

MIDWEST LAND GROUP PRESENTS

10 ACRES IN

CONWAY COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HOME-READY ACREAGE IN CONWAY COUNTY

Ideally located just east of Morrilton and only a few miles south of I-40, this beautiful acreage is well suited for a home or small farm. The property is nearly entirely pasture, with just enough tree cover to provide ample shade for horses or cattle. The acreage is partially fenced and is frequented by deer cruising through from surrounding timber blocks.

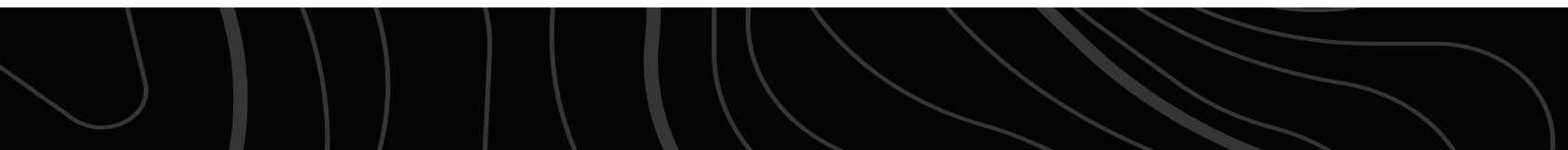
The property is very level, so building on nearly any portion of the property is possible. Mt. Zion Loop fronts the property and is entirely paved, with both electricity and rural water available. The acreage has been surveyed and can also be purchased in 5 +/- acre tracts. Viewing is by appointment only, so contact CaLyn Zachary at (501) 483-5007 to schedule today!



PROPERTY FEATURES

PRICE: **\$55,900** | COUNTY: **CONWAY** | STATE: **ARKANSAS** | ACRES: **10**

- 10 +/- acres
- Numerous build sites
- Mostly pasture
- Utilities on the property
- Recent survey
- Partially fenced
- Paved road frontage
- No restrictions
- Outside city limits
- 5 miles to Interstate 40
- 4 miles to Morrilton



10 +/- ACRES



AERIAL MAP



Maps Provided By:



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Boundary Center: 35° 8' 32.36, -92° 41' 21.64

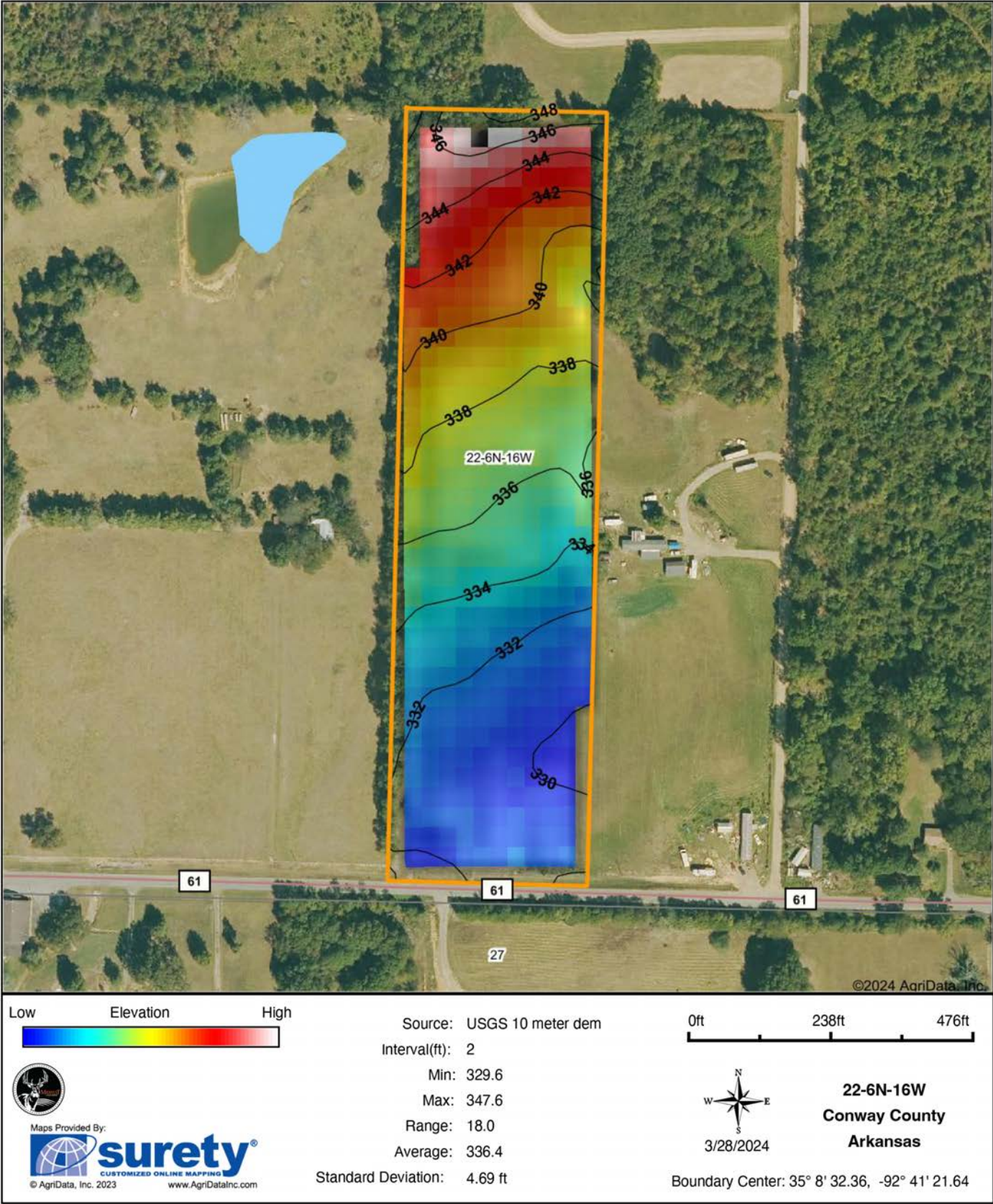
22-6N-16W
Conway County
Arkansas

0ft 235ft 470ft

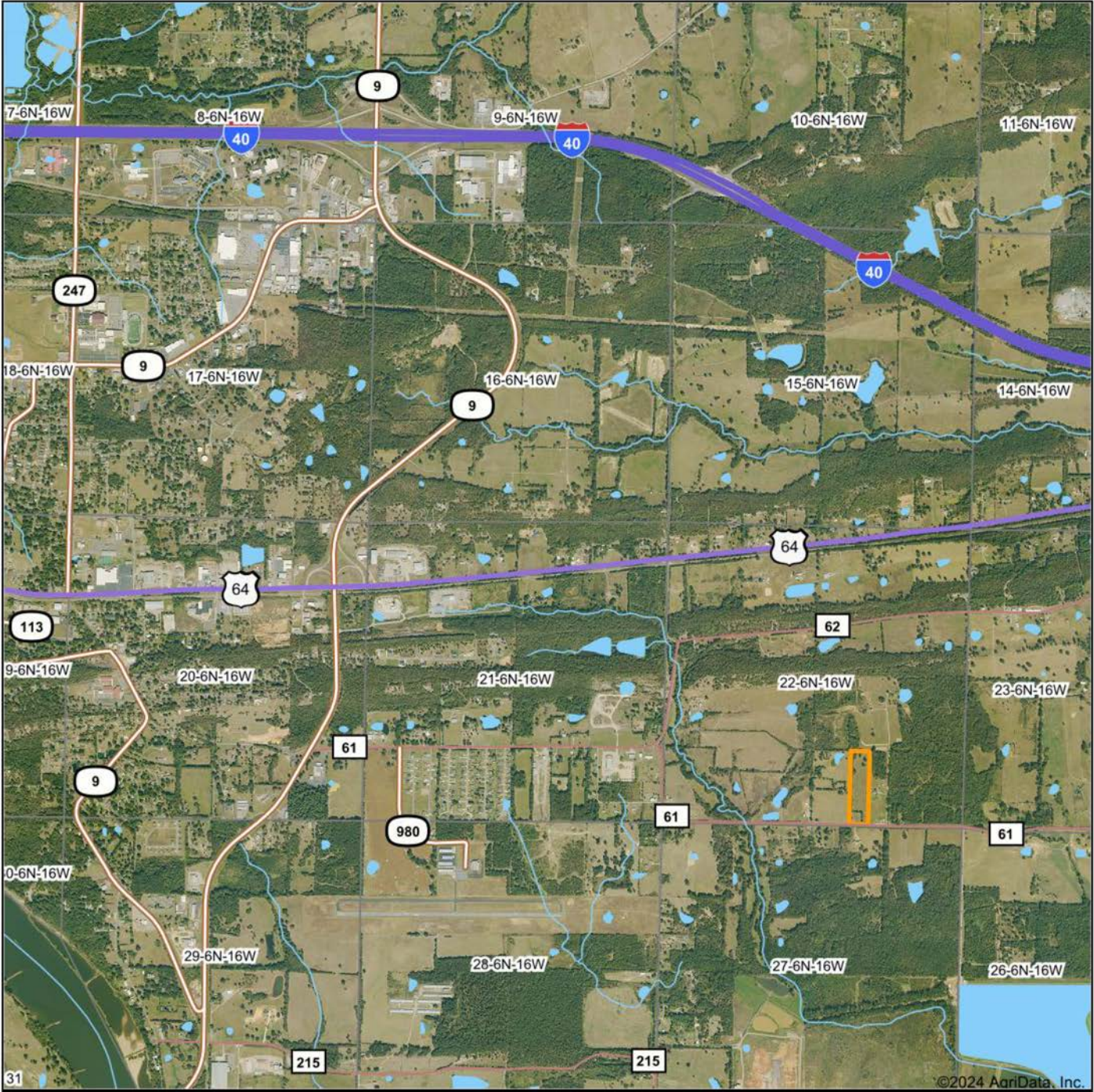


3/28/2024

HILLSHADE MAP



ROAD MAP



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Boundary Center: 35° 8' 32.36, -92° 41' 21.64

0ft 2752ft 5505ft

22-6N-16W
Conway County
Arkansas



3/28/2024

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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