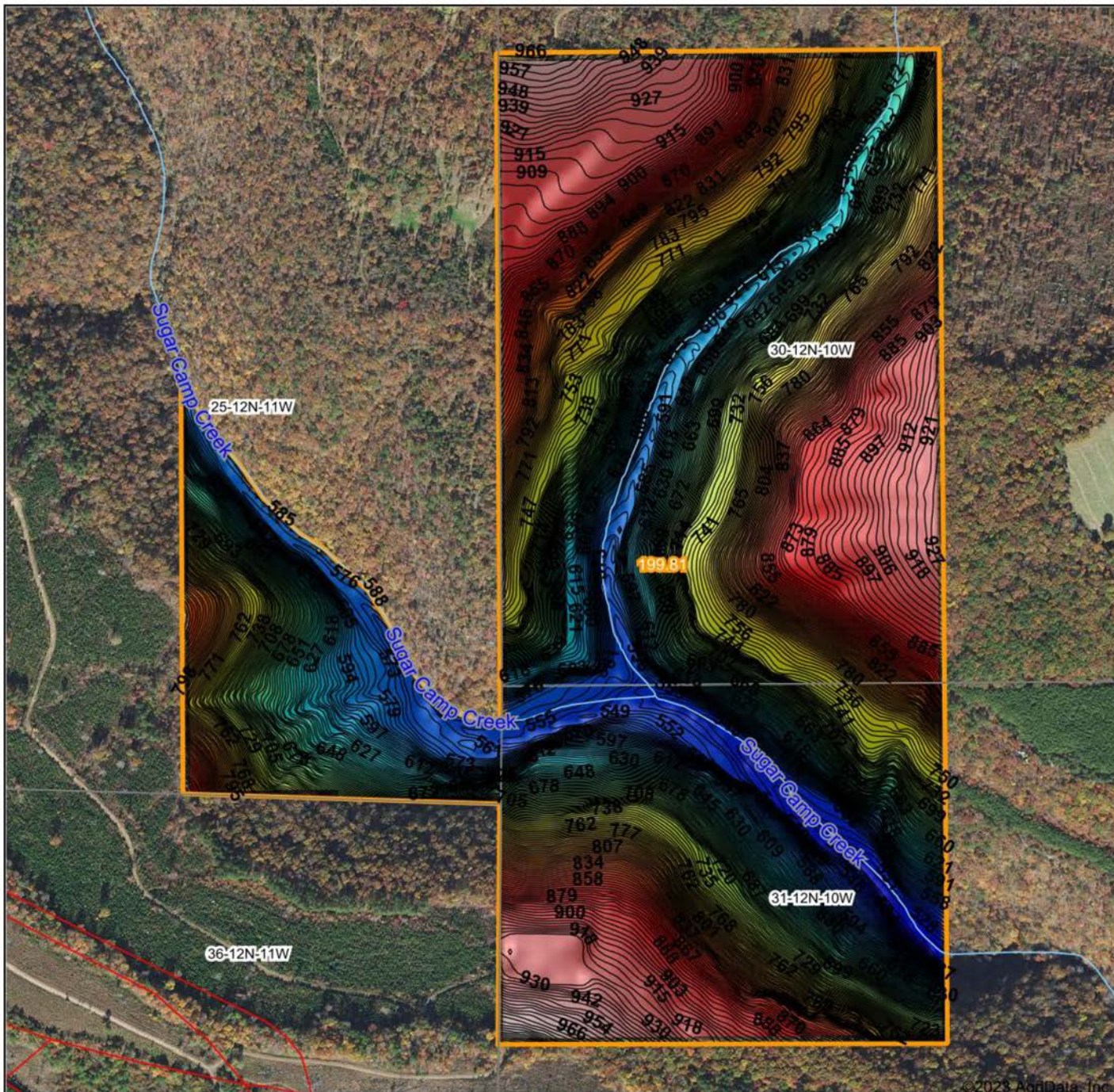
**30-12N-10W**  
**Cleburne County**  
**Arkansas**



9/6/2023



# HILLSHADE MAP



Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

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Source: USGS 10 meter dem  
Interval(ft): 3  
Min: 520.0  
Max: 989.5  
Range: 469.5  
Average: 744.6  
Standard Deviation: 119.42 ft



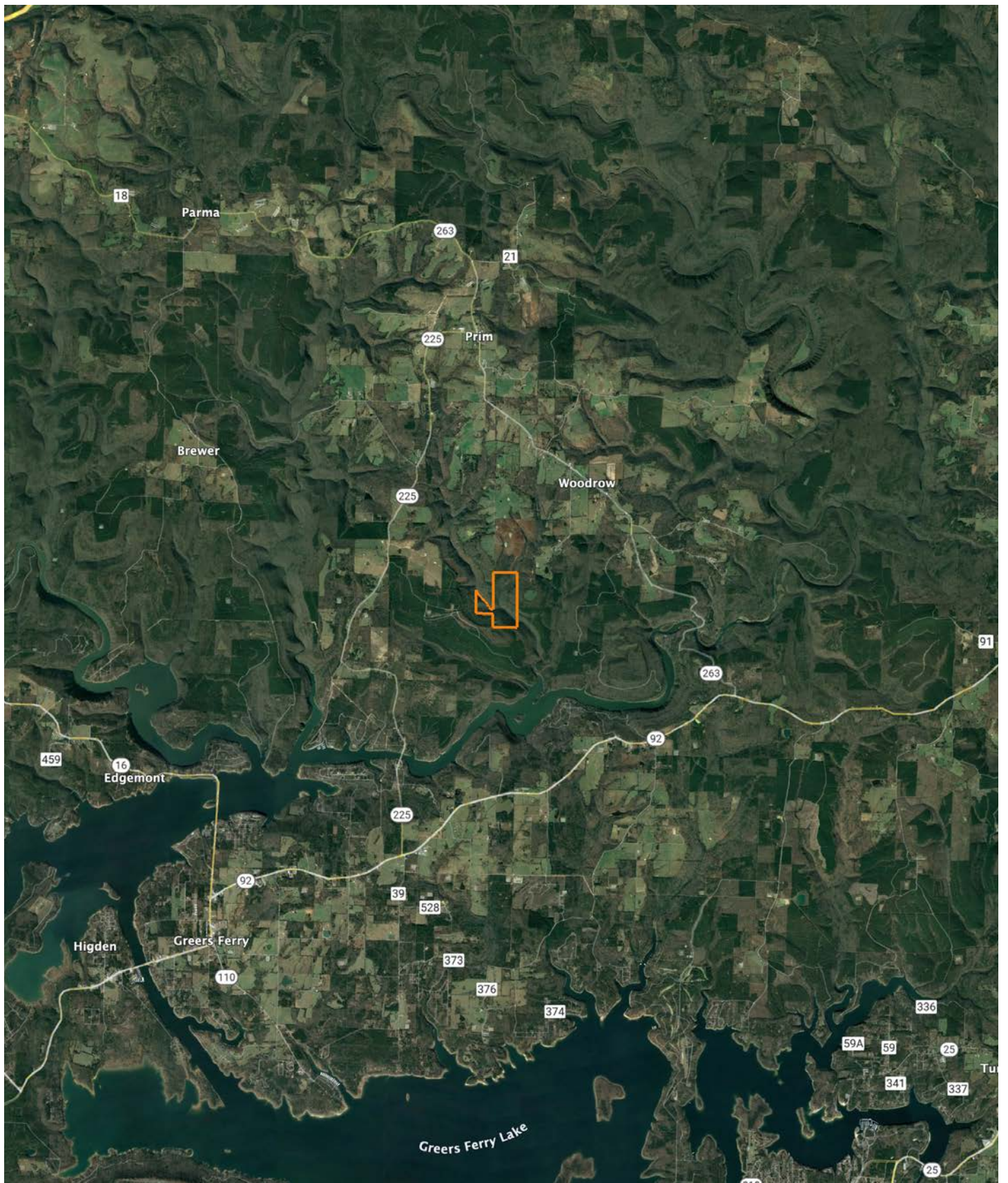
9/6/2023

**30-12N-10W**  
**Cleburne County**  
**Arkansas**

Boundary Center: 35° 38' 20.71, -92° 6' 14.39



# 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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