

MIDWEST LAND GROUP PRESENTS

31 ACRES IN

CONWAY COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SMALL ACREAGE RECREATIONAL GEM

Most seasoned outdoorsmen will testify that small acreage can produce big if the location is right. This 31 +/- acre tract fits the mold perfectly. Located inside the Arkansas River levee system, this tract features a mix of timber, pasture, and wetland. The farm also has one of only two boat ramps providing access to the approximately 300 acres of water that forms the Morrilton Cutoff; an oxbow lake that was once the original channel of the Arkansas River until the McClellan-Kerr navigations system was trenched in the 1960's.

The timber provides a cover for bedding for deer that feed in the adjacent crop fields and also serves as a tremendous funnel for mature bucks cruising during the rut. The area is known for tremendous dove hunting in September, as well as good opportunities for rabbit

and squirrel hunting. The water system on the property provides ample opportunity for duck hunting as well and has the potential to excel in this area with proper habitat development.

The Cutoff has quite a local reputation as an exceptional fishery, with excellent crappie, bass, bream, and catfish, as well as opportunities for bowfishing for buffalo, carp, and trophy-size gar. The current owner has sold memberships for years, charging an annual fee to use the launch to access the water creating a continuing possibility for revenue, or simply scoop it up for your own private camp on the water! Viewing is by appointment only, so contact CaLyn Zachary at (501) 483-5007 to schedule today!



PROPERTY FEATURES

PRICE: **\$160,468** | COUNTY: **CONWAY** | STATE: **ARKANSAS** | ACRES: **31**

- 31 +/- acres
- Mature mixed timber
- Exceptional deer and duck hunting
- Dove and other small game hunting
- Private boat launch to 300 +/- acre oxbow lake
- Small pasture
- Wetland slough
- Mostly fenced, locked gate for security
- Exceptional fishing
- 3.5 miles to Interstate 40 (Plumerville Exit)
- 19 miles to Conway



31 +/- ACRES



SMALL PASTURE

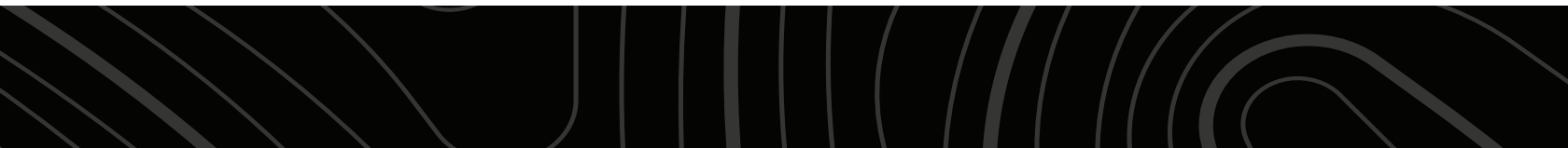


MIXED TIMBER

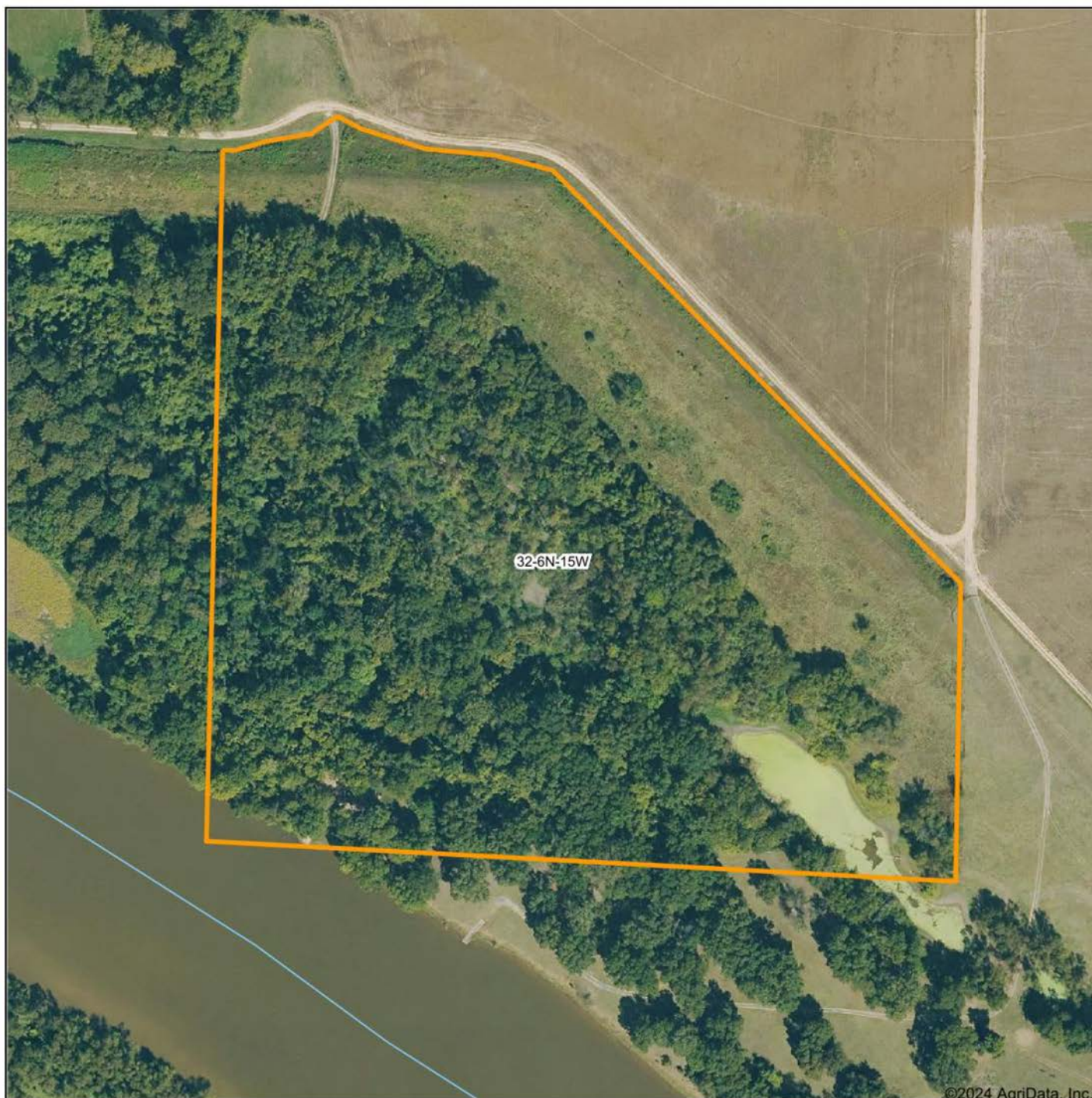


PRIVATE BOAT RAMP

The current owner has sold memberships for years, charging an annual fee to use the launch to access the water creating a continuing possibility for revenue, or simply scoop it up for your own private camp on the water!

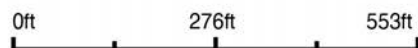


AERIAL MAP



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Boundary Center: 35° 6' 54.85, -92° 37' 27.59



Maps Provided By:



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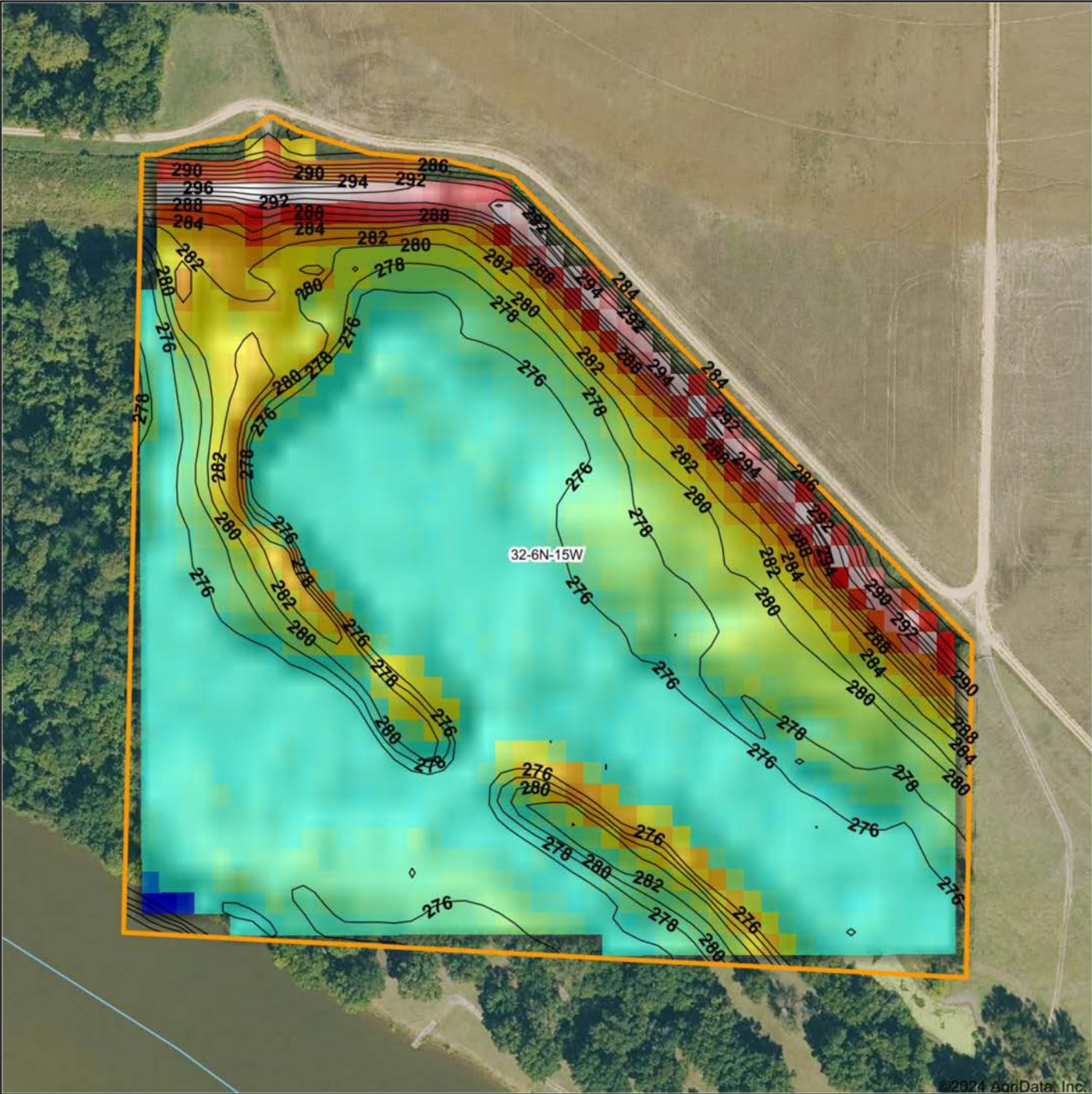
www.AgriDataInc.com

32-6N-15W
Conway County
Arkansas

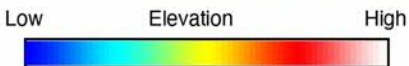


3/28/2024

HILLSHADE MAP



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 CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
 Interval(ft): 2
 Min: 265.2
 Max: 297.2
 Range: 32.0
 Average: 278.1
 Standard Deviation: 5.31 ft



3/28/2024

32-6N-15W
Conway County
Arkansas

Boundary Center: 35° 6' 54.85, -92° 37' 27.59

OVERVIEW MAP



©2024 AgriData, Inc.

Boundary Center: 35° 6' 54.85, -92° 37' 27.59



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32-6N-15W
Conway County
Arkansas



3/28/2024

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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