

MIDWEST LAND GROUP PRESENTS

29 ACRES IN

CLEBURNE COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TIMBERED ACREAGE WITH HIGHWAY FRONTAGE

This fully timbered acreage features just over ¼ mile of frontage on AR-25/Heber Springs Road, as well as county road frontage on the entire western boundary, making this acreage ideal for either residential or commercial development. The parcel features generously rolling topography with gradual slopes. The mixed timber consists of areas of thick pines along with other sections of open hardwoods.

Deer are thriving on the property with numerous trails

crossing the power line easement, making for excellent hunting. A wet weather creek runs through the acreage as well. Electricity, rural water, and fiber optic are all present on or near the property. Cove Creek Access on Greers Ferry is only 4 miles north of the property, and the conveniences of Heber Springs are only 6 miles east. Additional acreage is also available across the highway. Viewing is by appointment only, so contact CaLyn Zachary at (501) 483-5007 to schedule today!



PROPERTY FEATURES

PRICE: **\$308,316** | COUNTY: **CLEBURNE** | STATE: **ARKANSAS** | ACRES: **29**

- Highway frontage on AR-25
- County road frontage on the western boundary
- Electricity, water, and fiber available
- Mixed timber with pine, oak, and hickory trees
- Numerous deer trails and sign
- No restrictions or zoning
- Multiple build sites
- Rolling topography, wet weather creek
- 6 miles to Quitman
- 6 miles to Heber Springs



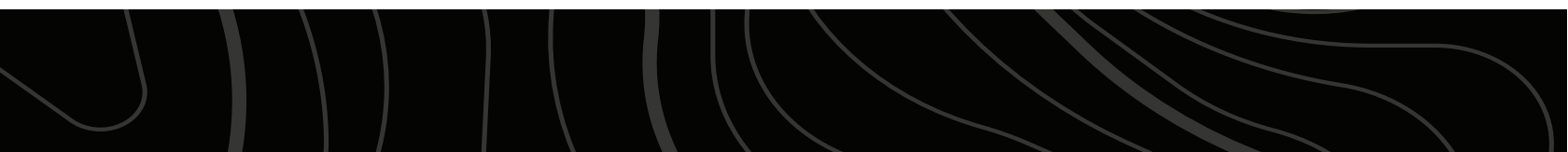
29 +/- ACRES



HIGHWAY FRONTAGE



MIXED TIMBER



AERIAL MAP



Boundary Center: 35° 25' 46.87, -92° 6' 59.59



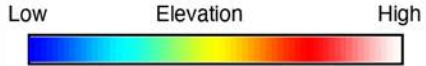
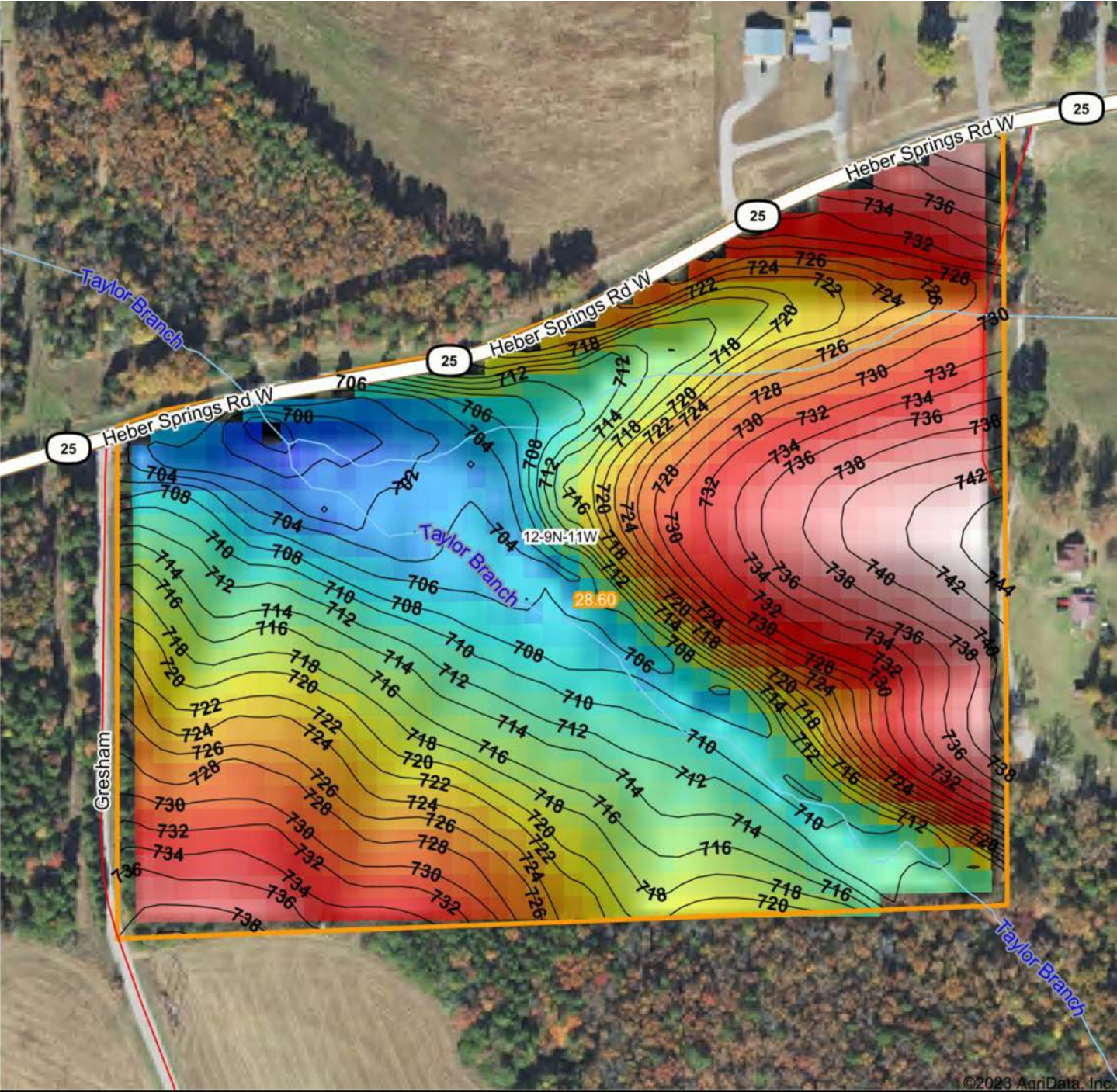
Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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12-9N-11W
Cleburne County
Arkansas



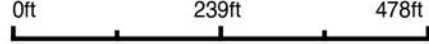
9/8/2023

HILLSHADE MAP



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Source: USGS 10 meter dem
 Interval(ft): 2
 Min: 694.5
 Max: 745.1
 Range: 50.6
 Average: 720.8
 Standard Deviation: 11.84 ft



9/6/2023

12-9N-11W
Cleburne County
Arkansas

Boundary Center: 35° 25' 46.87, -92° 6' 59.58

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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