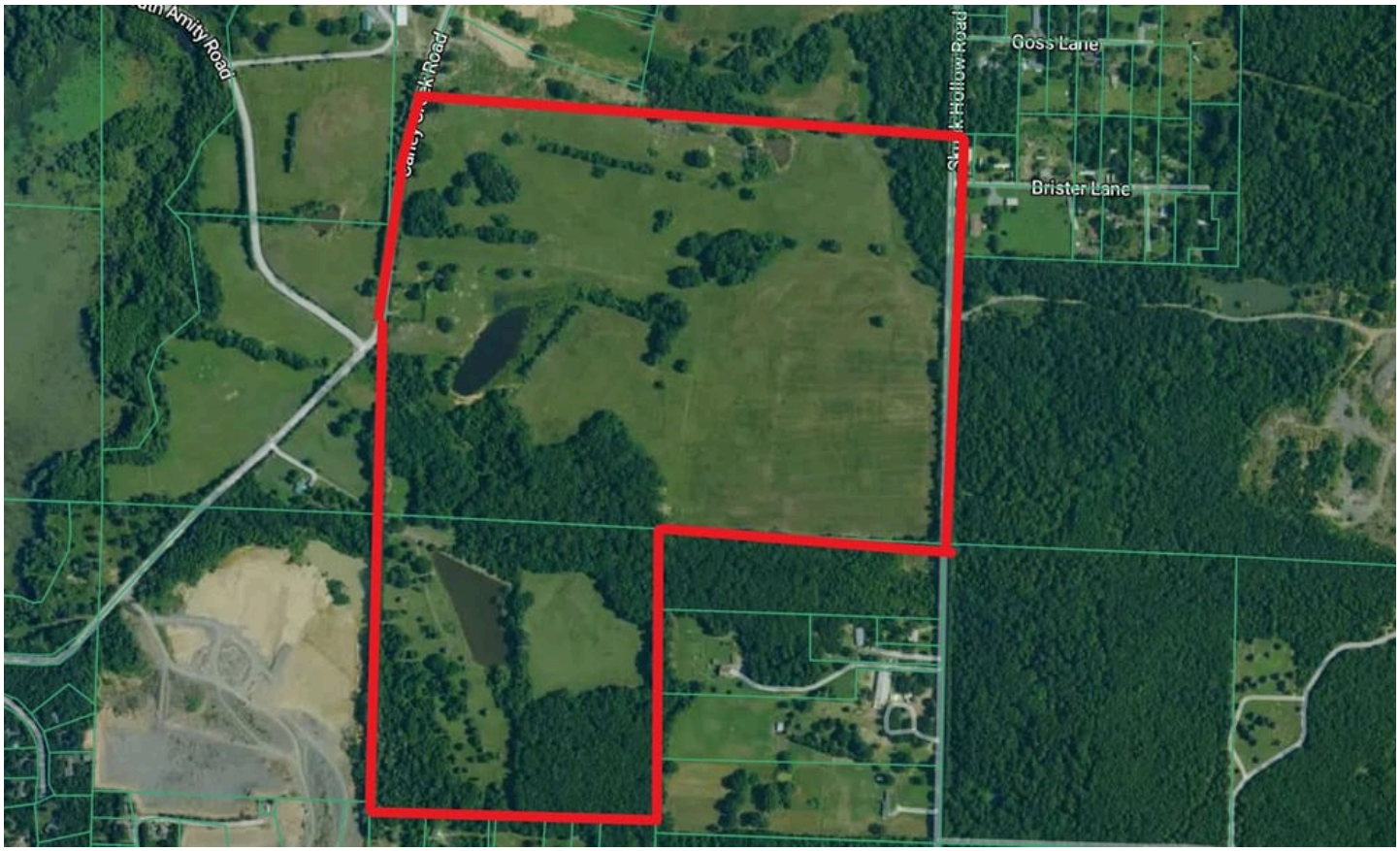
Lewis 150
200 Caney Creek Rd
Conway, AR 72032

$4,440,000
148± Acres
Faulkner County







MORE INFO ONLINE:

https://americas.land/

SUMMARY

Address
200 Caney Creek Rd

City, State Zip
Conway, AR 72032

County
Faulkner County

Type
Undeveloped Land, Horse Property, Hunting Land, Business Opportunity, Ranches, Recreational Land

Latitude / Longitude
35.049078 / -92.393898

Acreage
148

Price
$4,440,000

Property Website
americas.land







PROPERTY DESCRIPTION

Quick Facts:
1. Faulkner County Section 21, Township 5 North, Range 13 West
2. About148+- acres within 1/2 mile of Conway, Arkansas City Limits and Lake Conway
3. Approximately 1200 ft of Caney Creek road frontage.
4. Approximately 1800 ft of Skunk Hollow Road Frontage. .
5. Within a half mile of Conway Industrial Park.
6. Within 1.5 mile of Lewis Landing and Lewis Ranch Commercial areas.
7. Many areas of the property would be great for rural subdivision with electricity and water available along the both roads.

Description
Envision a sprawling +-148 acre canvas awaiting your vision, perfectly situated in the heart of Faulkner County, Arkansas. This exceptional property, known as Major 148, presents an unparalleled opportunity for diverse ventures, from a thriving commercial enterprise to a serene horse property or a productive multi-purpose investment. With its extensive acreage and prime location, the possibilities are as vast as the land itself, inviting you to shape its future.

Location
Nestled just outside the vibrant city of Conway, Arkansas, this property benefits from the dynamic growth of Faulkner County. Its strategic positioning offers excellent connectivity and accessibility, making it an ideal location for both commercial endeavors and private estates. The convenience of Conway's amenities combined with the expansive nature of the land provides a unique blend of urban proximity and rural tranquility.

Land and terrain
Spanning 148 acres, the land presents a versatile landscape, featuring areas that are primarily grassed and others that are partially wooded This natural diversity allows for a range of uses, from open pastures suitable for grazing to shaded areas perfect for recreational trails or timber harvesting. The varied terrain invites creative development, whether for agricultural pursuits, a private retreat, or a commercial complex.

Improvements and infrastructure
The property is thoughtfully appointed with existing infrastructure, including barbed wire fencing that delineates boundaries and supports various land uses. The potential for further enhancements is boundless, allowing for the addition of structures, facilities, or amenities tailored to your specific aspirations, from equestrian facilities to commercial buildings or residential dwellings.

Water and utilities
Access to water is a significant asset, with the property having pond access, providing natural water sources for livestock, and recreational activities like fishing. Regarding utilities, the infrastructure is ready for connection, ensuring that any future development can be seamlessly integrated with essential services, offering flexibility for various build-out options.

Wildlife and vegetation
The land is a haven for diverse wildlife, including dove, ducks, small game, and majestic whitetail deer, making it an exceptional destination for hunting enthusiasts. The existing grassed and partially wooded vegetation not only supports this rich ecosystem but also provides a beautiful natural setting, enhancing the property's appeal for recreational or conservational purposes.

Current and potential use
Currently utilized for livestock, ranching, and recreational activities, this property holds immense potential for expansion and diversification Imagine the possibilities: from cattle operations and grazing pastures to significant commercial or industrial development. It is also an ideal candidate for hunting, investment, mixed-use projects, or even a dedicated development site, offering a broad spectrum of future opportunities.

Access and easements
Accessibility is a key advantage, with the property enjoying frontage on County Road, Highway, and State Road. The asphalt and paved road

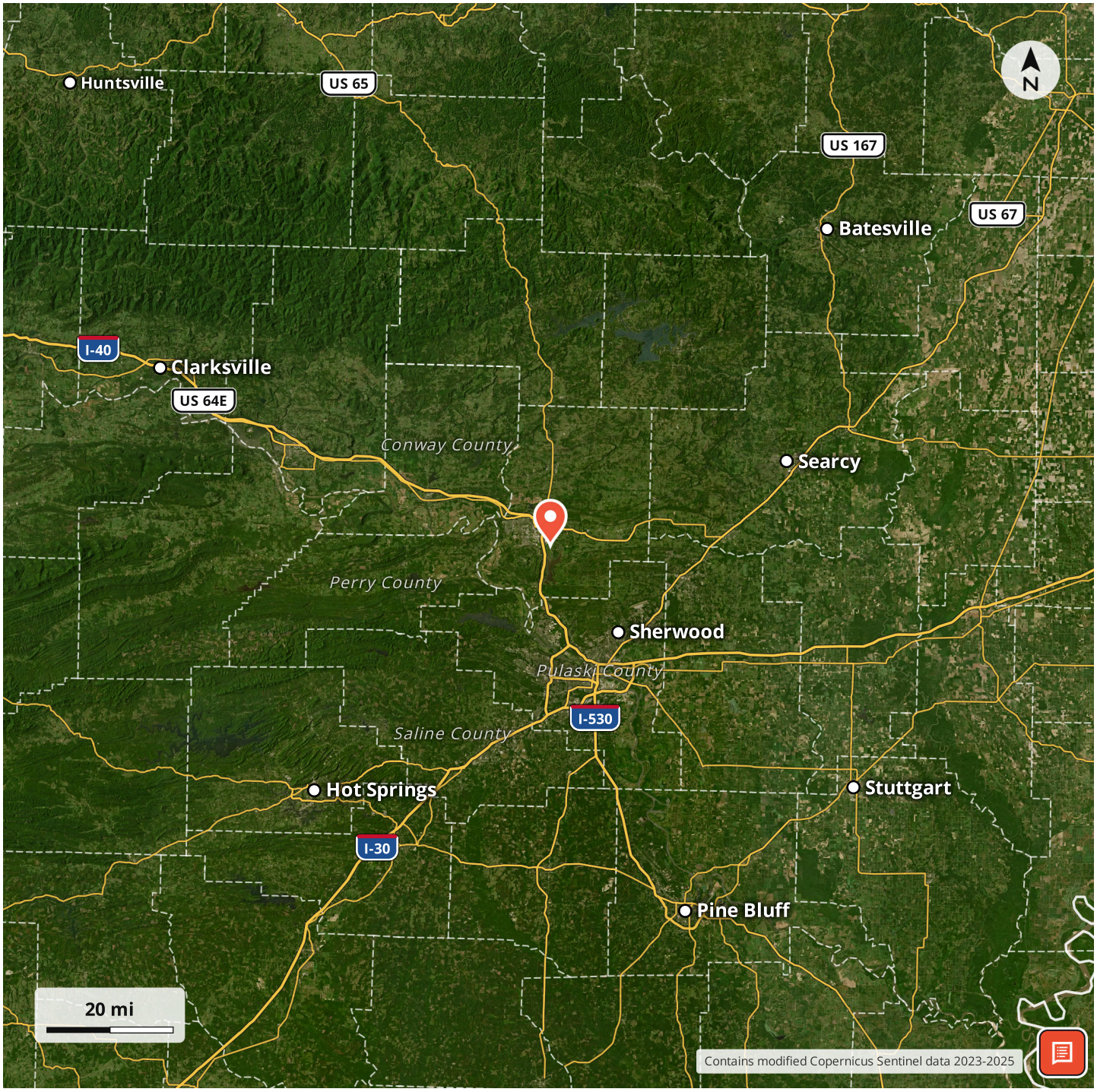
types ensure smooth and reliable access, crucial for both commercial operations and private enjoyment. This excellent road frontage guarantees ease of transport and connectivity, enhancing the property's overall value and utility. Contact Cecil Oursbourn at 501-679-1660 today to learn more or to schedule a visit.



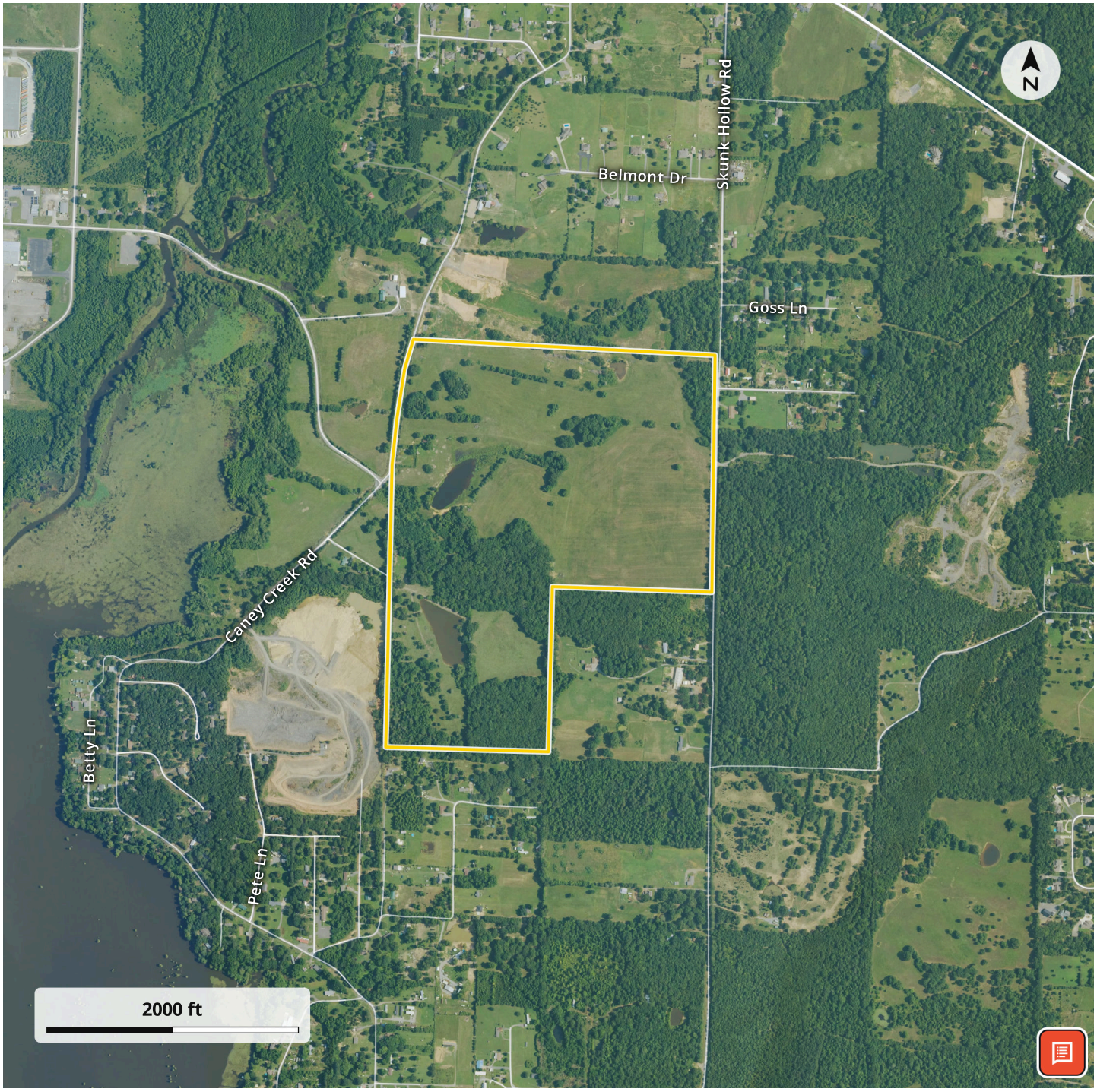




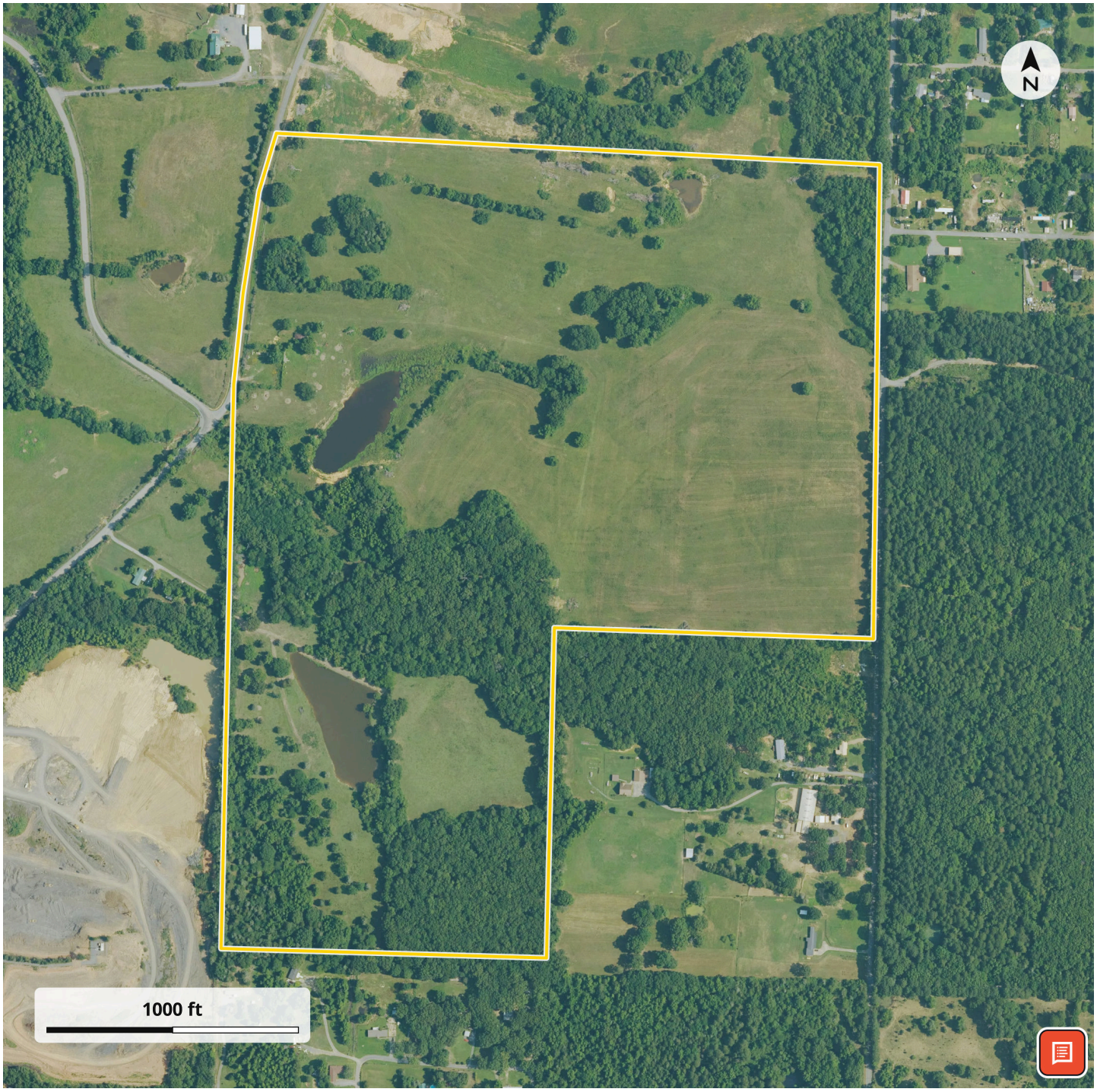

Regional Map



Locator Map


N
Belmont Dr
Skunk Hollow Rd
Goss Ln
Caney Creek Rd
Betty Ln
Pete Ln
2000 ft

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Cecil Oursbourn

Mobile
(501) 679-1660

Office
(501) 679-1660

Email
coursbourn@americas.land

Address
15 Choctaw Cir

City / State / Zip
Lonoke, AR 72086

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America's Land Partners
PO Box 1707
Mabank, TX 75147
(800) 560-4143
https://americas.land/