

MIDWEST LAND GROUP PRESENTS

105 ACRES IN

# CONWAY COUNTY ARKANSAS



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# BEAUTIFUL FARM & HOME WITH PRIVATE AIRSTRIP

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Most small aircraft pilots dream of owning their own airstrip, and here is the rare opportunity to make that a reality. This beautiful farm sprawls across 105 acres consisting of approximately 65 acres of wooded hills and around 40 acres lush pastures in central Arkansas. Heifer Creek Ranch Airport is a private, unpaved airstrip stretching across the middle of Heifer Creek Ranch. The property boasts a home, shop/hangar, and a barn, while also serving as a working cattle farm.

There are multiple ponds on the property, along with cross-fencing for controlled grazing as well as cattle pens and chutes. The property also features a vineyard with blackberries and muscadines. The mixed timber

boasts exceptional hunting for deer, turkeys, small game, and even the occasional black bear. The rolling terrain creates numerous saddles and pinch points creating excellent opportunities for bow hunters, and the long, open stretches of pipeline also offer perfect opportunities for the rifle enthusiast.

Additionally, the ranch-style home is around 2,100 square feet and includes two full bathrooms, as well as a versatile floor plan with multiple bedroom options. Water is currently supplied by a well, but rural water is on Heifer Creek Road. The property also has natural gas. Viewing is by appointment only, so contact CaLyn Zachary at (501) 483-5007 to schedule today!



# PROPERTY FEATURES

PRICE: **\$560,000** | COUNTY: **CONWAY** | STATE: **ARKANSAS** | ACRES: **106**

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- 65 +/- acres of timber
- 40 +/- acres of pasture
- Private airstrip
- Fenced and cross-fenced pasture
- Well or rural water options
- Cattle pens and chutes
- Approximately 2,100 square feet home
- County road frontage
- Multiple shops/barns
- Outstanding hunting
- 17 miles to Morrilton
- 14 miles to Interstate 40



# 65 +/- ACRES OF TIMBER

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# 40 +/- ACRES OF PASTURE

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## FENCED AND CROSS-FENCED PASTURE

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# PRIVATE AIRSTRIP

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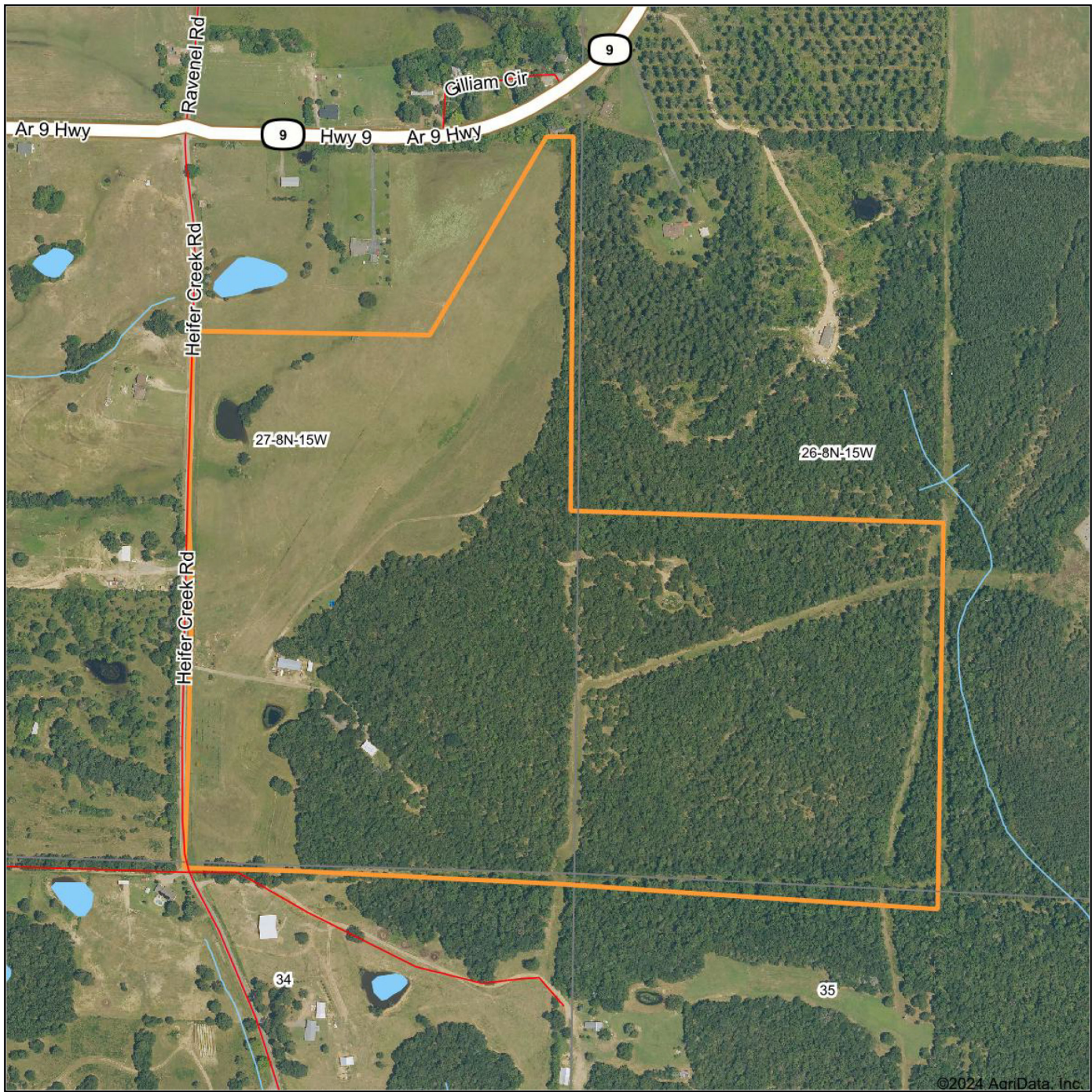


# ADDITIONAL PHOTOS

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# AERIAL MAP



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Maps Provided By:



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Boundary Center: 35° 18' 5.15, -92° 34' 19.92

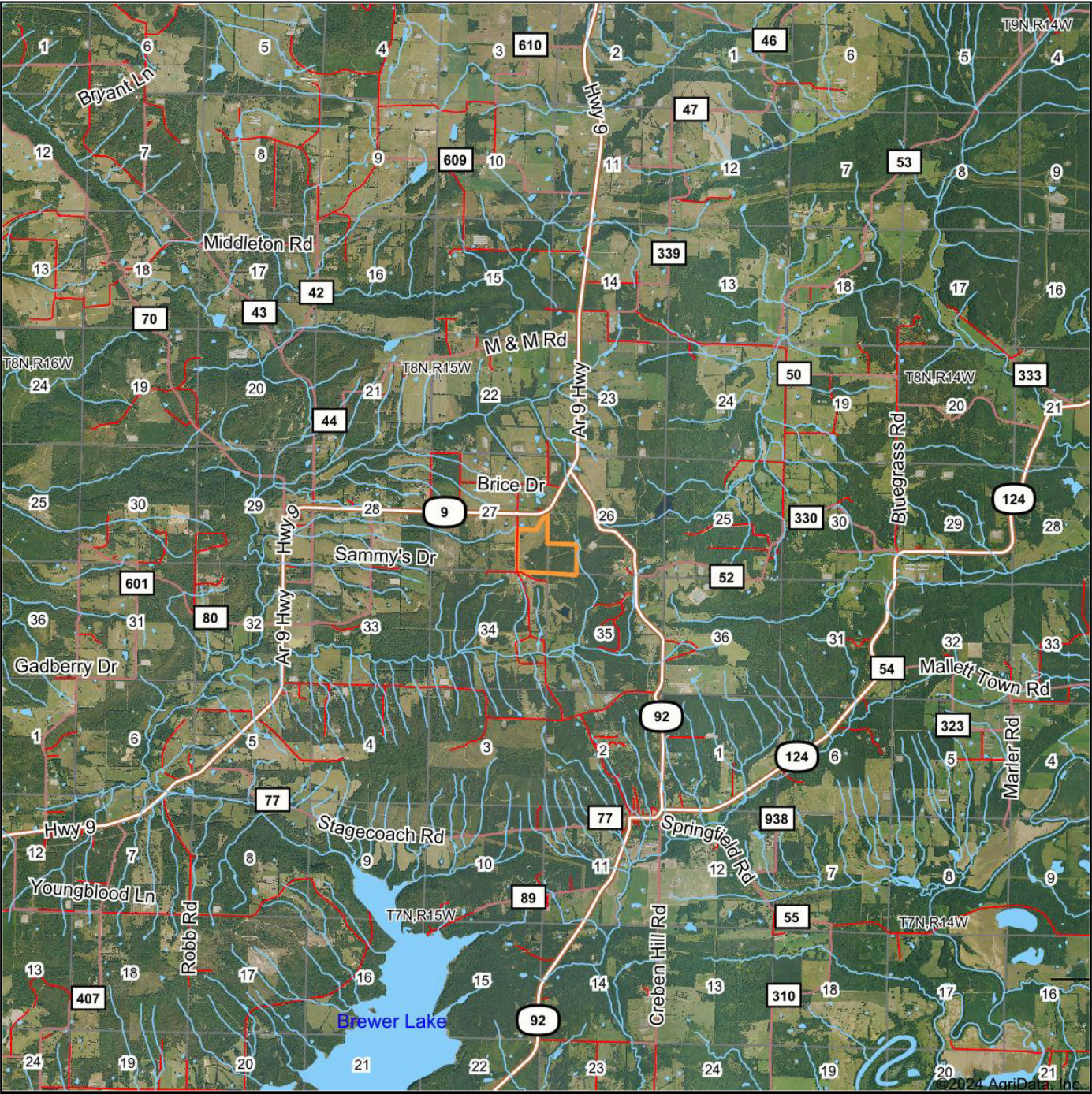
**27-8N-15W**  
**Conway County**  
**Arkansas**

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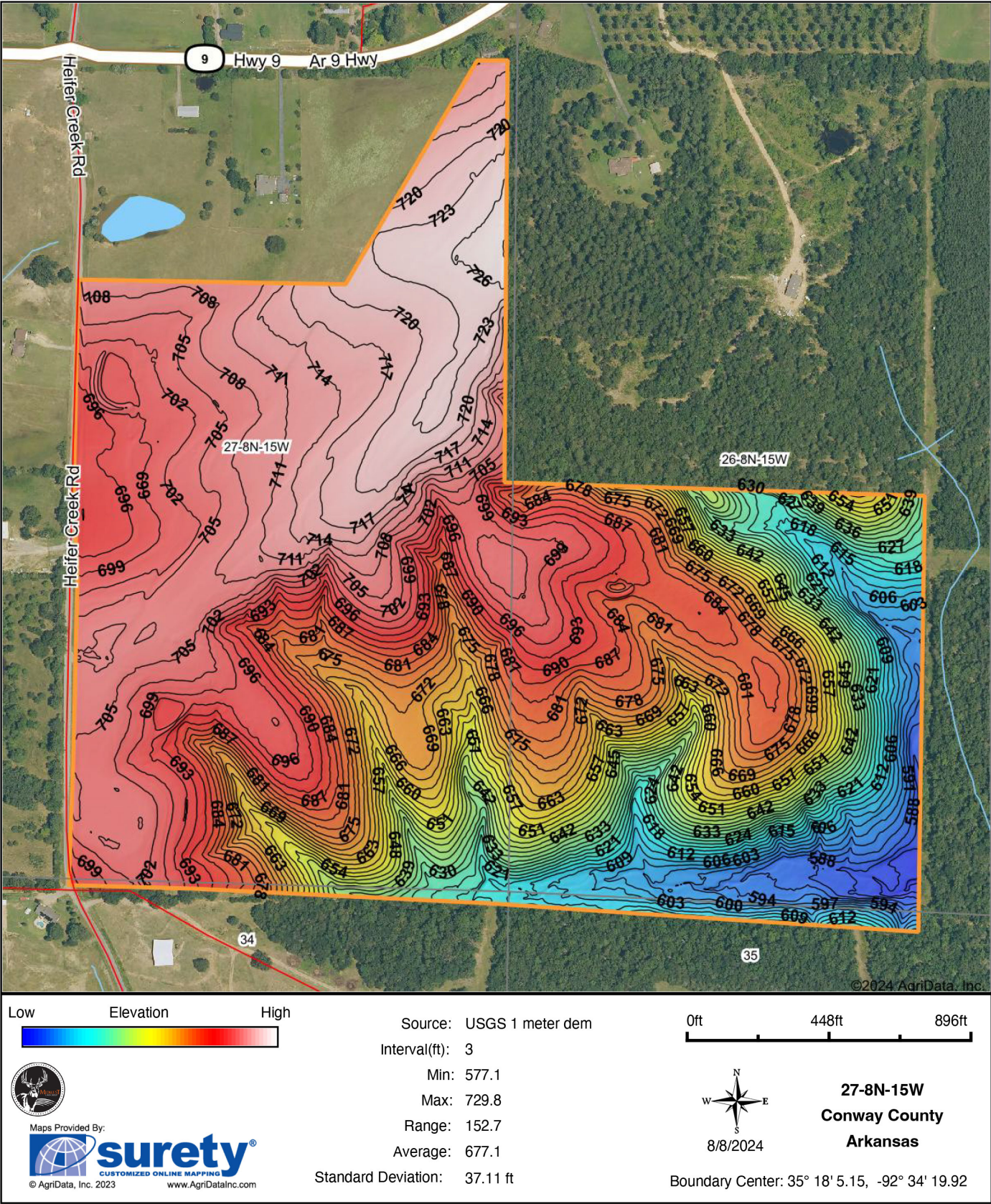


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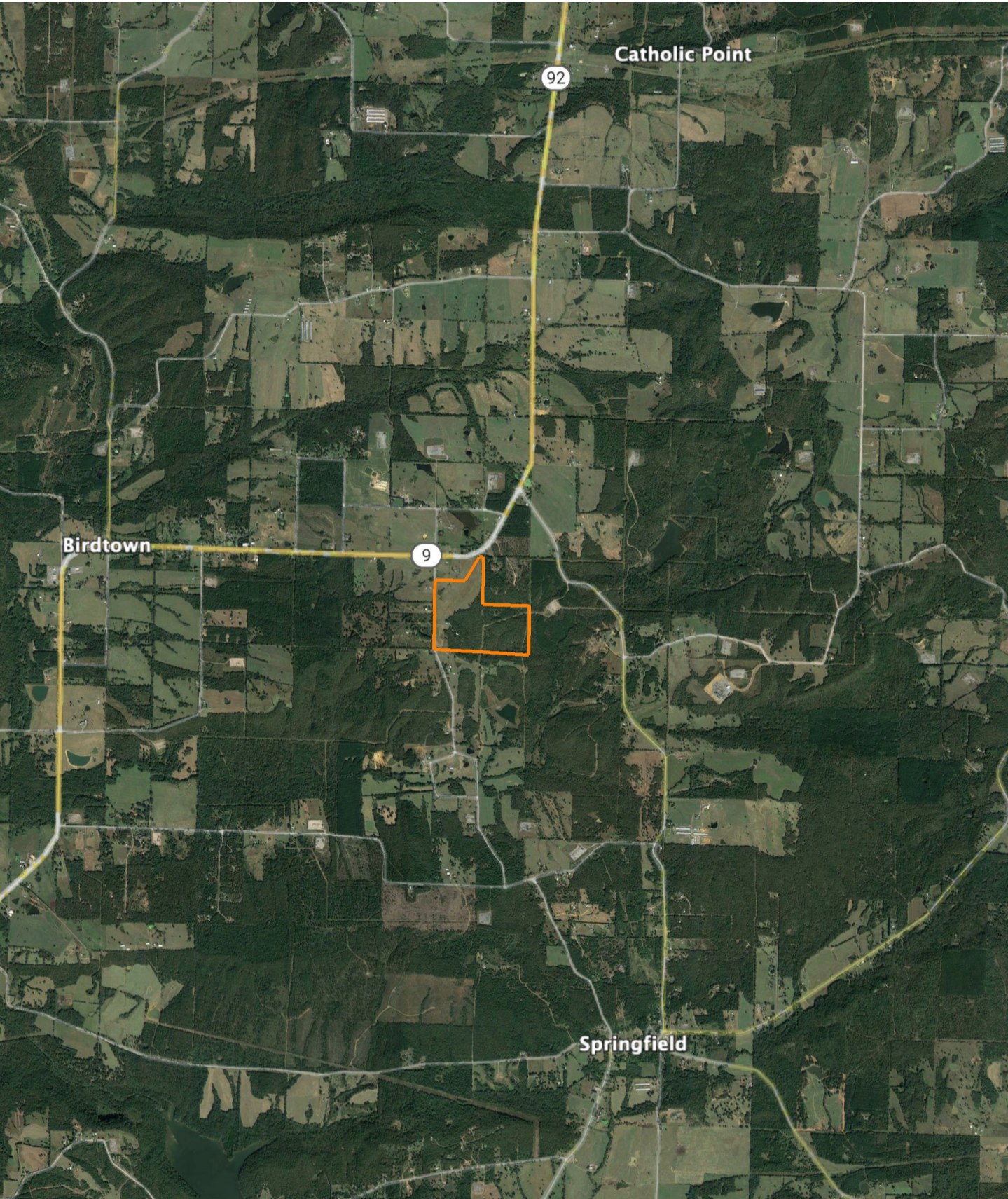
# TOPOGRAPHY MAP



# HILLSHADE MAP



# OVERVIEW MAP



# AGENT CONTACT

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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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