

MIDWEST LAND GROUP PRESENTS

34 ACRES IN

VAN BUREN COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CHARMING HOME AND 34 +/- ACRE FARM

This beautiful farm is right on AR 285 and sits just west of Damascus near the Van Buren and Faulkner County lines. The incredibly well-maintained, 3 bedroom, 2 bath home is approximately 2,491 square feet. The home also features a fully enclosed garage, a living room, a formal dining room, and a sunroom that currently functions as an office space. The sunroom exits to an 18'x36' swimming pool in the back of the house.

Until recently, the grounds operated as a working cattle farm, and could easily do so again. The grounds around the home feature a cattle pen, multiple dog

pens/kennels, two pole barns, a small shop that could easily function as a tack house for the horse enthusiast, and a larger shop with multiple lean-tos for equipment coverage.

The farm itself is fully fenced and nearly entirely grazing pasture. In the southeast corner of the pasture, there is a spring-fed pond approximately 1 acre in size that drains into a small creek that courses across the entire southern edge of the farm. Viewing is by appointment only, so call CaLyn Zachary today at (501) 483-5007 to schedule your showing!



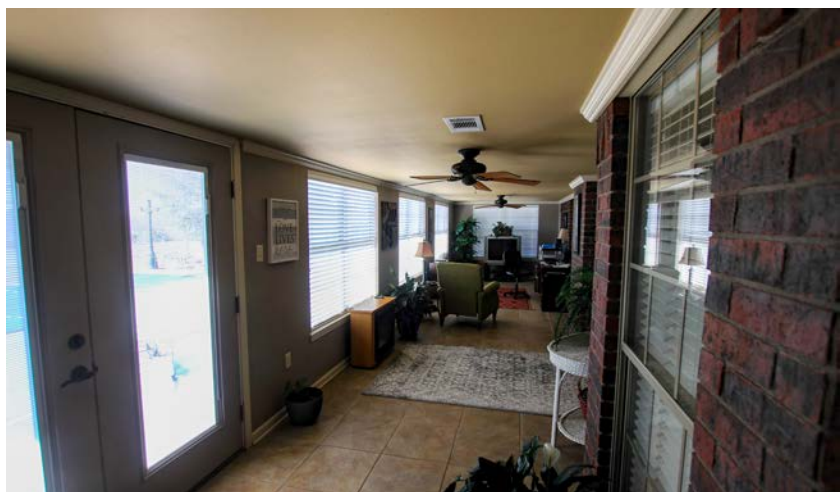
PROPERTY FEATURES

PRICE: **\$699,000** | COUNTY: **VAN BUREN** | STATE: **ARKANSAS** | ACRES: **34**

- 2,491 square foot home
- Fully fenced pasture
- Spring-fed pond and creek
- Swimming pool
- Two pole barns
- Large shop with lean-tos
- Small shop
- Numerous dog pens/kennels
- Beautiful country views
- 15 miles from Greenbrier
- 24 miles from Conway



2,491 SQ. FT. HOME



POOL



SMALL SHOP



BARN, LARGE SHOP, AND OUTBUILDINGS

The grounds around the home feature a cattle pen, multiple dog pens/kennels, two pole barns, a small shop that could easily function as a tack house for the horse enthusiast, and a larger shop with multiple lean-tos for equipment coverage.



34 +/- ACRES



AERIAL MAP



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Boundary Center: 35° 22' 30.6, -92° 26' 53.04

0ft 281ft 562ft



Maps Provided By:



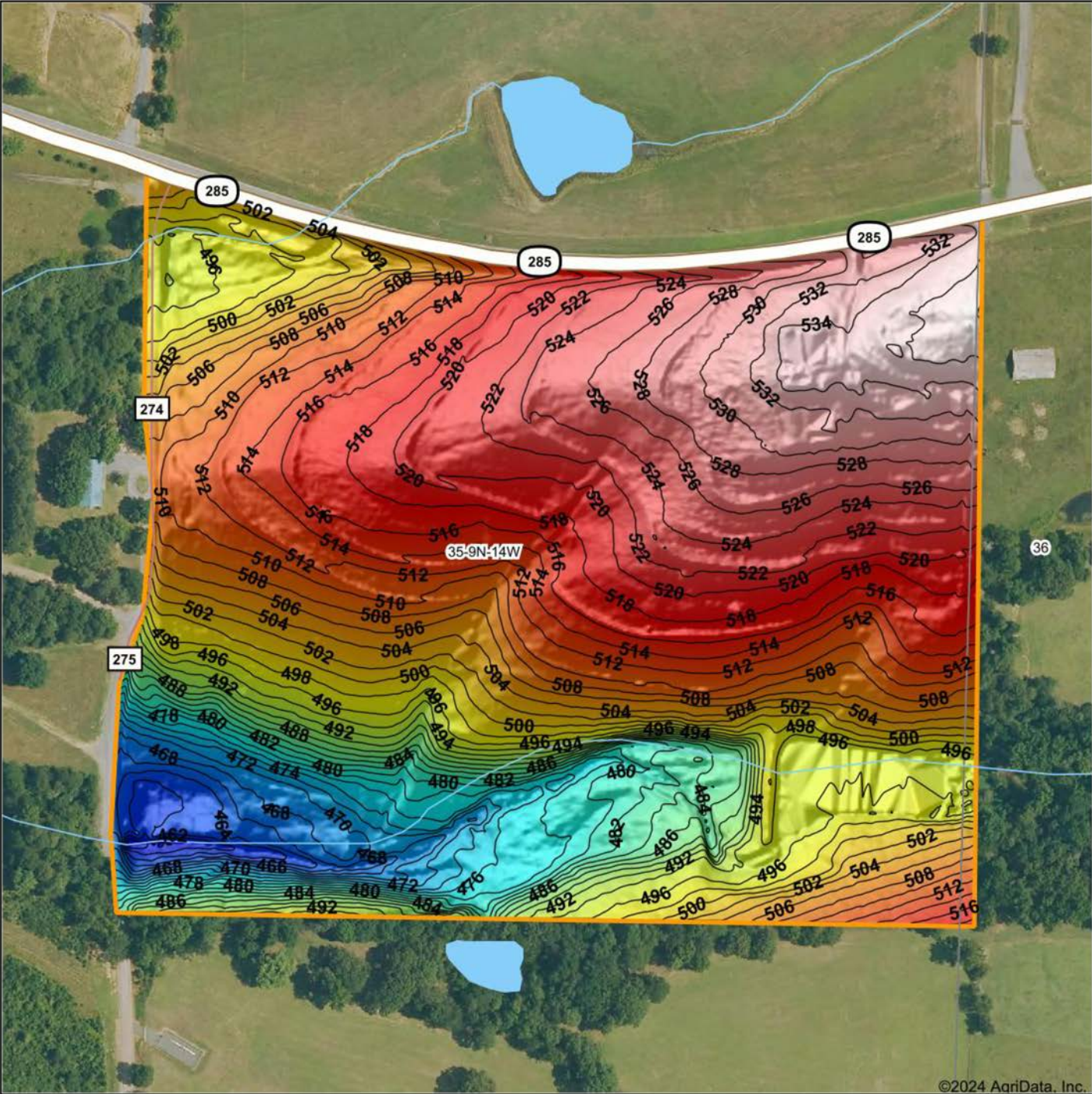
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35-9N-14W
Van Buren County
Arkansas



3/20/2024

HILLSHADE MAP

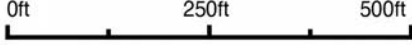


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Source: USGS 1 meter dem
 Interval(ft): 2
 Min: 456.9
 Max: 538.2
 Range: 81.3
 Average: 506.7
 Standard Deviation: 18.34 ft



3/20/2024

35-9N-14W
Van Buren County
Arkansas

Boundary Center: 35° 22' 30.6, -92° 26' 53.04

OVERVIEW MAP



Boundary Center: 35° 22' 30.6, -92° 26' 53.04



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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.



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