

MIDWEST LAND GROUP PRESENTS

334 ACRES IN

CONWAY COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIER COUNTRY ESTATE WITH SCENIC VIEWS AND EXCEPTIONAL HUNTING

This is an exceptional 334 +/- acre property offering the rare combination of comfortable country living, substantial improvements, and outstanding recreational opportunities. The centerpiece of the property is an approximately 3,000 square foot barndominium. This is an extremely well-built structure, beginning with a concrete slab and red-iron frame, with a custom interior and ample storage. There is even room for a new buyer to add their own touch, with an upstairs that is largely unfinished, complete with a "crow's nest" for long-range shooting or viewing wildlife. The home is complemented by an approximately 1,300 square foot attached cabin, finished in much the same style as the main house, that adds additional living space to the already roomy main home.

The improvements continue with two substantial shop and storage areas. One features a 60'x40' shop with a 9'x20' awning that was at one time a pet kennel, while the second includes a 60'x40' shop on a concrete pad, along with a 40'x80' covered breezeway and equipment shed surfaced by SB2 gravel, providing abundant room for equipment, vehicles, projects, and storage.

The property features great utilities, with county water, electricity, fiber internet, a propane tank, and a Honeywell generator, offering the infrastructure and convenience needed for modern rural living.

The land itself hosts a mix of timber with numerous mast-producing oak and hickory trees, creating excellent wildlife habitat and seasonal food sources. A seasonal creek adds natural character and provides additional wildlife habitat. The property offers excellent hunting opportunities for deer, turkey, black bear, and small game, making it an ideal destination for the outdoor enthusiast.

Conveniently located approximately 30 miles from Conway and 20 miles from Clinton, this property provides a secluded country setting without sacrificing access to nearby communities. Whether you're looking for a private homestead, recreational retreat, hunting property, or a combination of all three, this 334 +/- acre offering presents a remarkable opportunity to own a substantial piece of Arkansas countryside with an impressive collection of improvements.



PROPERTY FEATURES

COUNTY: **CONWAY** | STATE: **ARKANSAS** | ACRES: **334**

- Approximately 3,000 square foot barndominium
- Approximately 1,300 square foot attached cabin
- Covered, wrap-around decks
- 60'x40' shop with 9'x20' awning
- 60'x40' shop with 40'x80' equipment shed & breezeway
- County water, electric, fiber internet, propane tank, & Honeywell generator
- Seasonal creek
- Mixed timber with mass-producing hickory & oaks
- Excellent hunting for deer, turkeys, bears, and small game
- 30 miles from Conway
- 20 miles from Clinton



BARNDOMINIUM

The centerpiece of the property is an approximately 3,000 square foot barndominium. This is an extremely well-built structure, beginning with a concrete slab and red-iron frame, with a custom interior and ample storage.



COVERED, WRAP-AROUND DECKS



ATTACHED CABIN



OUTBUILDINGS

One features a 60'x40' shop with a 9'x20' awning that was at one time a pet kennel, while the second includes a 60'x40' shop on a concrete pad, along with a 40'x80' covered breezeway and equipment shed surfaced by SB2 gravel, providing abundant room for equipment, vehicles, projects, and storage.

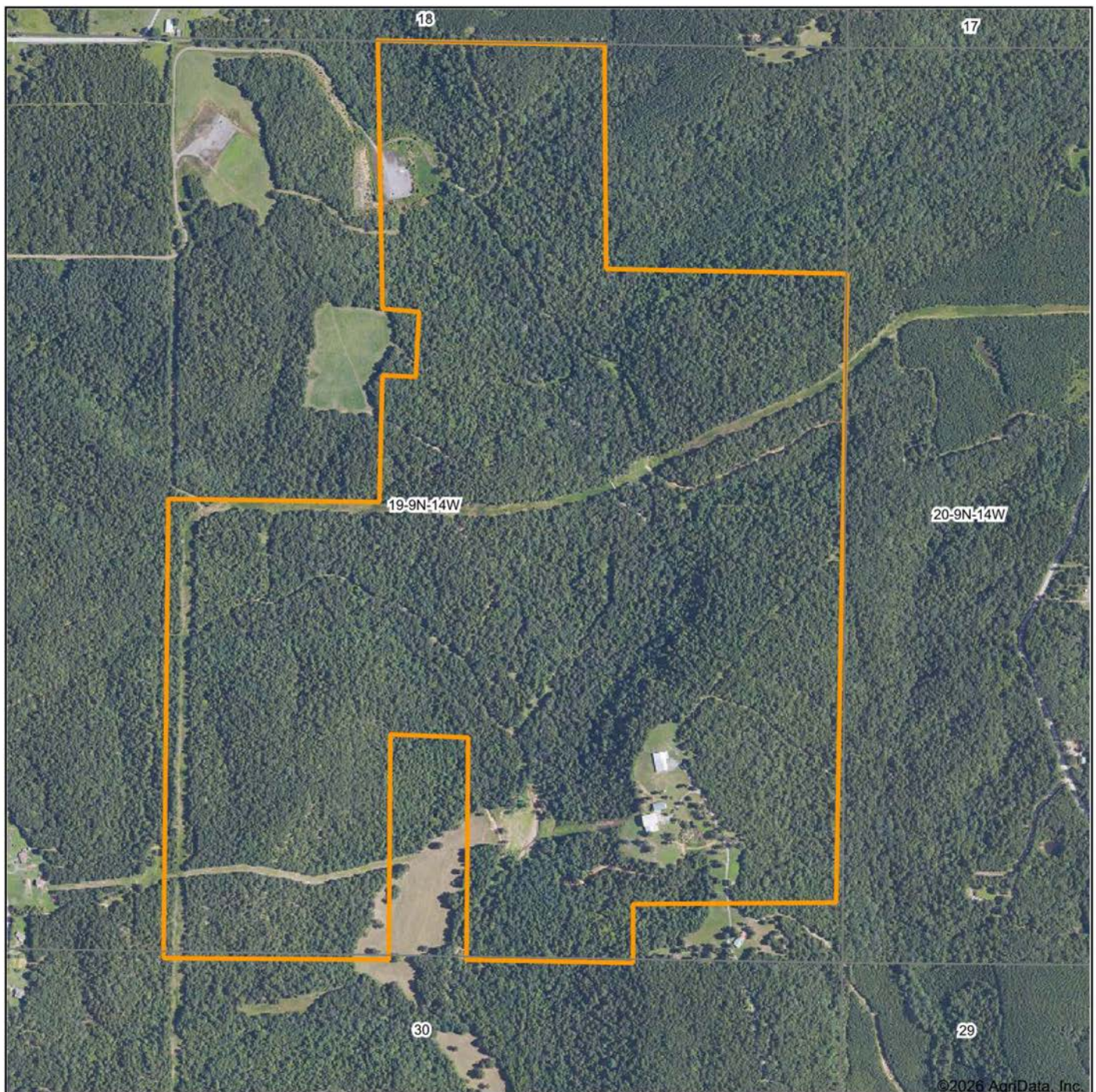


MIXED TIMBER — HICKORY & OAKS

The land itself hosts a mix of timber with numerous mast-producing oak and hickory trees, creating excellent wildlife habitat and seasonal food sources. A seasonal creek adds natural character and provides additional wildlife habitat.



AERIAL MAP



Maps Provided By:



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CUSTOMIZED ONLINE MAPPING

www.AgriDataInc.com

Boundary Center: 35° 24' 19.97, -92° 31' 20.79

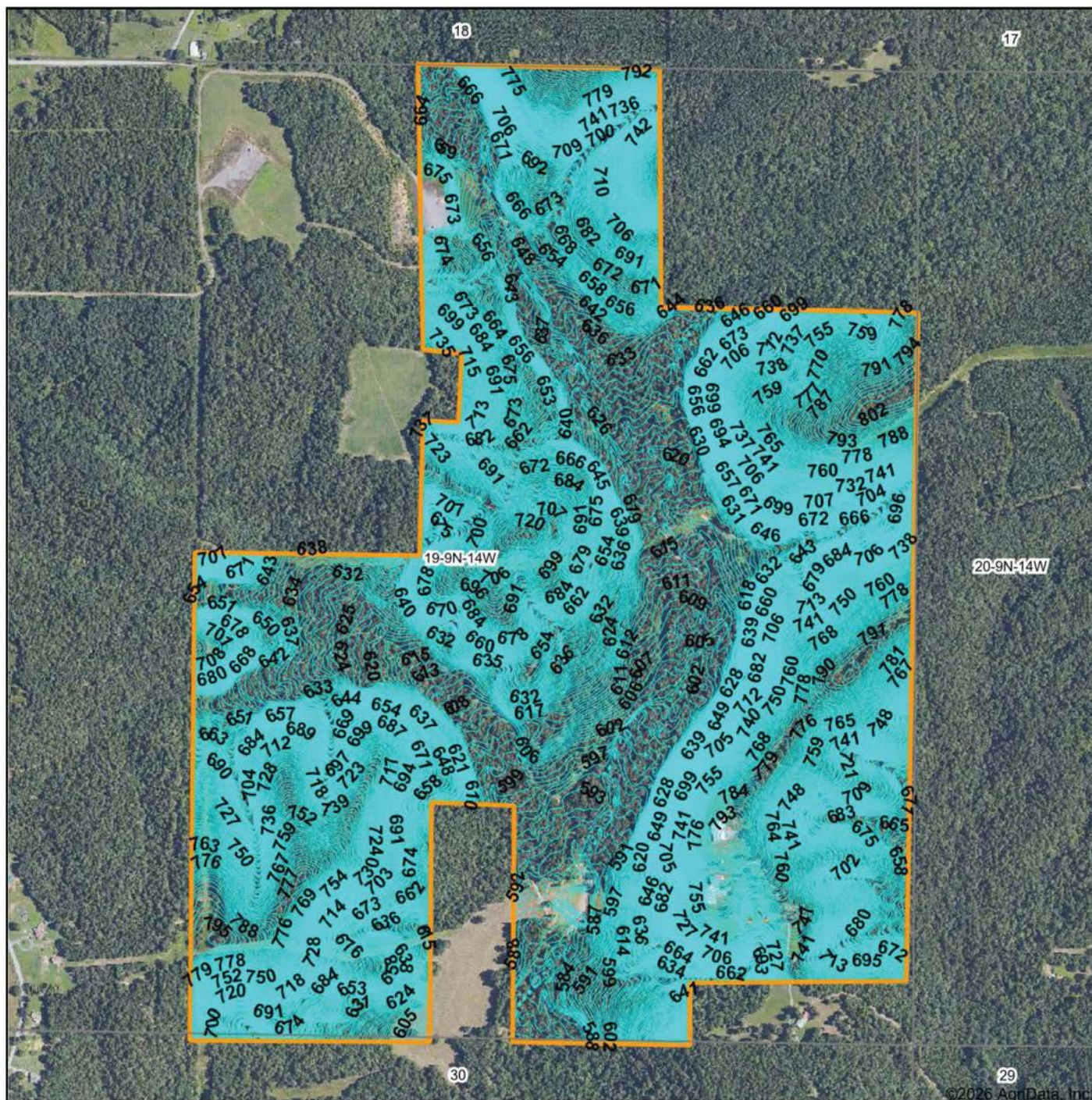
19-9N-14W
Conway County
Arkansas

0ft 896ft 1791ft



8/18/2026

TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 1.0

Min: 574.4

Max: 803.7

Range: 229.3

Average: 681.7

Standard Deviation: 60.2 ft

0ft 847ft 1694ft

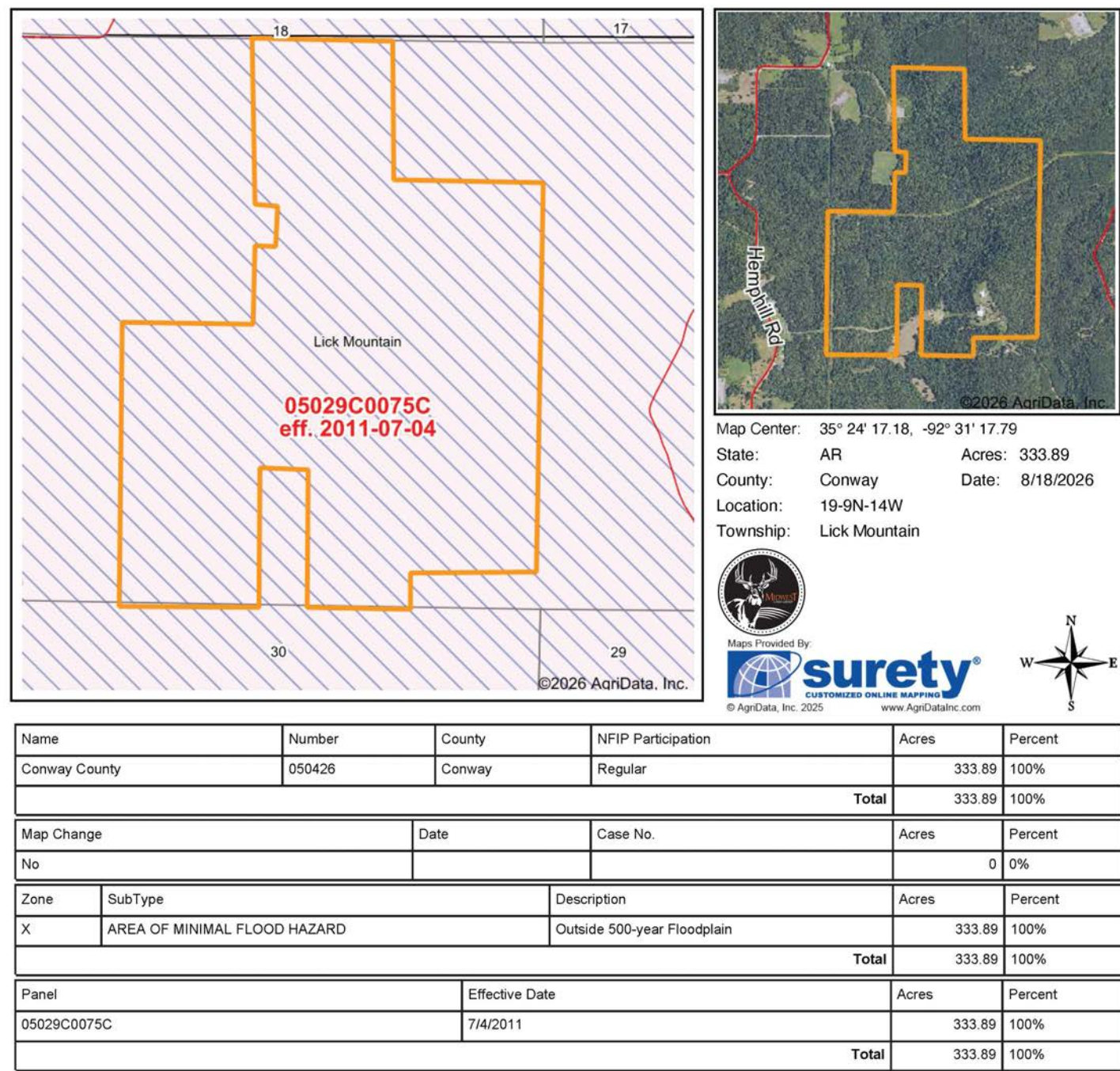


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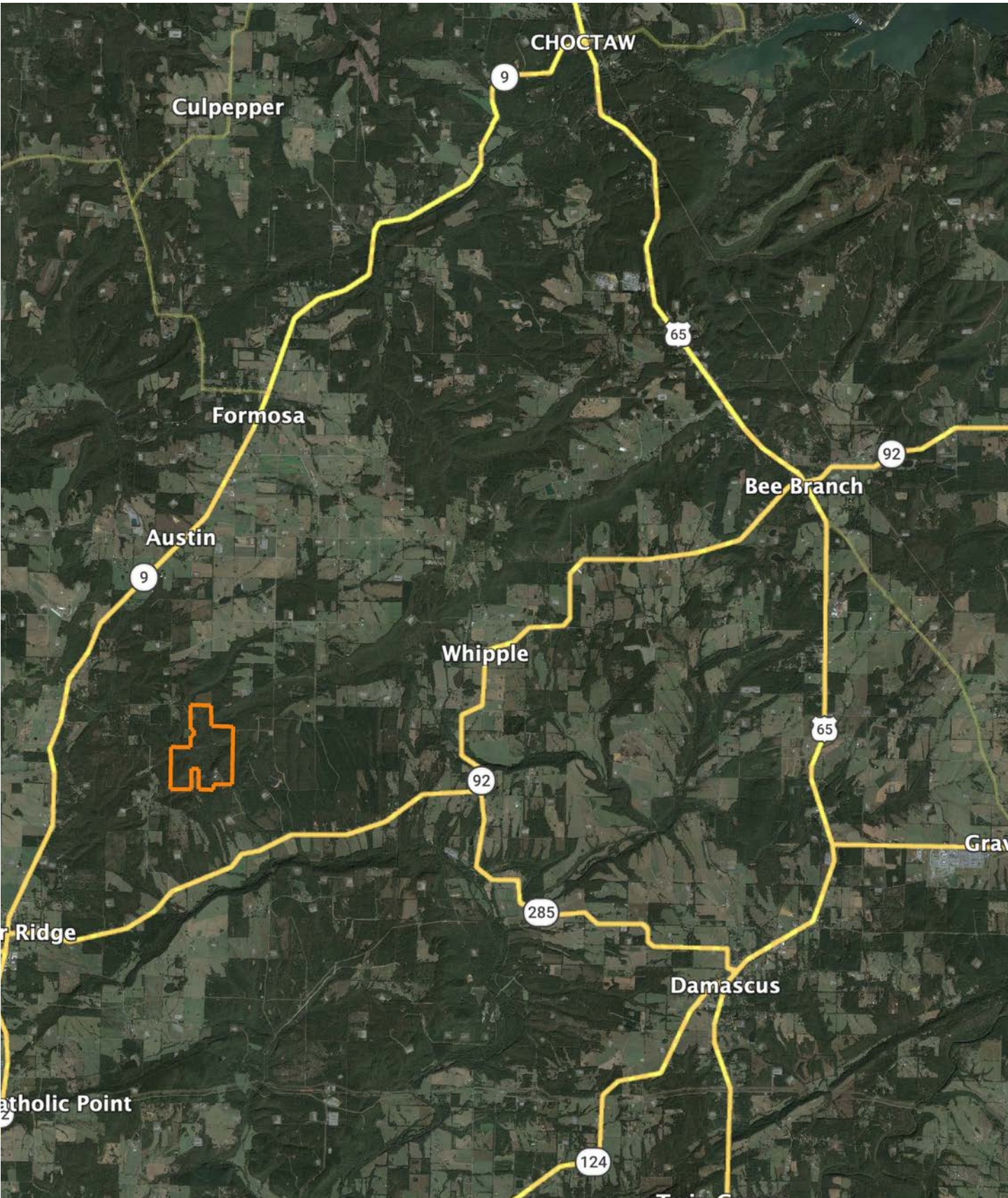
19-9N-14W
Conway County
Arkansas

Boundary Center: 35° 24' 19.97, -92° 31' 20.79

FEMA MAP



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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