

MIDWEST LAND GROUP PRESENTS

20 ACRES IN

FAULKNER COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL TIMBER TRACT MINUTES FROM CONWAY

Located near Saltillo, this incredible property is nestled among the rolling hills of southern Faulkner County. The parcel is covered in timber, mostly oak varieties with some pine and cedar mixed throughout. A small seasonal creek twists along the eastern edge of the property. Deer and turkey sign can be found scattered along the

ridges and draws. The property is easily accessed with frontage on the gravel of Henley Road. Although the topography features numerous gentle slopes, numerous flats suitable for building can be found on the property. Viewing is by appointment only, so contact CaLyn Zachary at (501) 483-5007 to schedule today!



PROPERTY FEATURES

PRICE: **\$114,900** | COUNTY: **FAULKNER** | STATE: **ARKANSAS** | ACRES: **20**

- Mixed timber with oak, cedar, and pine
- County road frontage
- Electricity near the property
- Deer, turkeys, and small game
- Rolling topography
- Seasonal creek
- Numerous build sites
- Outside city limits
- 10 miles to Conway
- 19 miles to Mayflower



20 +/- ACRES



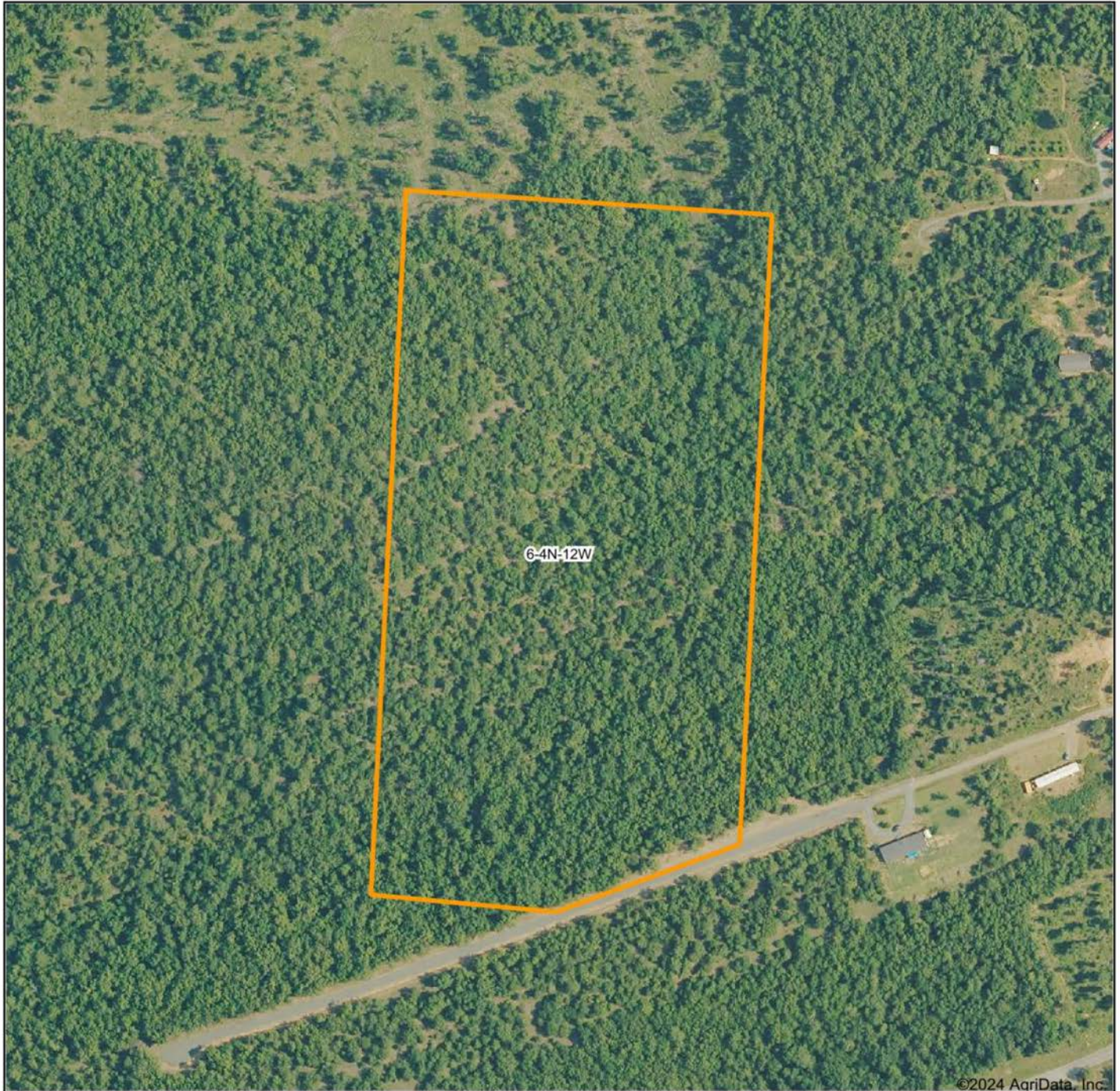
COUNTY ROAD FRONTAGE



MIXED TIMBER



AERIAL MAP



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Boundary Center: 35° 0' 25.59, -92° 19' 16.83

0ft 271ft 543ft



Maps Provided By:



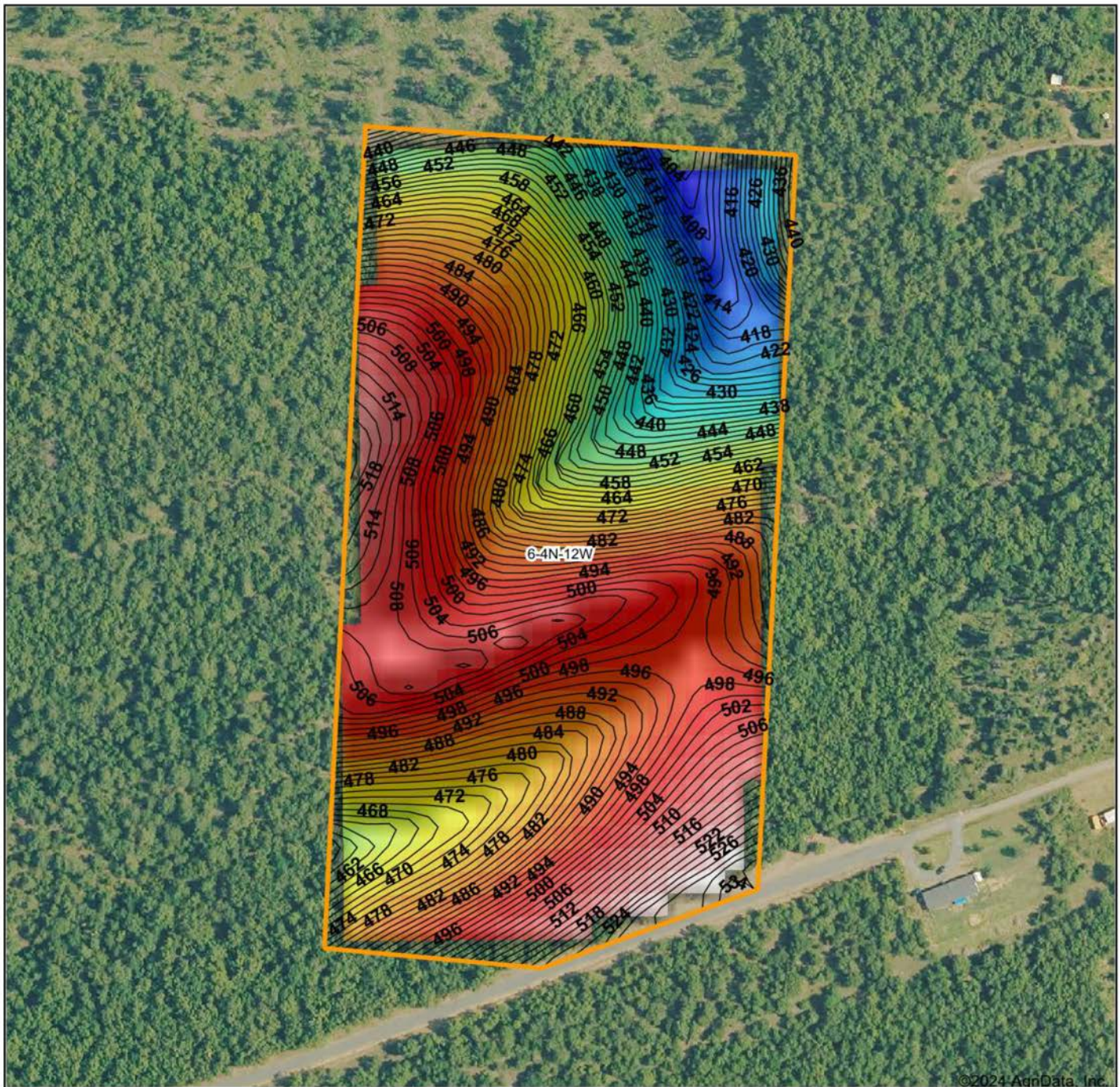
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6-4N-12W
Faulkner County
Arkansas



3/6/2024

HILLSHADE MAP



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Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 10 meter dem
Interval(ft): 2
Min: 403.8
Max: 534.0
Range: 130.2
Average: 480.1
Standard Deviation: 28.02 ft

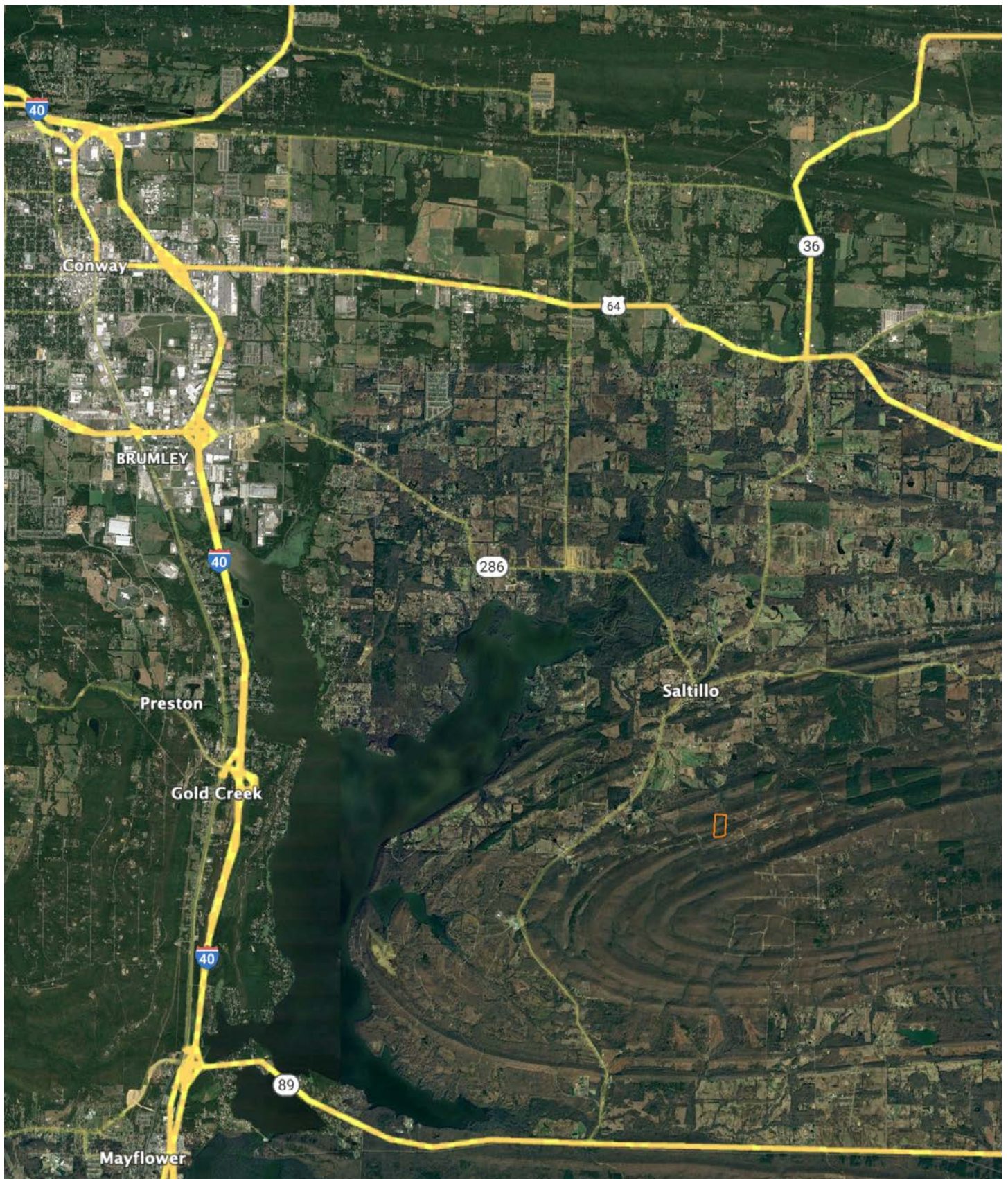


3/6/2024

6-4N-12W
Faulkner County
Arkansas

Boundary Center: 35° 0' 25.59, -92° 19' 16.83

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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