

MIDWEST LAND GROUP PRESENTS

160 ACRES IN

VAN BUREN COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

EXCEPTIONAL OZARK MOUNTAIN HUNTING PROPERTY

This beautifully timbered property is located north of Clinton, not far off US-65, and has county road frontage along Oyler Road. The property is covered primarily with hardwoods featuring mixed-age oak, hickory, and other varieties mingled with some pines and cedars. The land features an abundance of deer, with heavily used trails crossing throughout the property highlighted by scrapes and rub lines. The heavily wooded terrain also features great hunting for turkeys, bears, and small game as well with ample amounts of mast to be found from the varieties of oak

and hickory. Rural water and electricity can be found along the road, with fiber optic lines just to the north along Oyler Road. The rolling topography features numerous flats and benches providing numerous build sites for a camp, cabin, or forever home. There is an all-weather creek near the center of the property fed by a spring. Small rock ledges and outcroppings along with large boulders are dotted along the slopes and drainages of the property. Viewing is by appointment only, so contact Calyn Zachary at (501) 483-5007 to schedule today!



PROPERTY FEATURES

PRICE: **\$456,000** | COUNTY: **VAN BUREN** | STATE: **ARKANSAS** | ACRES: **160**

- Numerous build sites
- County road frontage
- Mature mixed timber with a variety of oak, pine, and hickory trees
- Numerous well-worn deer trails and sign
- Abundant wildlife
- Rural water and electricity on the property
- Spring-fed creek
- Excellent topography
- 16 miles to Clinton
- 25 miles to Marshall



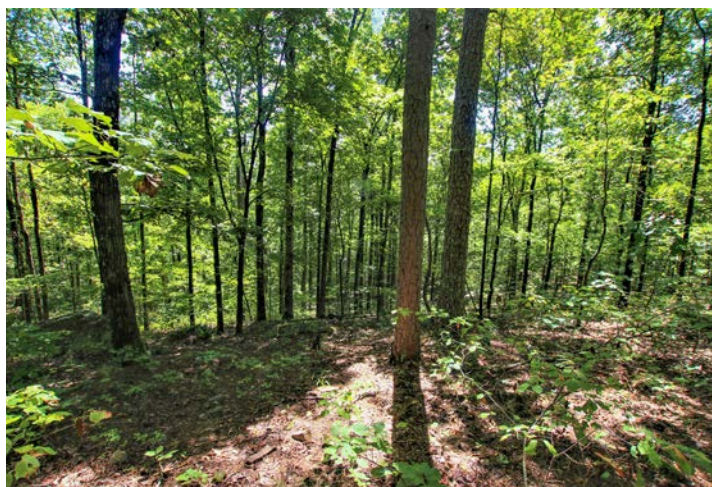
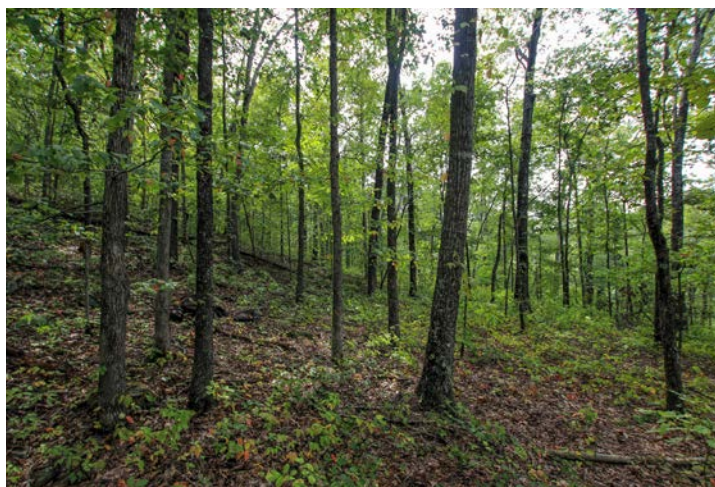
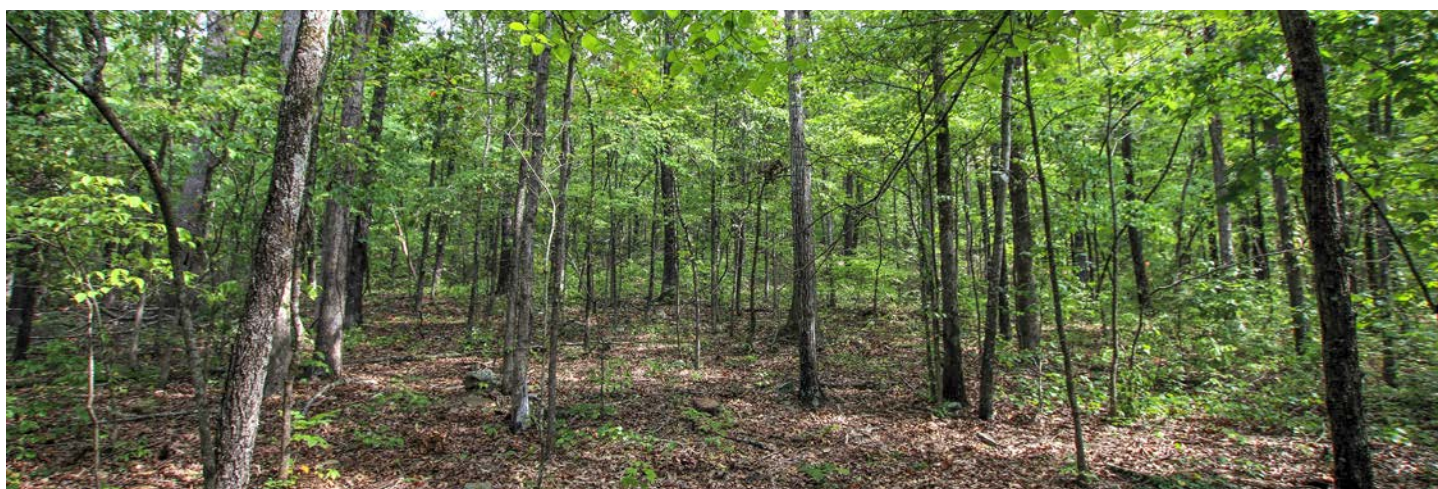
160 +/- ACRES



COUNTY ROAD FRONTAGE



MATURE MIXED TIMBER



SPRING-FED CREEK



EXCELLENT TOPOGRAPHY

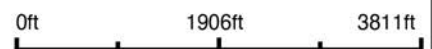


AERIAL MAP



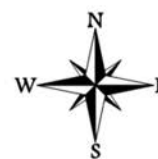
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Map Center: 35° 40' 13.78, -92° 27' 21.48



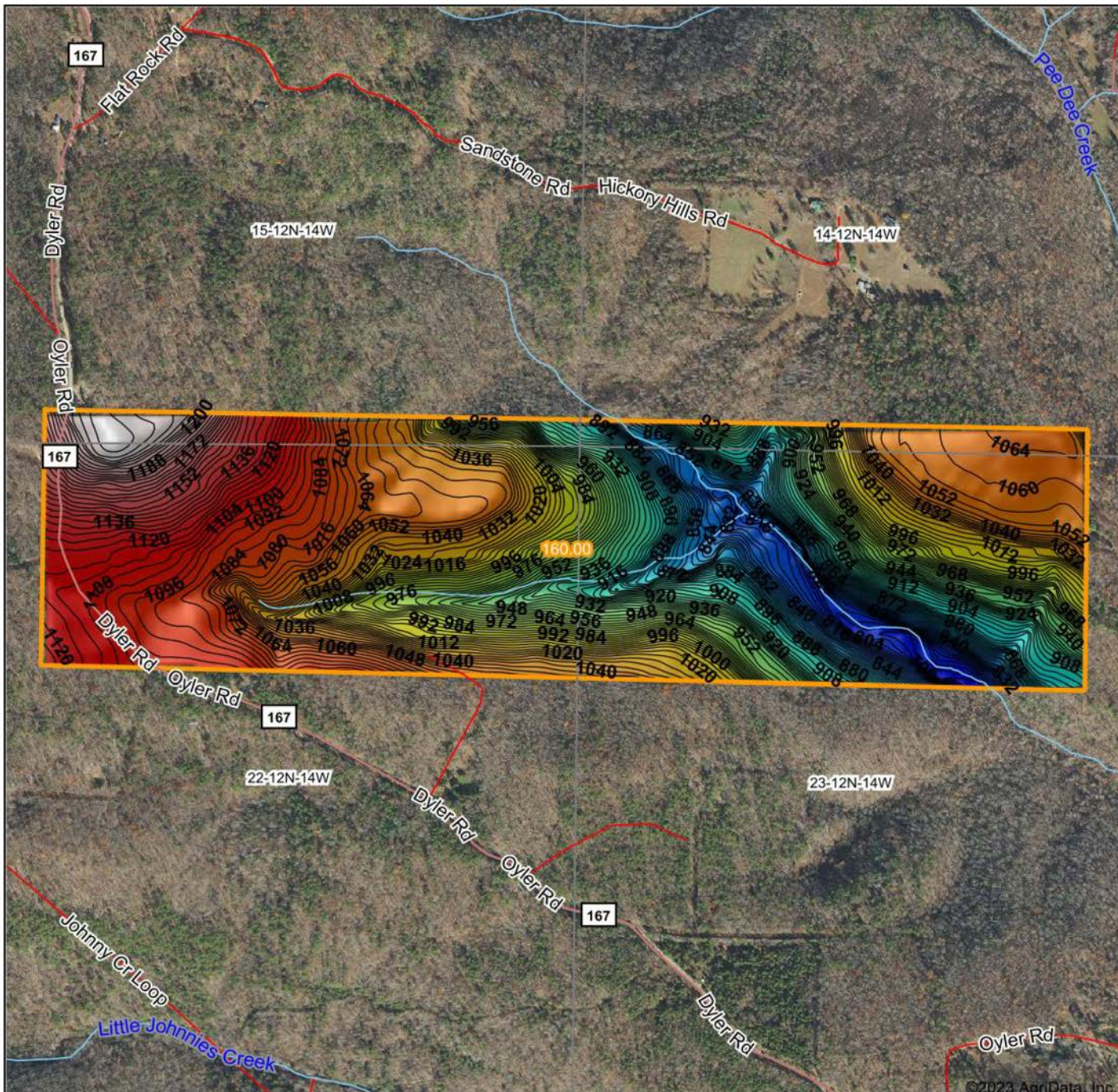
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22-12N-14W
Van Buren County
Arkansas



8/30/2022

HILLSHADE MAP

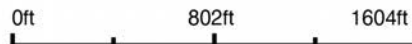


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Source: USGS 10 meter dem
 Interval(ft): 4
 Min: 779.7
 Max: 1,223.3
 Range: 443.6
 Average: 1,004.8
 Standard Deviation: 98.59 ft

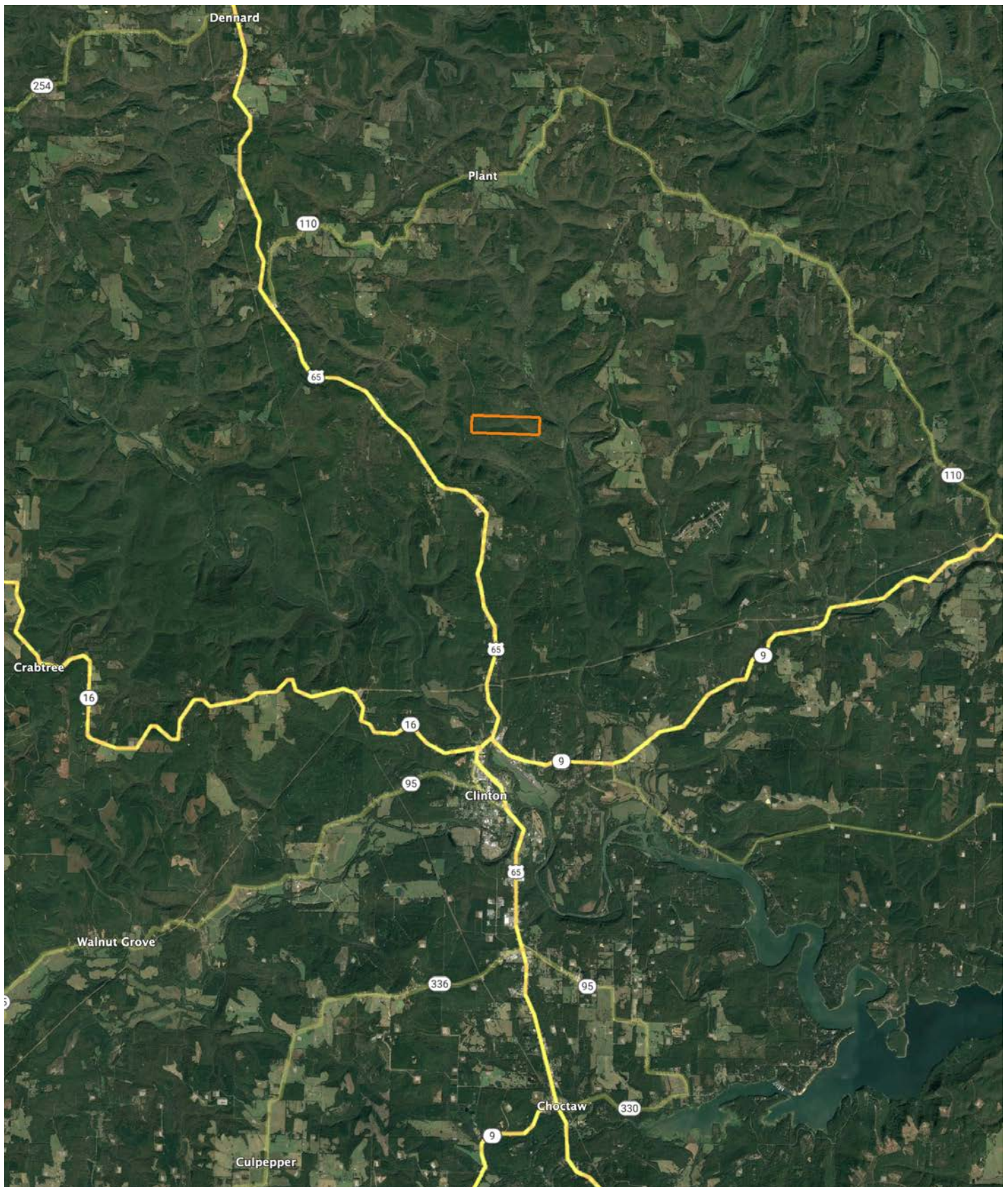


9/21/2023

22-12N-14W
Van Buren County
Arkansas

Boundary Center: 35° 40' 16.55, -92° 27' 16.98

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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