

MIDWEST LAND GROUP PRESENTS

16.4 ACRES IN

PERRY COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SMALL-ACRE GEM WITH RIVER FRONTAGE

Just south of Bigelow on AR-113 lies this diverse small acreage find. The property is mostly covered with timber, outside of a single acre of overgrown pasture on the southern edge of the property. The western border of the property is approximately 1,000 feet of frontage on the Fouché LaFave River, which feeds a drainage into the lower ground in the center of the property. The lower ground is encircled by a ridge of elevated plateau which offers areas suitable for building, and there is a small pond on the northeast corner of the property.

Rural water, electricity, and fiber optic can be found along the ¼ mile of highway frontage, with an easy commute to Conway or even the Little Rock metro area. Deer and other small game can be found on the property among the healthy mix of oak, hickory, pine, and other trees. Additional acreage is available to the east across AR-113. Viewing is by appointment only, so contact CaLyn Zachary at (501) 483-5007 to schedule today!



PROPERTY FEATURES

PRICE: **\$98,460** | COUNTY: **PERRY** | STATE: **ARKANSAS** | ACRES: **16.4**

- Small pond
- Highway frontage
- Mature mixed timber with a variety of oak, pine, and hickory trees
- Numerous well-worn deer trails and sign
- River frontage
- Rural water, electricity, and fiber optic on the property
- 1 +/- acre of pasture
- 12 miles to Conway
- 22 miles to West Little Rock



16.4 +/- ACRES



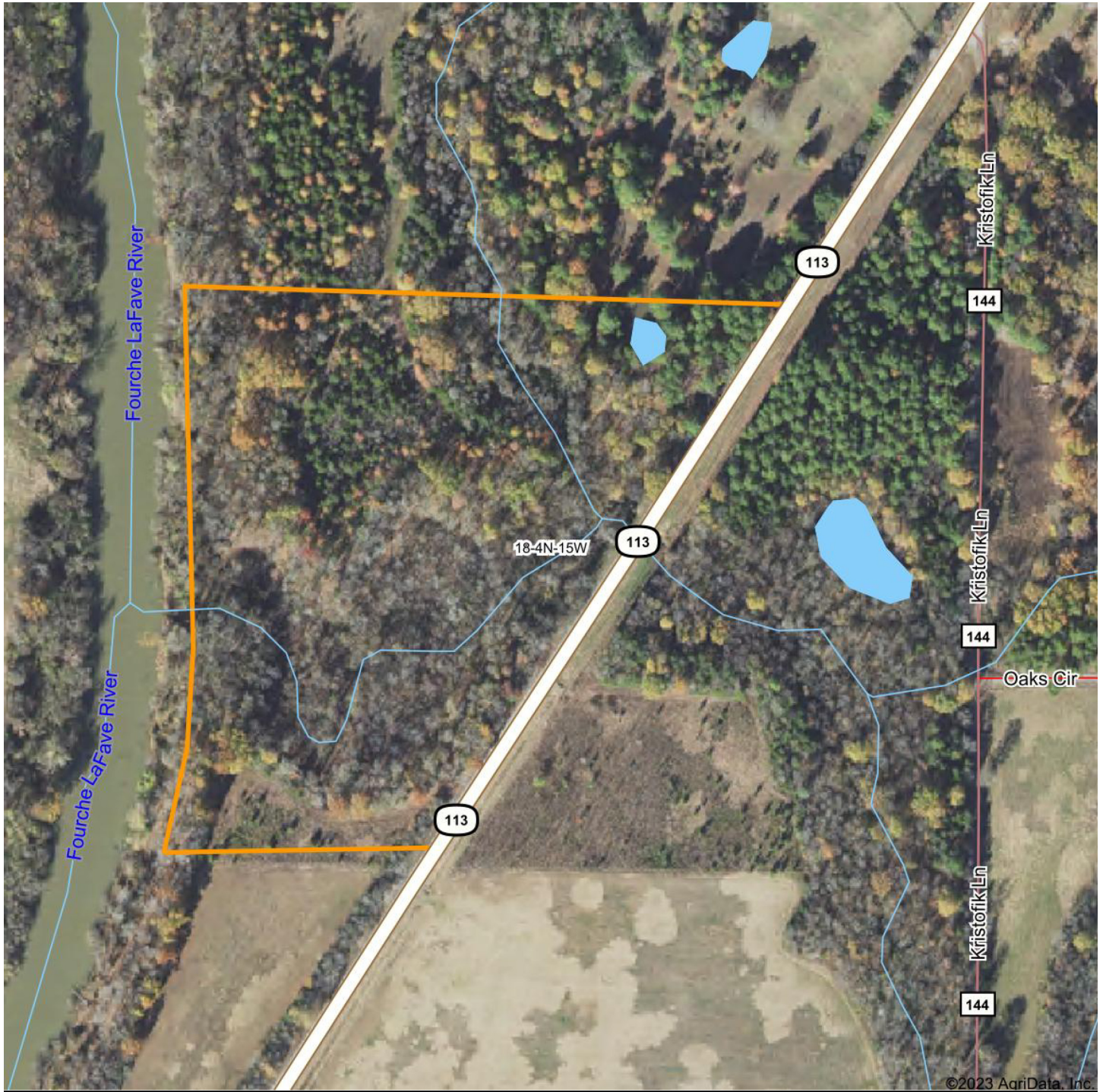
1 +/- ACRE OF PASTURE



RIVER FRONTAGE & SMALL POND



AERIAL MAP



©2023 AgriData, Inc.

Boundary Center: 34° 59' 13.22, -92° 38' 35.92

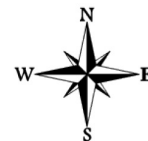


Maps Provided By:



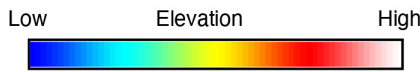
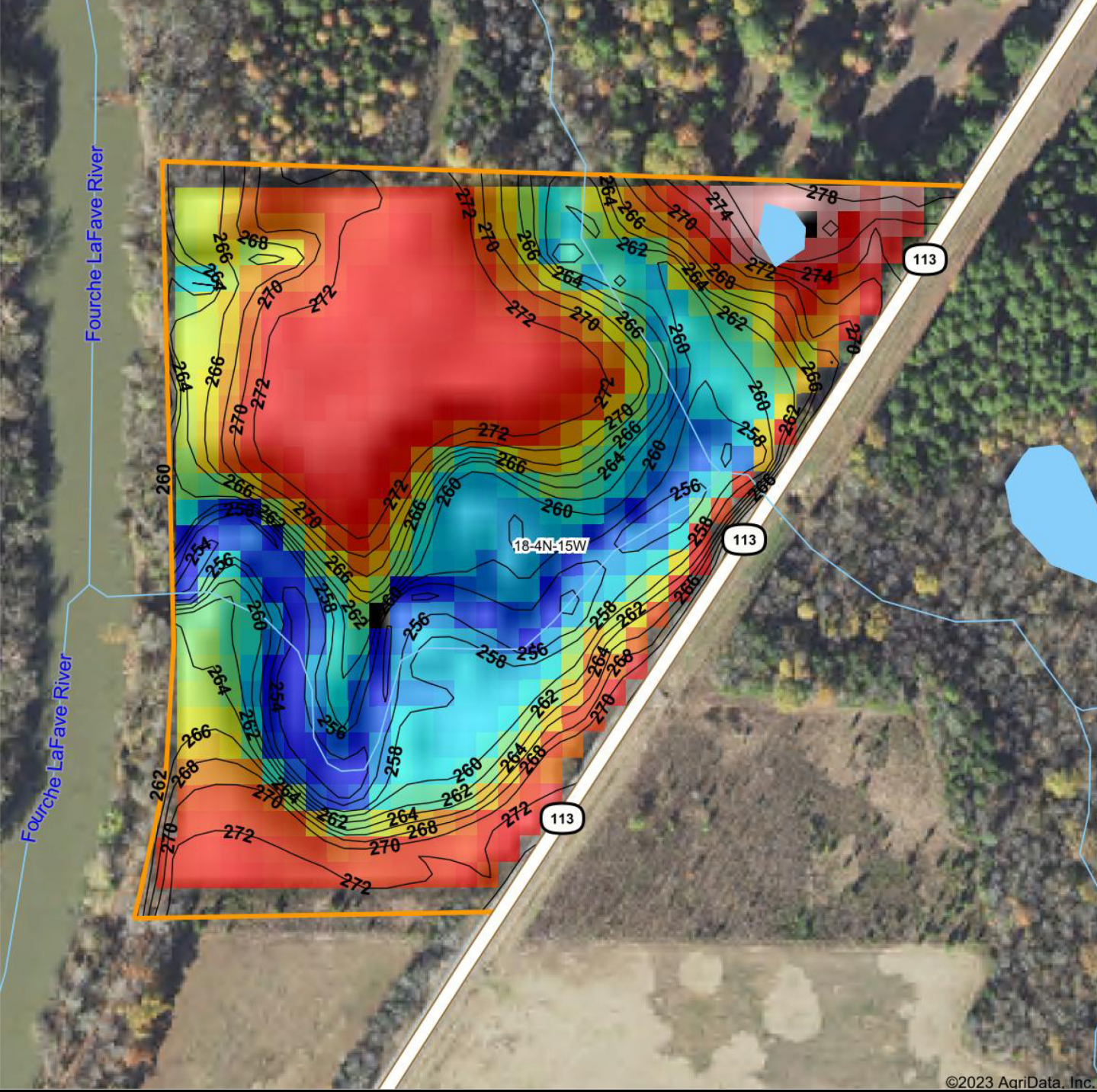
© AgriData, Inc. 2023 www.AgriDataInc.com

18-4N-15W
Perry County
Arkansas



0/12/2023

HILLSHADE MAP



Source: USGS 10 meter dem
 Interval(ft): 2
 Min: 253.1
 Max: 279.5
 Range: 26.4
 Average: 265.8



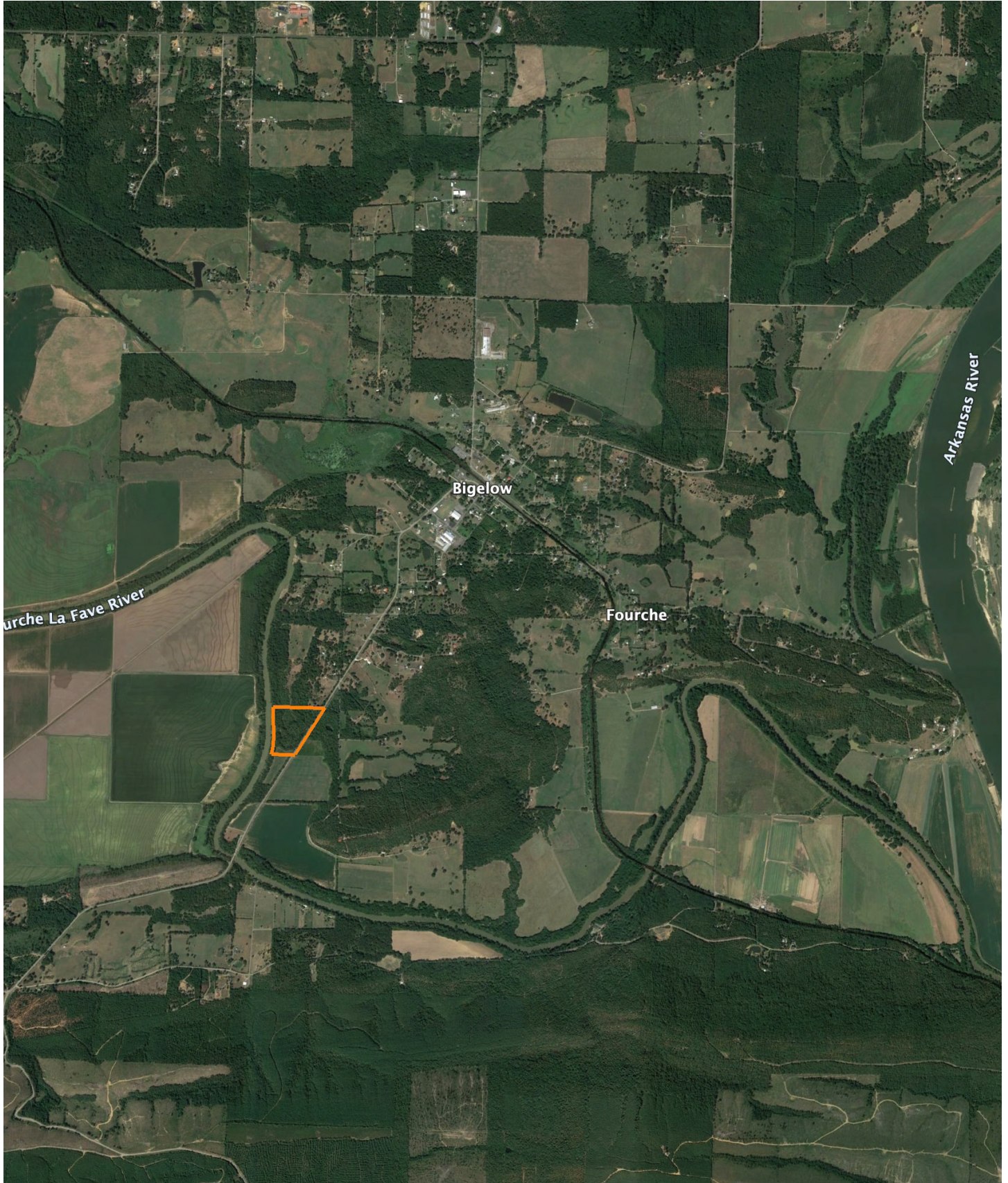
Maps Provided By:
surety



9/12/2023

18-4N-15W
Perry County
Arkansas

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.