

MIDWEST LAND GROUP PRESENTS

5.92 ACRES IN

FAULKNER COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL FAULKNER COUNTY HILLTOP HOME SITE

Nestled at the corner of Beryl Road and Allen Drive, this beautiful build site is a short drive from either Conway or Vilonia. The acreage is nearly fully timbered with a mix of hardwoods. Utilities can be found on the existing home site off Allen Drive. Deer and other small game can be found on the property, and the power line easement provides an

excellent shooting opportunity to catch traveling deer. The property is only minutes from the Vilonia bypass, making it an ideal location for commuters looking to live outside the city. Additional acreage is available to the south. Viewing is by appointment only, so contact CaLyn Zachary at (501) 483-5007 to schedule today!



PROPERTY FEATURES

PRICE: **\$59,200** | COUNTY: **FAULKNER** | STATE: **ARKANSAS** | ACRES: **5.92**

- 5.92 +/- acres
- Paved road frontage
- Mixed hardwood timber
- Established build site
- Corner lot
- No restrictions
- Utilities on or near the property
- Hunting opportunities for deer and small game
- 10 miles to Conway
- 9 miles to Viloniac



5.92 +/- ACRES



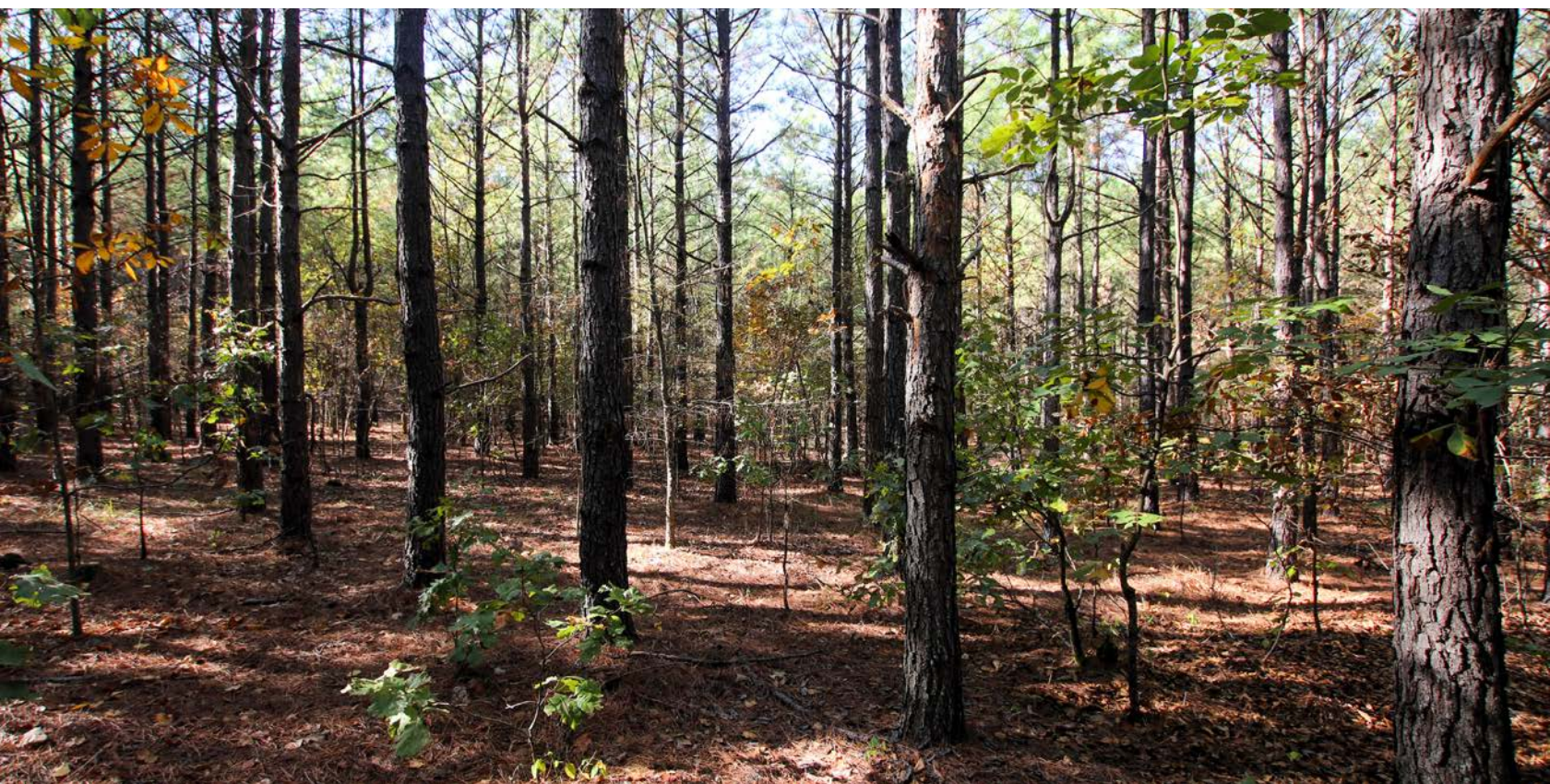
PAVED ROAD FRONTAGE



HUNTING OPPORTUNITIES



MIXED HARDWOOD TIMBER



AERIAL MAP



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Boundary Center: 35° 0' 51.82, -92° 15' 29.99

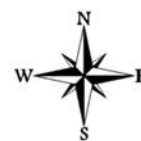


Maps Provided By:



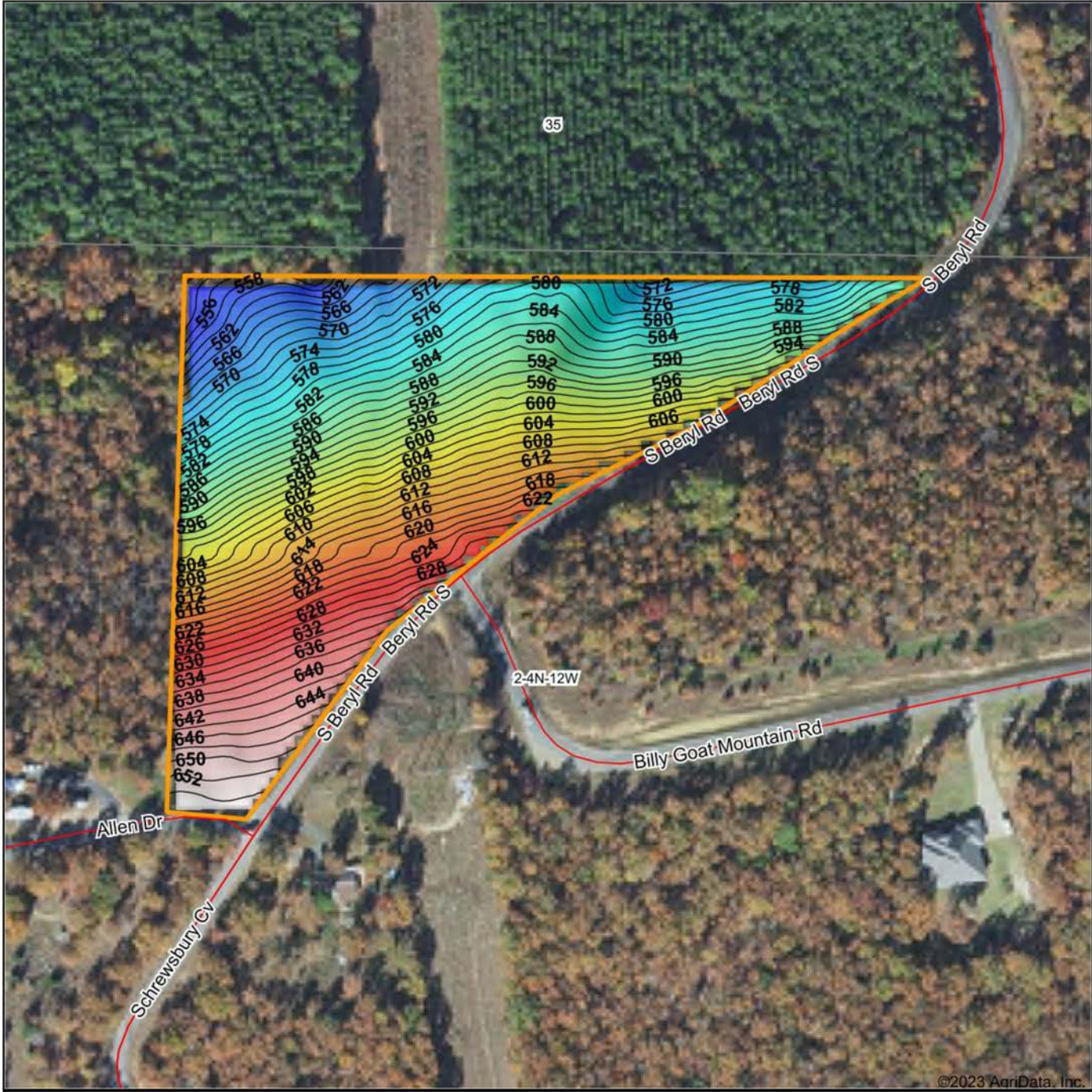
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2-4N-12W
Faulkner County
Arkansas

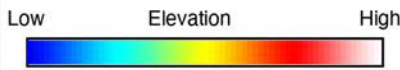


11/3/2023

HILLSHADE MAP



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Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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Source: USGS 3 meter dem
 Interval(ft): 2
 Min: 552.0
 Max: 655.0
 Range: 103.0
 Average: 599.7
 Standard Deviation: 24.64 ft

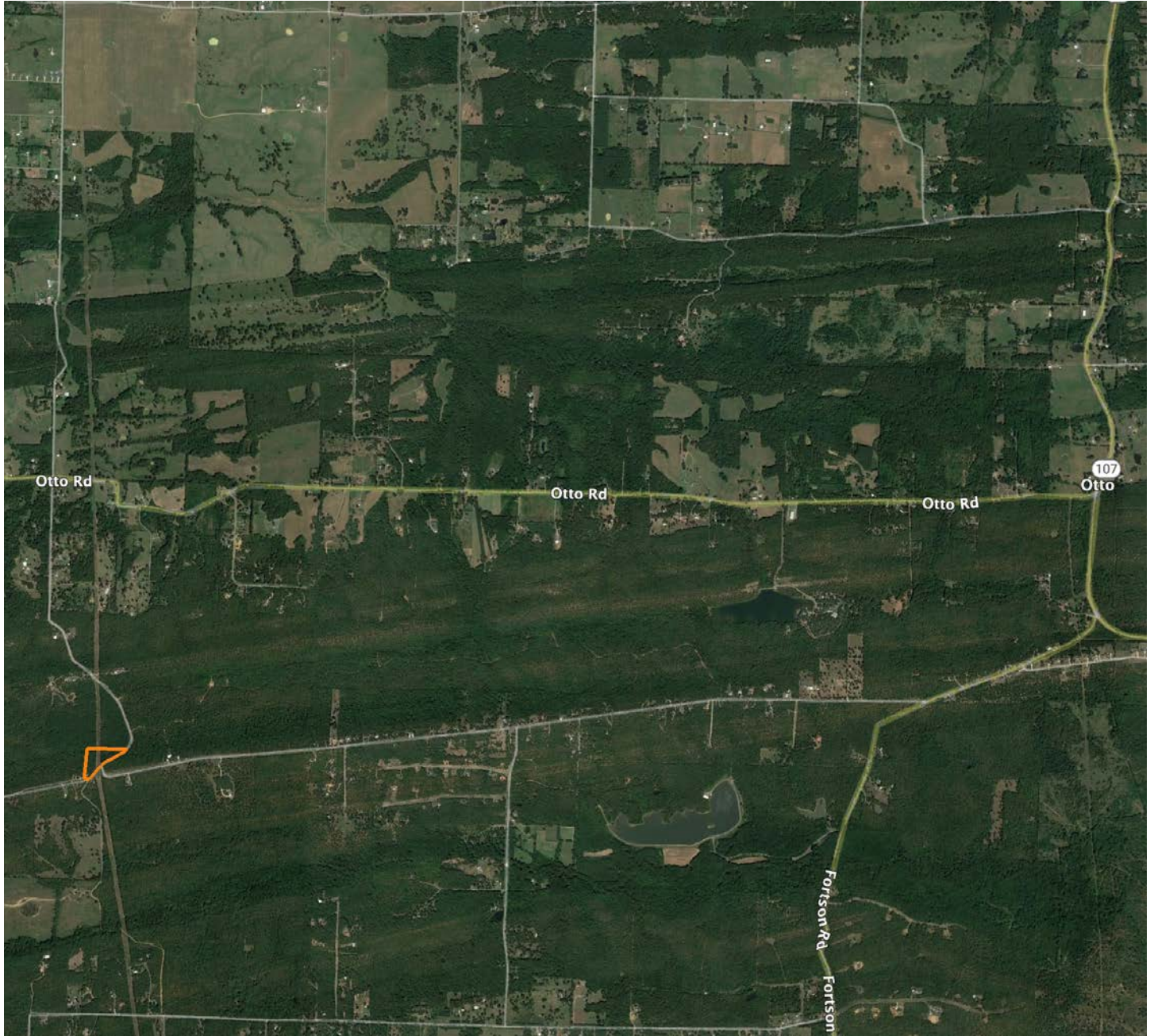


11/3/2023

2-4N-12W
Faulkner County
Arkansas

Boundary Center: 35° 0' 51.82, -92° 15' 29.99

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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