

MIDWEST LAND GROUP PRESENTS

35 ACRES IN

CLEBURNE COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL ACREAGE WITH DEVELOPMENT POTENTIAL

This beautiful acreage features nearly ¼ mile of frontage on AR-25/Heber Springs Road, as well as frontage on AR-16/Edgemont Road along the east side of the property, making this acreage ideal for either residential or commercial development. The ground is mostly level and features just over 11 acres of pasture with thick fescue and bermuda grasses. The remaining acreage is mixed-age timber featuring a variety of hardwoods mingled with pines and cedars.

Deer and small game can be found throughout the property with multiple wet-weather creeks on both the north and south ends of the acreage. 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: **\$375,721** | COUNTY: **CLEBURNE** | STATE: **ARKANSAS** | ACRES: **35**

- Highway frontage on both AR-25 and AR-16
- 11 +/- acres of pasture
- 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
- Mostly level topography
- 6.5 miles to Quitman
- 6 miles to Heber Springs



35 +/- ACRES



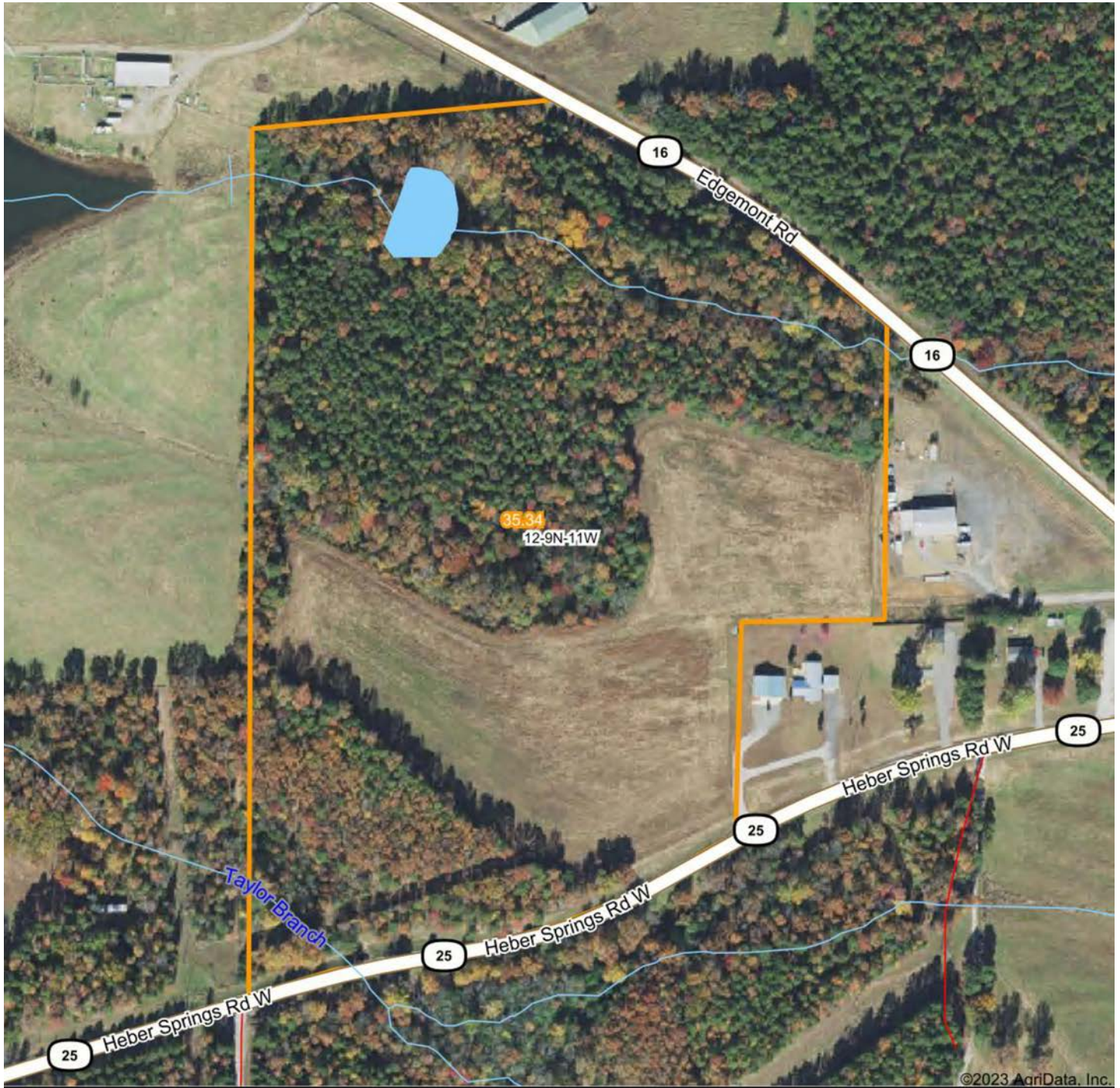
11 ACRES OF PASTURE



MIXED TIMBER



AERIAL MAP



Boundary Center: 35° 25' 56.64, -92° 7' 0.35



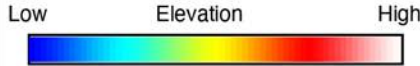
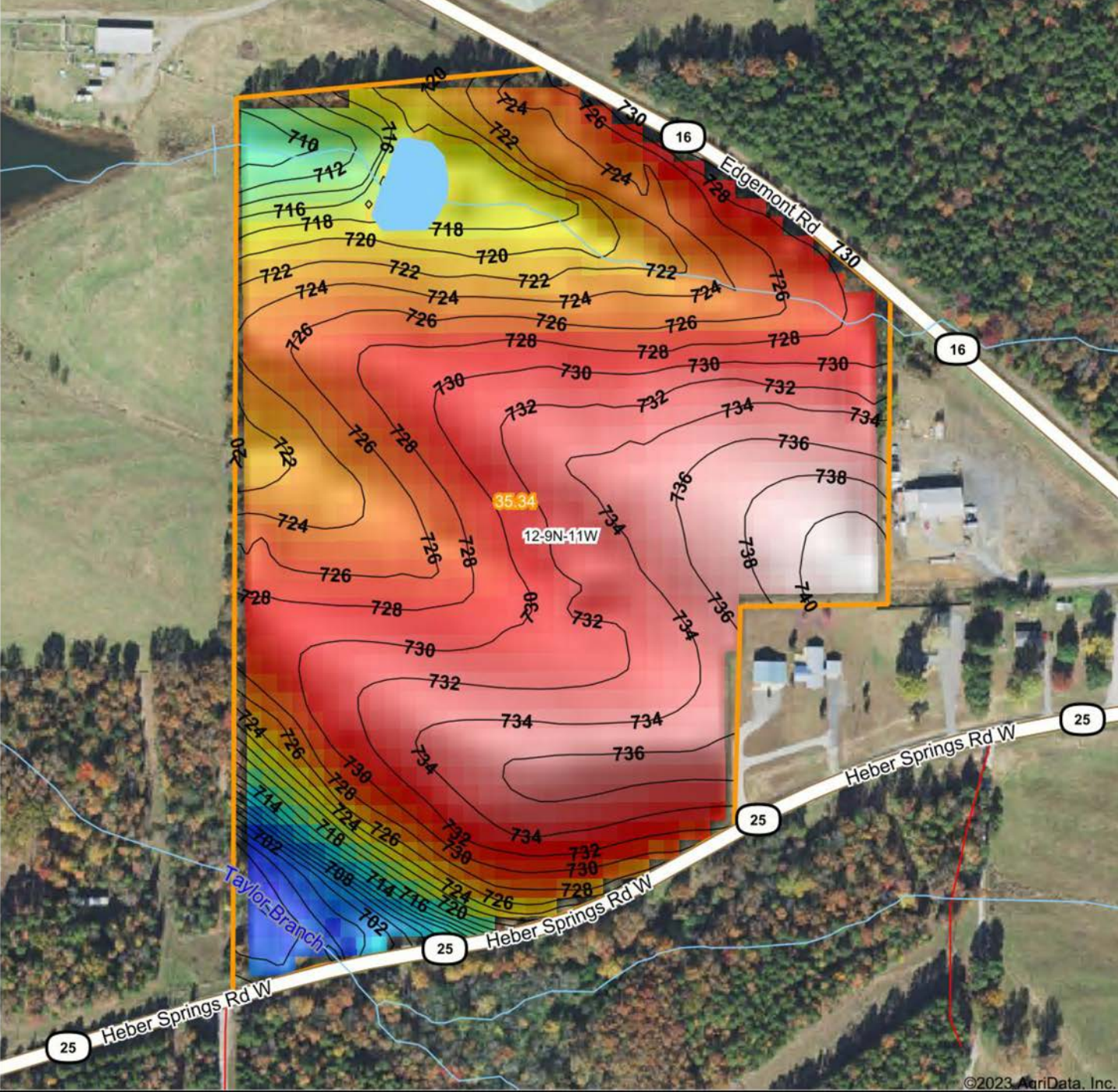
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12-9N-11W
Cleburne County
Arkansas



9/6/2023

HILLSHADE MAP



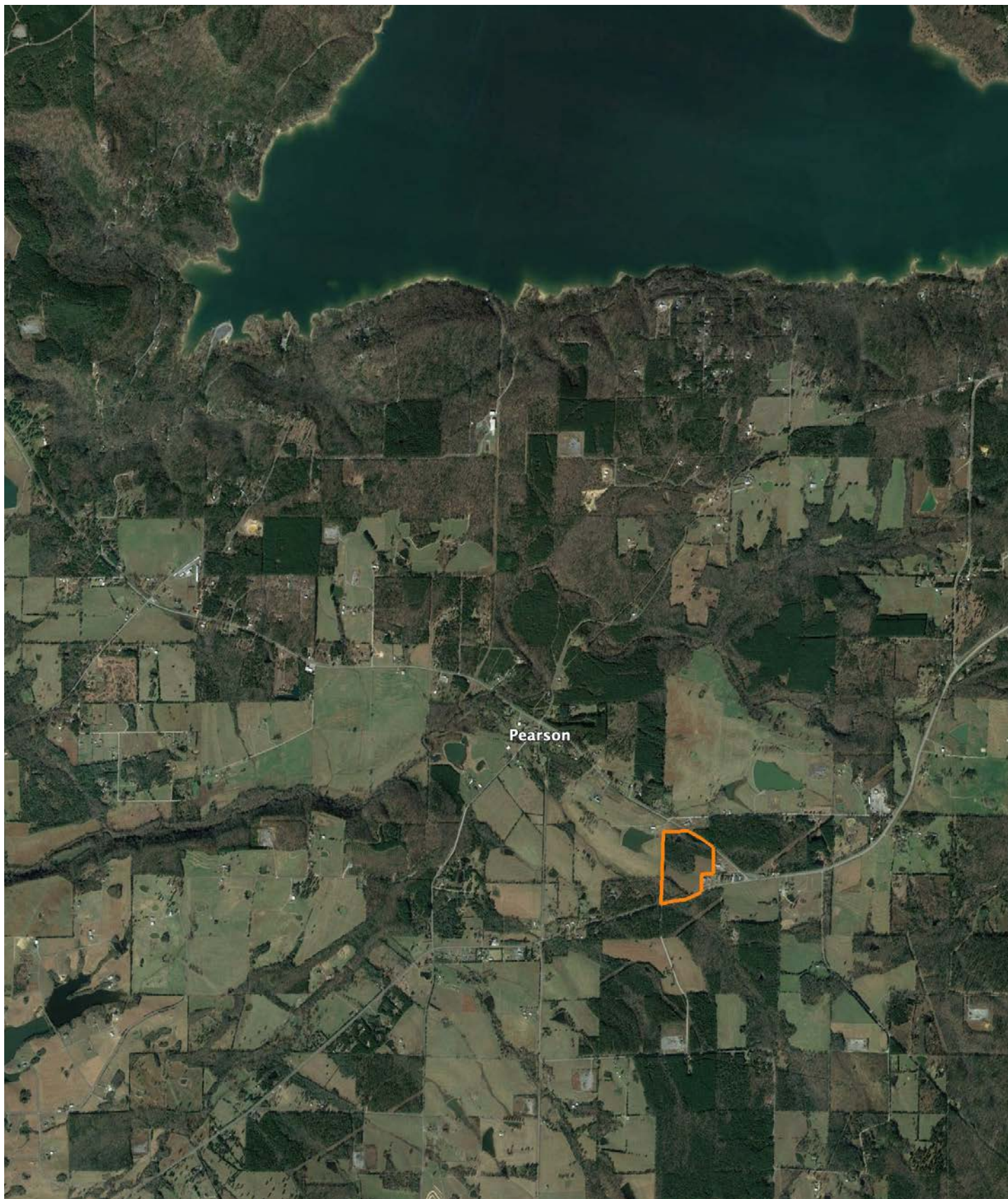
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Source: USGS 10 meter dem
 Interval(ft): 2
 Min: 693.0
 Max: 741.9
 Range: 48.9
 Average: 726.6
 Standard Deviation: 9.02 ft



12-9N-11W
Cleburne County
Arkansas
 9/6/2023
 Boundary Center: 35° 25' 56.64, -92° 7' 0.35

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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