

MIDWEST LAND GROUP PRESENTS

12.8 ACRES IN

FAULKNER COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL ACREAGE MINUTES FROM DOWNTOWN CONWAY

This beautiful timbered acreage climbs the slopes of Billy Goat Hill in rural Faulkner County and features frontage along the blacktop surface of Beryl Road along the entire eastern side of the property. The timber is mostly pine, with occasional oak and hickory also found scattered throughout the property. With utilities along Beryl Road, build sites are limitless on the property.

Deer and other small game can be found on the property, and the power line easement provides an excellent shooting opportunity. The property is only minutes from the Vilonia bypass, making it an ideal location for a commuter looking for country living near Conway, Cabot, or the Little Rock Metro area. A small amount of additional acreage is available to the north. Viewing is by appointment only, so contact CaLyn Zachary at (501) 483-5007 to schedule today!



PROPERTY FEATURES

PRICE: **\$89,600** | COUNTY: **FAULKNER** | STATE: **ARKANSAS** | ACRES: **12.8**

- 12.8 +/- acres
- Paved road frontage
- Mostly pine with mixed hardwood timber
- Numerous well-worn deer trails and sign
- No restrictions
- Utilities on or near the property
- Hunting opportunities for deer and small game
- 10 miles to Conway
- 9 miles to Vilonia



12.8 +/- ACRES



PAVED ROAD FRONTAGE



PINE WITH MIXED HARDWOOD TIMBER

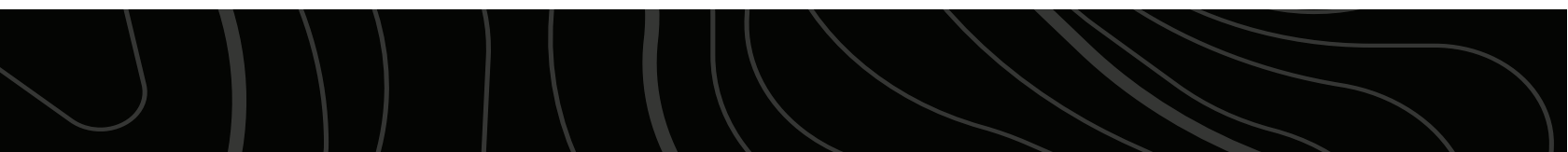


WELL-WORN DEER TRAILS & SIGN

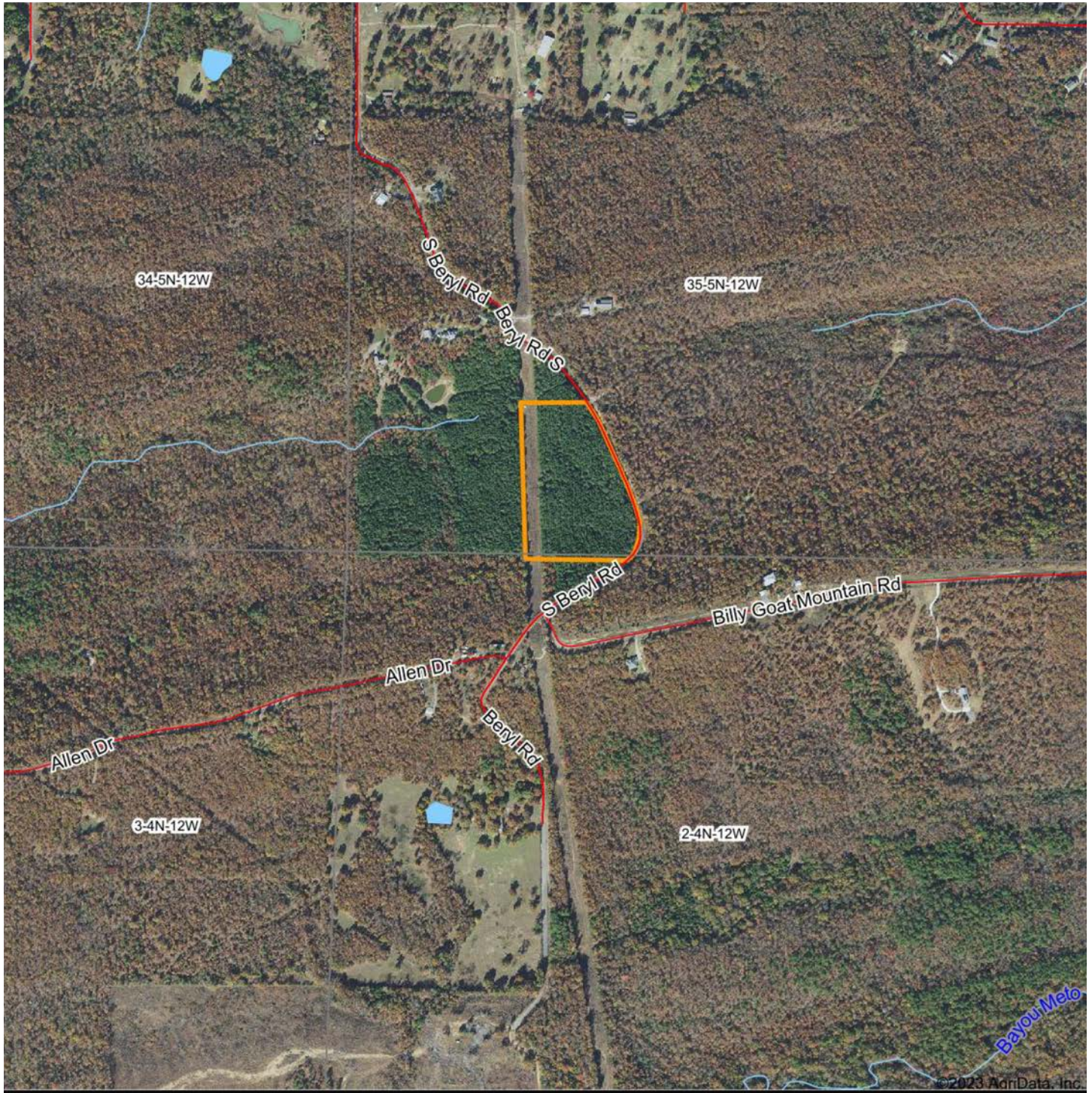
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ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 35° 0' 59.3, -92° 15' 28.33

0ft 938ft 1876ft



Maps Provided By:



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35-5N-12W
Faulkner County
Arkansas



11/3/2023

AERIAL MAP



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Boundary Center: 35° 0' 59.3, -92° 15' 28.33



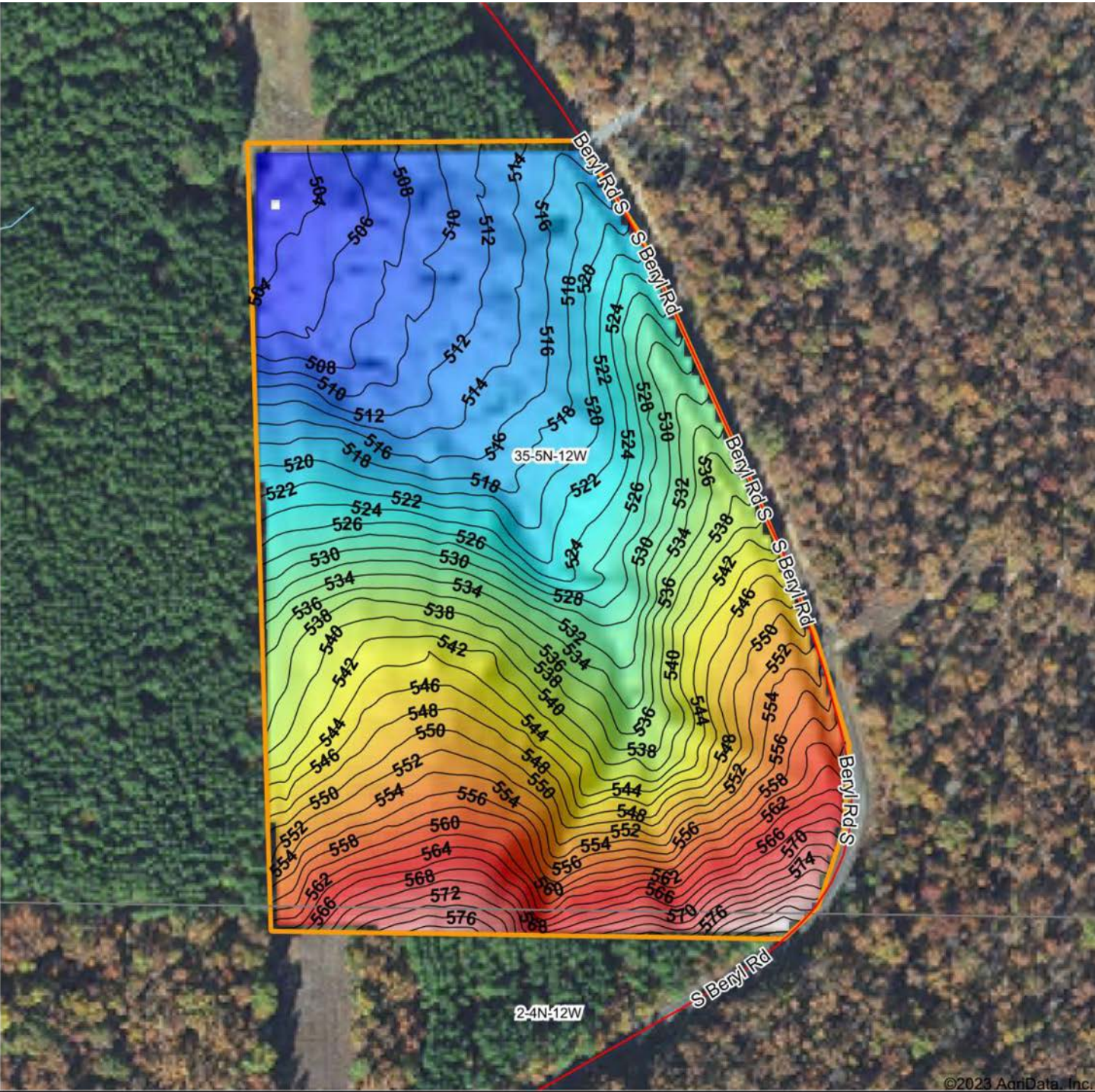
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35-5N-12W
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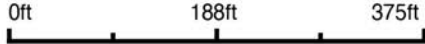


11/3/2023

HILLSHADE MAP



Source: USGS 3 meter dem
 Interval(ft): 2
 Min: 502.3
 Max: 584.3
 Range: 82.0
 Average: 534.3
 Standard Deviation: 19.32 ft



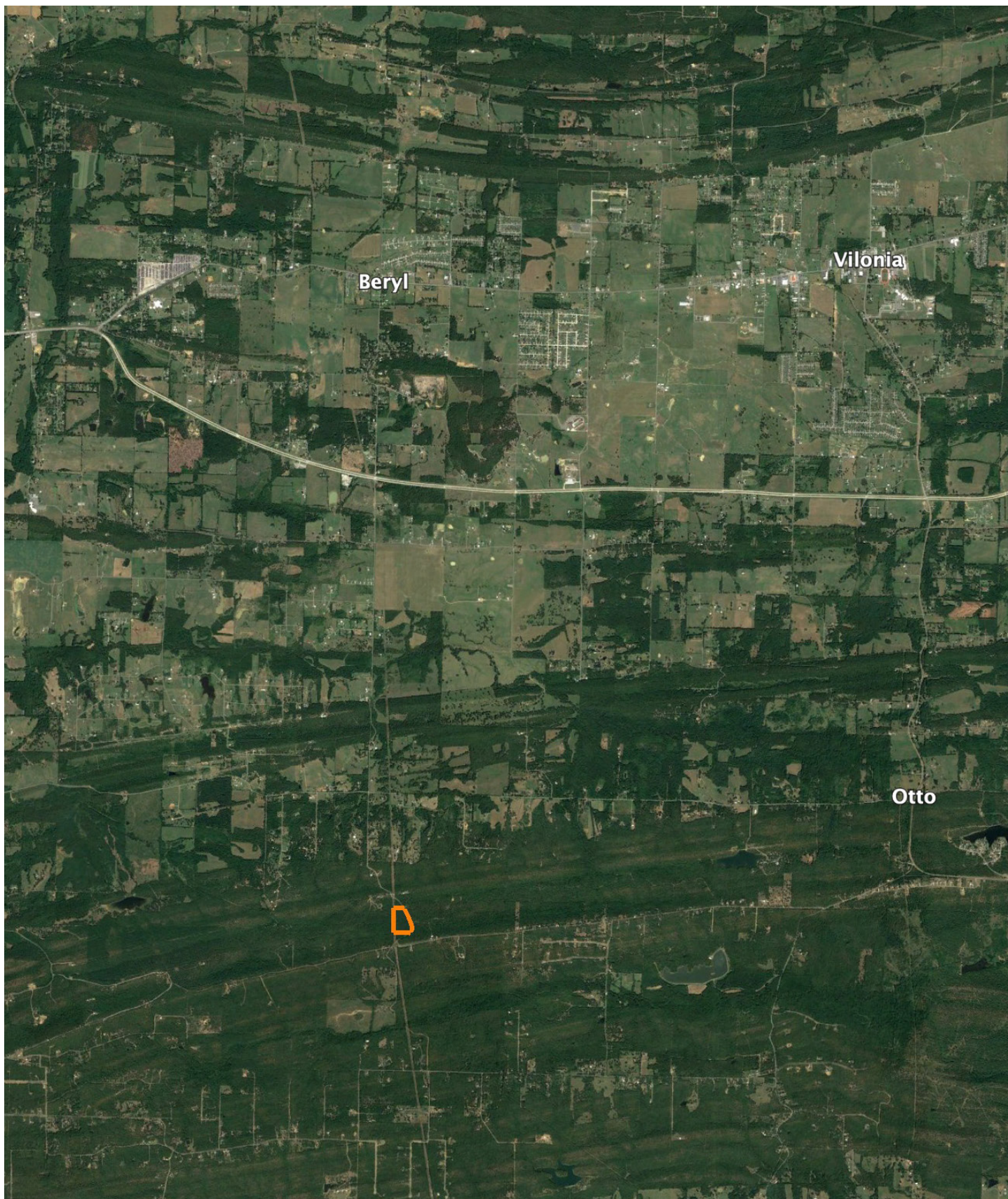
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OVERVIEW MAP



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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