

MIDWEST LAND GROUP PRESENTS

20 ACRES IN

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# CONWAY COUNTY ARKANSAS



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# TIMBERED ACREAGE WITH HIGHWAY FRONTAGE

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This beautiful small acreage property is ideally located for country living with a short drive to convenience. The property features a mix of hardwoods, pine, and cedar with approximately 9 acres on the north side of AR 92, and the remaining acreage on the south side of AR 92. The gently rolling slopes boast numerous level areas suitable for building a home within an easy commute to Morrilton, Greenbrier, or Conway.

Hunting enthusiasts are welcome, as heavily used deer trails wind through the property dotted with several scrapes and rubs showing evidence of last year's rut. There is a pond with clean, clear water on the northeast corner of the property as well, and the public ramp for Brewer Lake is only 5 miles to the south. Viewing is by appointment only, so contact CaLyn Zachary at (501) 483-5007 to schedule today!



# PROPERTY FEATURES

PRICE: **\$77,160** | COUNTY: **CONWAY** | STATE: **ARKANSAS** | ACRES: **20**

- 20 +/- acres
- Mature mixed timber
- Highway frontage
- Utilities on the property
- Deer and small game
- Rolling topography
- Pond
- Numerous build sites
- Outside city limits
- 14 miles to Greenbrier
- 18 miles to Morrilton



20 +/- ACRES

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# MATURE MIXED TIMBER

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# HIGHWAY FRONTAGE

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# NUMEROUS BUILD SITES

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# ADDITIONAL PHOTOS

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# AERIAL MAP



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Boundary Center: 35° 18' 8.38, -92° 33' 39.44



Maps Provided By:



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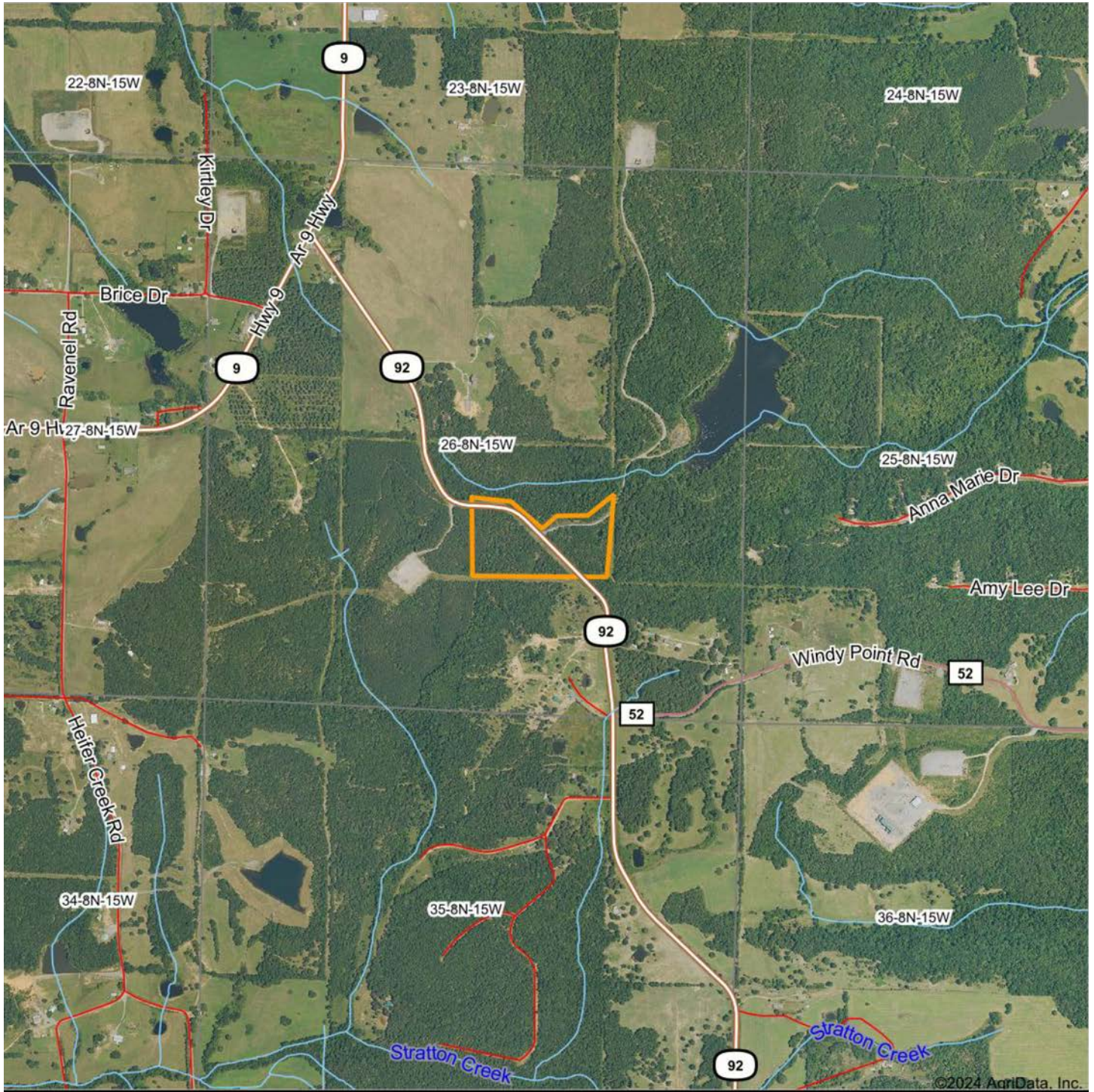
**26-8N-15W**  
**Conway County**  
**Arkansas**



2/13/2024



# AERIAL MAP



Boundary Center: 35° 18' 8.38, -92° 33' 39.44



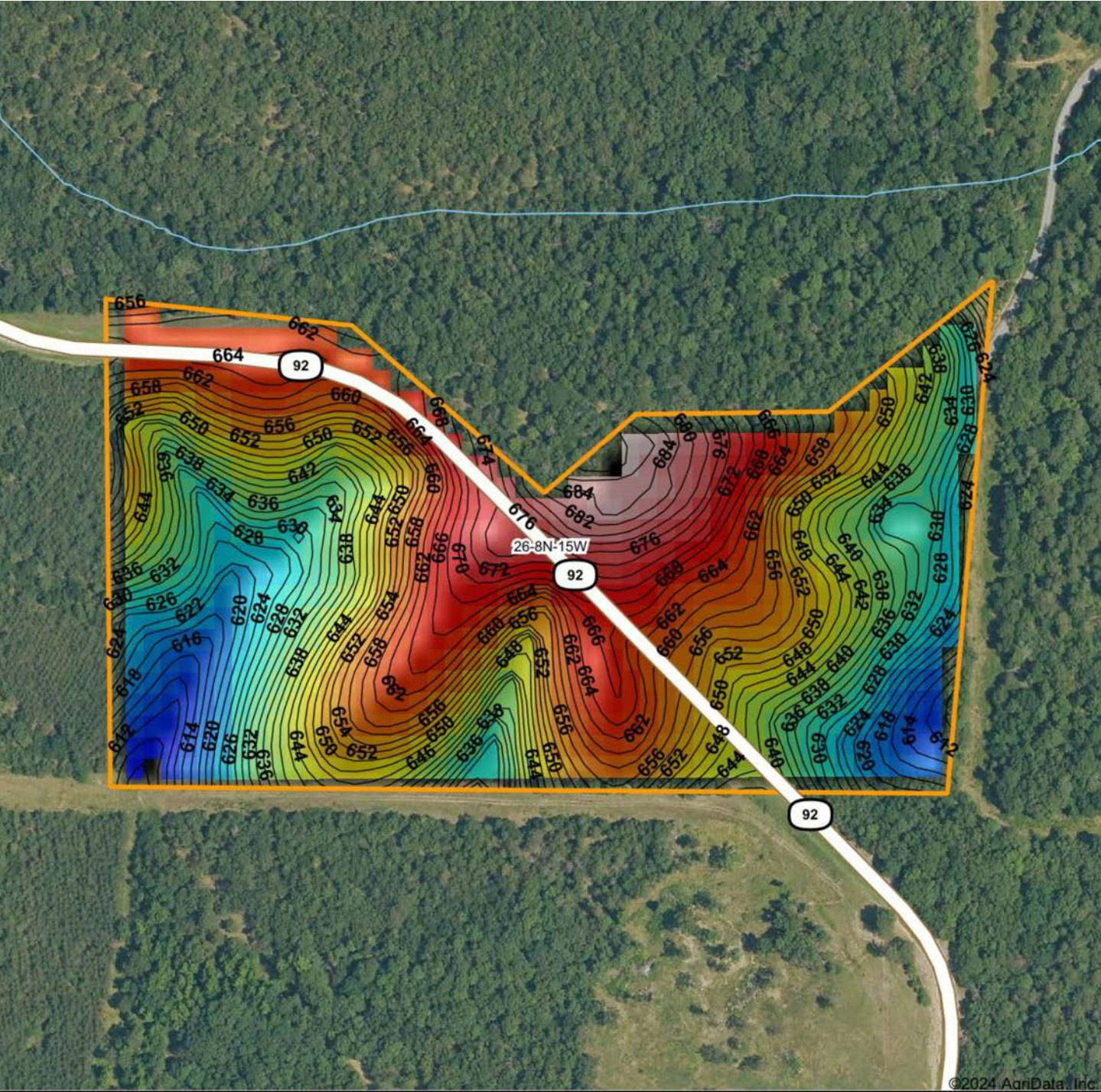
**26-8N-15W**  
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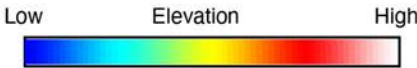
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# HILLSHADE MAP

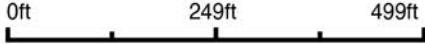


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Source: USGS 10 meter dem  
 Interval(ft): 2  
 Min: 605.4  
 Max: 689.1  
 Range: 83.7  
 Average: 648.1  
 Standard Deviation: 17.75 ft

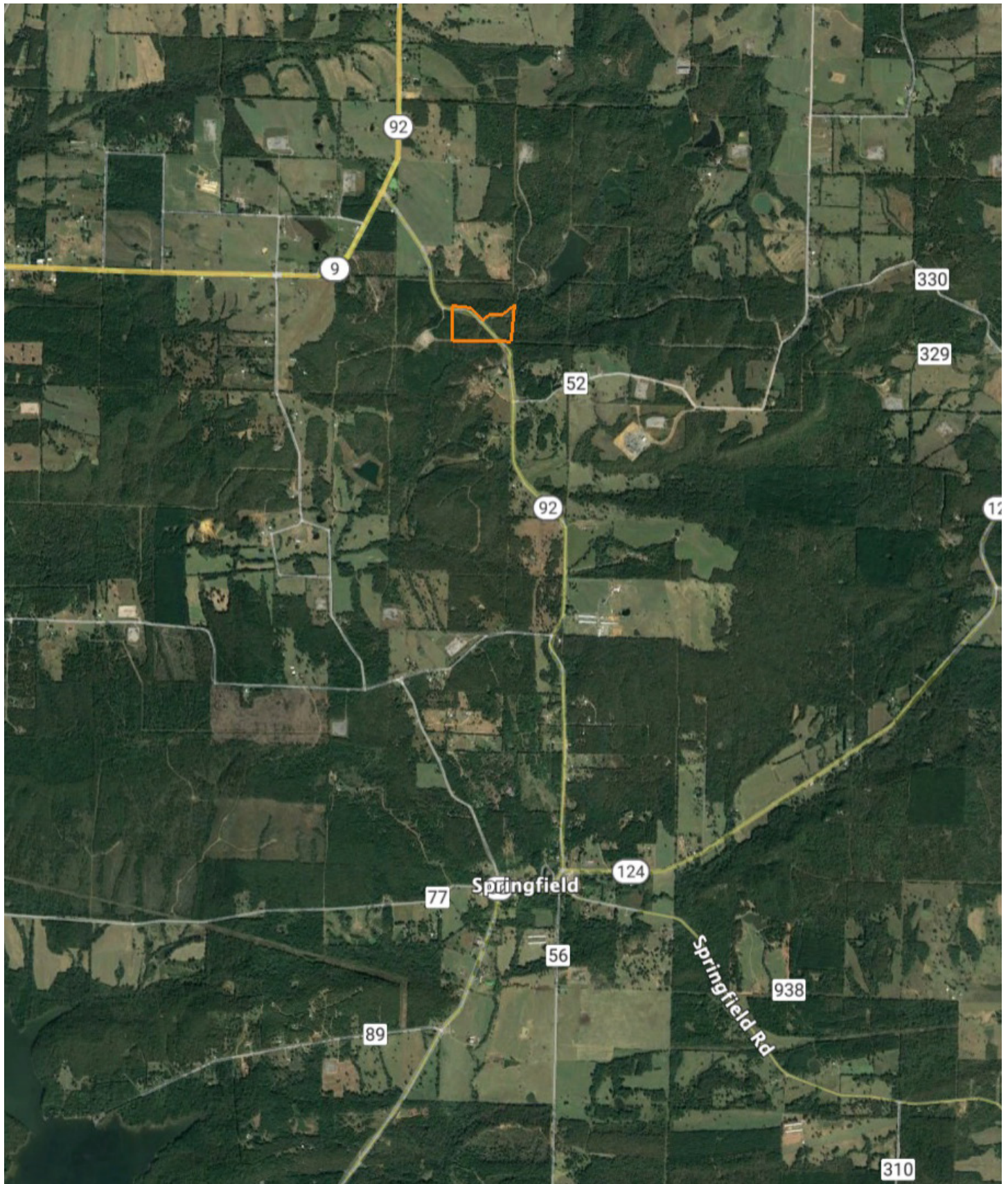


2/13/2024

**26-8N-15W**  
**Conway County**  
**Arkansas**

Boundary Center: 35° 18' 8.38, -92° 33' 39.44

# 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**  
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## MidwestLandGroup.com

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