

MIDWEST LAND GROUP PRESENTS

3.5 ACRES IN

CONWAY COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL BUILD-READY HOMESITE

Less than 10 minutes north of Interstate 40 in the Hill Creek community in Conway County, this beautiful acreage is ready for construction. The 3.5 +/- acre tract is near the Hill Creek Estates subdivision and is fronted by the county-maintained Caroline Loop Road. The property is ideally located within easy commuter distance of Conway or the Little Rock Metro area.

The property was recently cleared of small trees and brush, with the remaining trees being a hardwood mix.

There is a pond with clean, clear water on the southwest corner of the property. Deer can be found frequenting the property, along with other small game animals. Recreational opportunities abound, as the property is only 3 miles from the public access to Brewer Lake; and other attractions such as the Arkansas River, Petit Jean Mountain, Greers Ferry Lake, and the Ozark National Forest are all within an hour's drive. Viewing is by appointment only, so contact CaLyn Zachary at (501) 483-5007 to schedule today!



PROPERTY FEATURES

PRICE: **\$62,000** | COUNTY: **CONWAY** | STATE: **ARKANSAS** | ACRES: **3.5**

- 3.5 +/- acres
- Recently cleared for construction
- County road frontage
- Utilities near the property
- Deer and small game
- Mostly flat topography
- Pond
- Partially fenced
- Outside city limits
- 10 miles to Morrilton
- 15 miles to Conway



RECENTLY CLEARED 3.5 +/- ACRES



POND



MOSTLY FLAT



AERIAL MAP



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Maps Provided By:



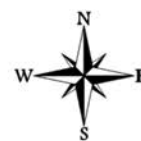
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Map Center: 35° 12' 13.88, -92° 36' 45.29

32-7N-15W
Conway County
Arkansas

0ft 109ft 218ft



1/10/2024

AERIAL OVERVIEW MAP



Maps Provided By:

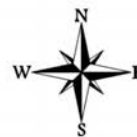


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Boundary Center: 35° 12' 13.88, -92° 36' 45.29

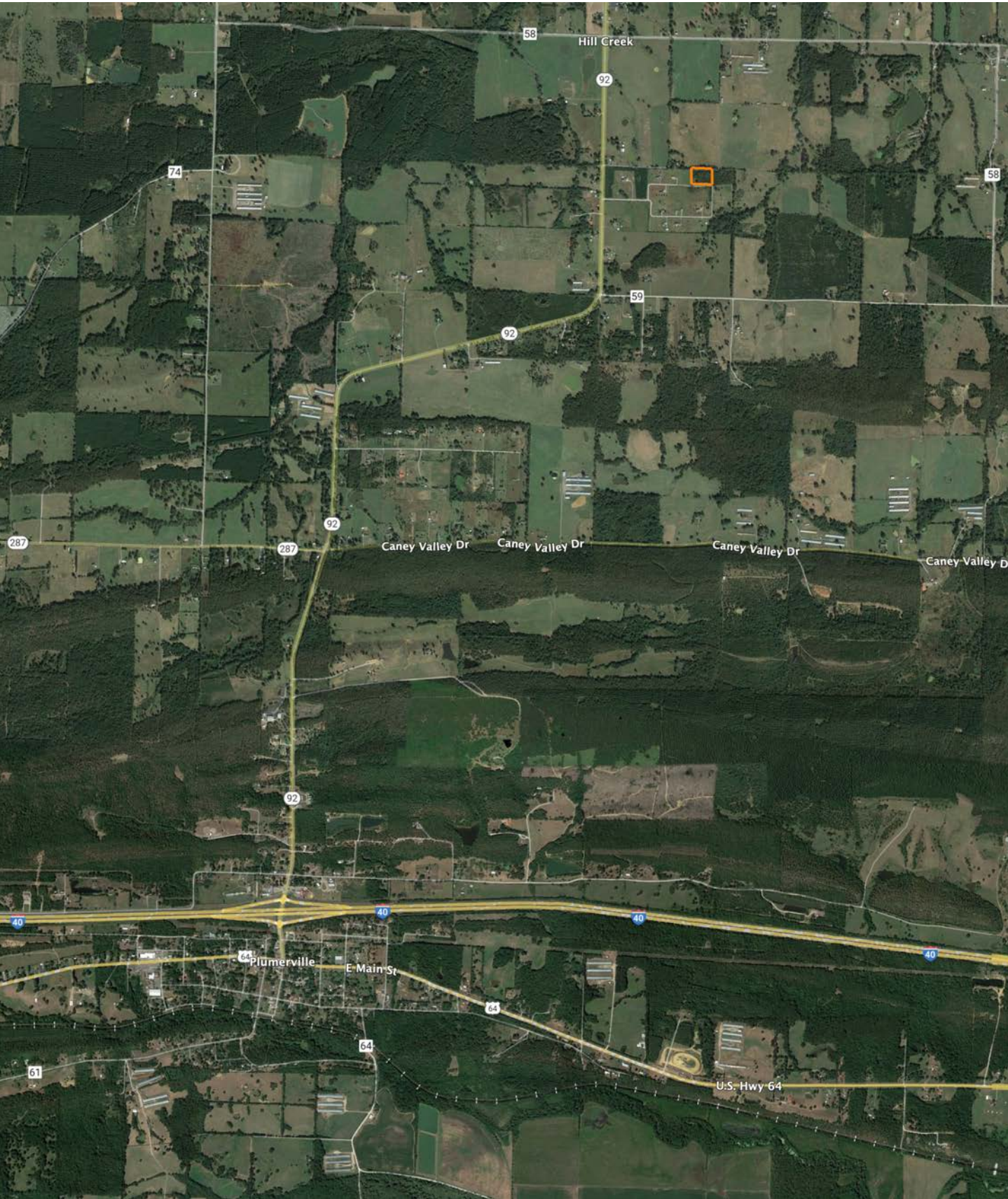
32-7N-15W
Conway County
Arkansas

0ft 1660ft 3321ft



1/10/2024

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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