

MIDWEST LAND GROUP PRESENTS

43 ACRES IN

CLEBURNE COUNTY ARKANSAS



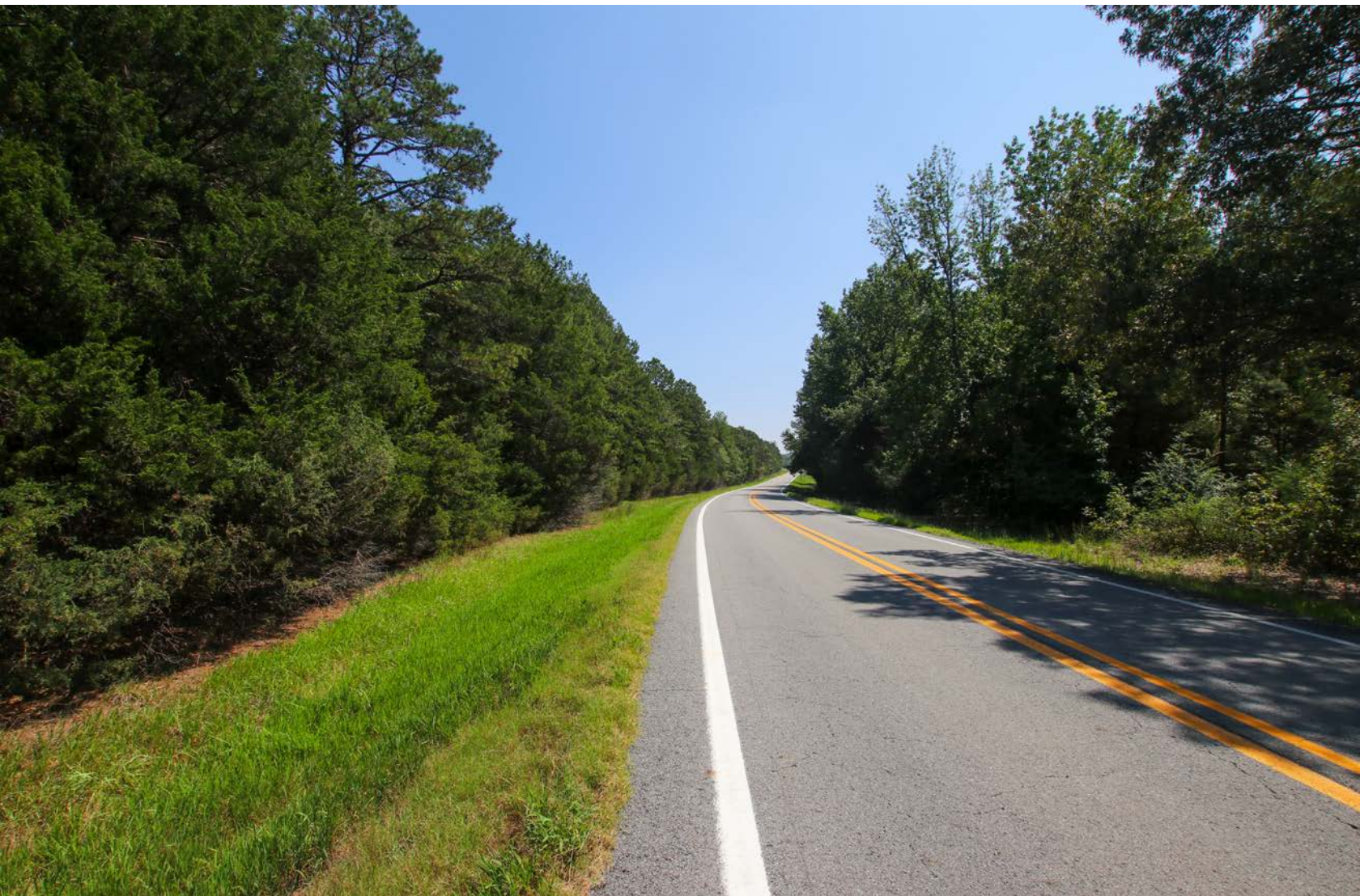
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

EXCEPTIONAL ACREAGE NEAR GREERS FERRY LAKE

This fully timbered parcel features over ¼ mile of frontage on AR-16/Edgemont Road, and the entire northern boundary of the property is fronted by the blacktop of Sartain Road, making this acreage ideal for either residential or commercial development. The ground is mostly level and currently covered in mixed timber consisting primarily of pine with oak, hickory, and other hardwood varieties scattered throughout. Deer are numerous on the property and multiple heavily

used trails can be found crossing throughout the timber, and with no restrictions, it's a perfect opportunity to hunt in your own backyard. 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 is 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: **\$460,242** | COUNTY: **CLEBURNE** | STATE: **ARKANSAS** | ACRES: **43**

- 43 +/- acres
- ¼ mile of highway frontage on AR-16
- Paved county road frontage on northern border
- Electricity, water, and fiber optic 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



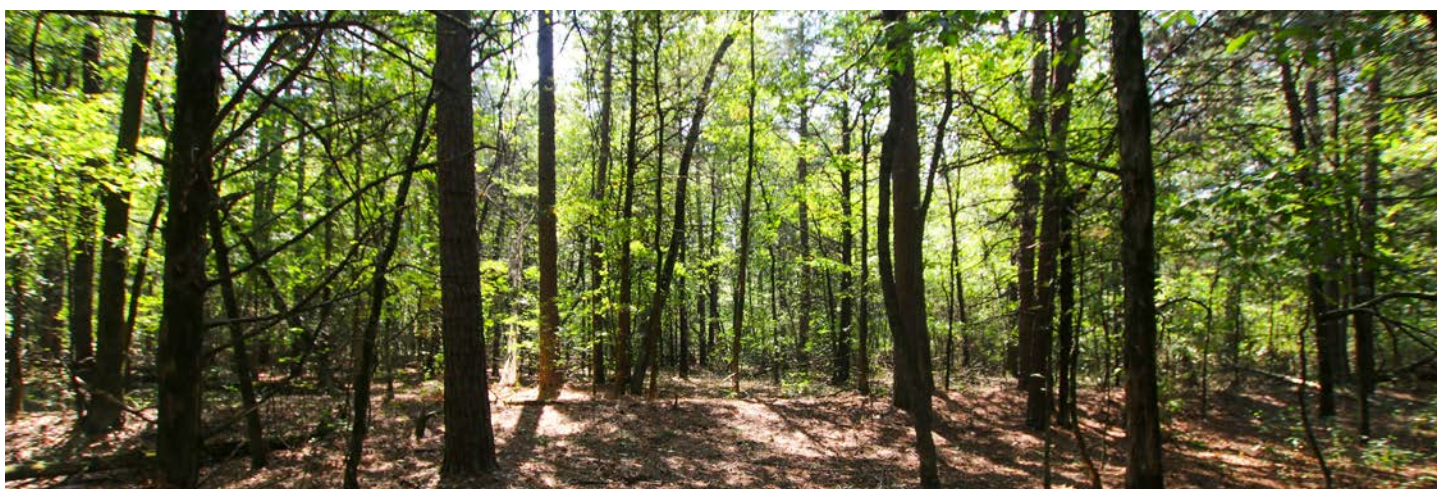
43 +/- ACRES



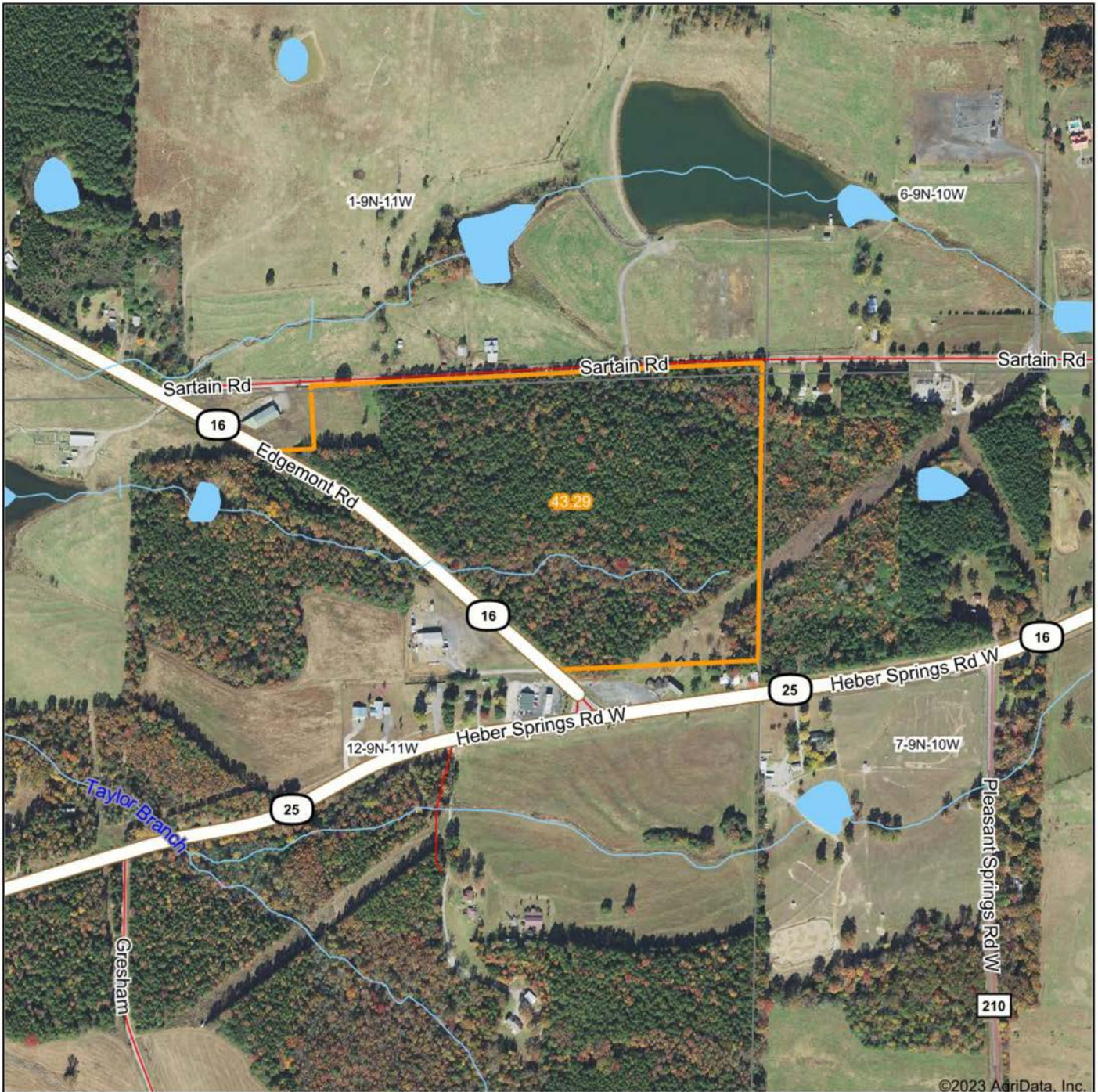
DEER TRAILS AND SIGN



MIXED TIMBER



AERIAL MAP



Boundary Center: 35° 26' 2.05, -92° 6' 47.65

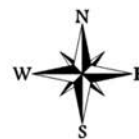


Maps Provided By:



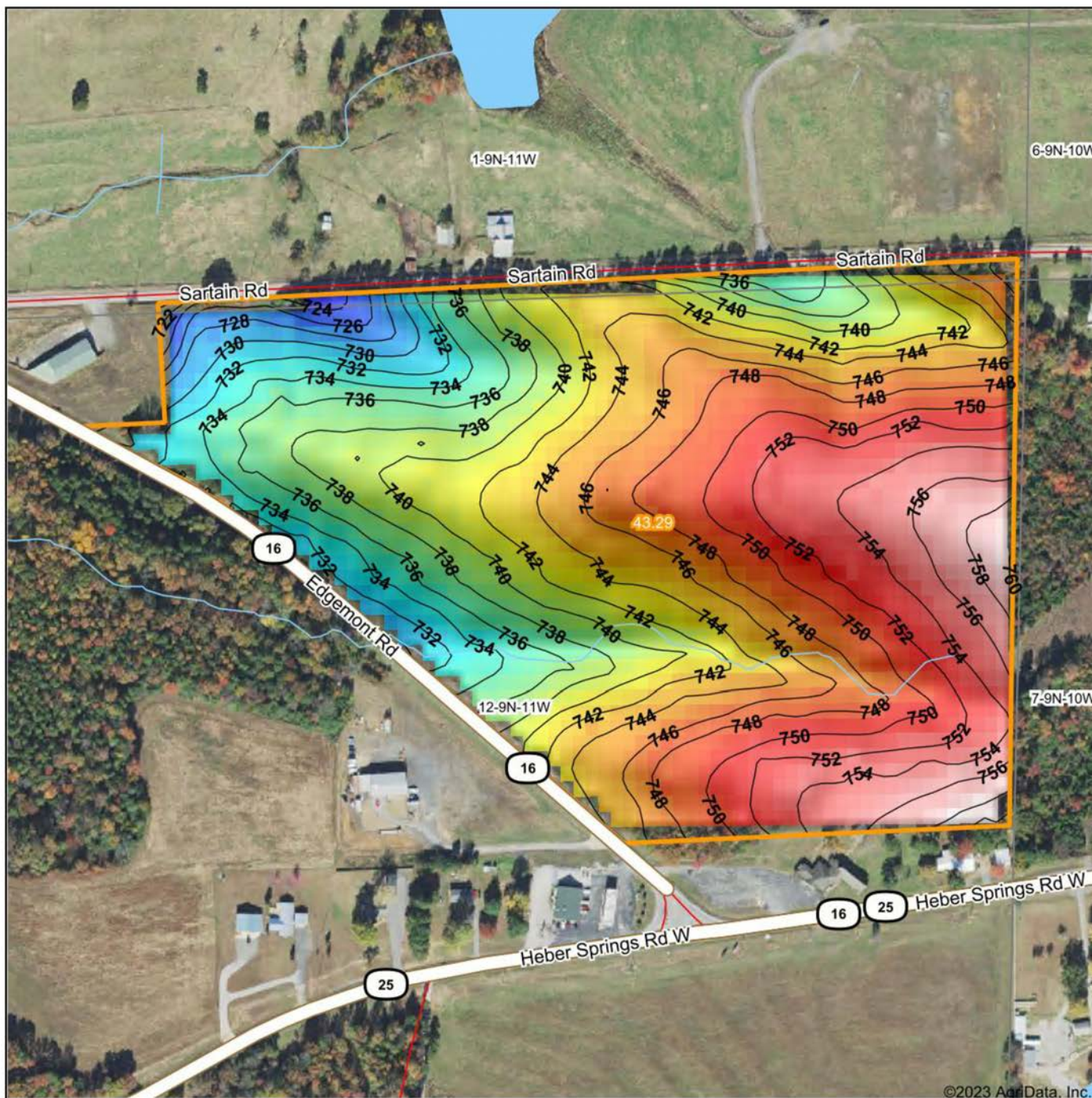
© AgriData, Inc. 2023 www.AgriDataInc.com

12-9N-11W
Cleburne County
Arkansas



9/6/2023

HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 10 meter dem
Interval(ft): 2
Min: 723.1
Max: 760.9
Range: 37.8
Average: 744.3
Standard Deviation: 7.71 ft

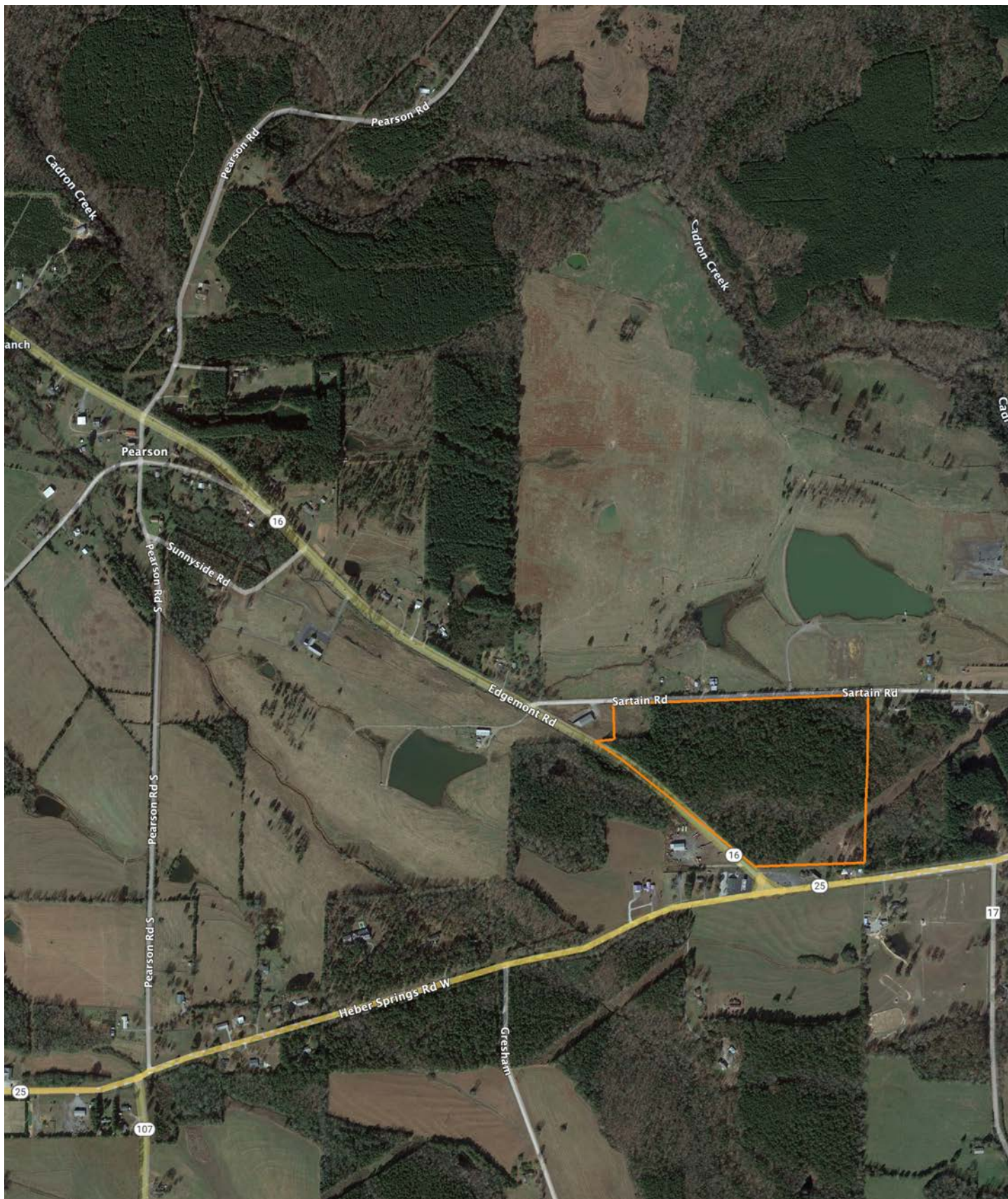


9/6/2023

12-9N-11W
Cleburne County
Arkansas

Boundary Center: 35° 26' 2.05, -92° 6' 47.65

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

501.483.5007

CZachary@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Missouri, Nebraska, Oklahoma, South Dakota, and Wisconsin.