



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

38± ACRES
CONWAY COUNTY, AR
\$299,000

**WILDLIFE
MANAGEMENT
AREA**
FREE-RANGING LIVESTOCK PROHIBITED
ARKANSAS GAME & FISH COMM.
U.S. CORPS OF ENGINEERS
A FEDERAL AID PROJECT

THE CONWAY 38

PROPERTY PROFILE

LOCATION:

- Nisler Lane
Plumerville, AR 72127
- Borders the Brewer
Lake/Cypress Creek WMA
- Conway County
- 1.7± Miles SE of the
Brewer Lake South Boat Ramp
- 11.5± Miles NE of Morrilton
- 20.6± Miles NW of Conway
- 51± Miles NW of Little Rock

COORDINATES:

- 35.222196, -92.605162

TAX INFORMATION:

- Parcel: 001-02376-000
- Yearly Taxes: \$75

PROPERTY USE:

- Hunting
- Agricultural
- Hay Production
- Potential Home/Cabin Sites

PROPERTY INFORMATION:

- 38± Total Surveyed Acres
- 22± Acres of Hay Pasture
- Mixed Woodlands
- County Road Frontage
- Deer & Turkey
- Utilities On-Site



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TOM FOOSHEE

LAND SPECIALIST

C: 501-514-1109

O: 479-588-1034

tom@smalltownproperties.com

5607 Hwy 71 S - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CONWAY 38

WELCOME TO THE CONWAY 38—DISCOVER A RARE OPPORTUNITY TO OWN AN ABSOLUTELY IMMACULATE MINI FARM ON APPROXIMATELY 38 ACRES IN CONWAY COUNTY, ARKANSAS, IDEALLY LOCATED NEAR BREWER LAKE JUST OUTSIDE OF PLUMERVILLE. The east boundary of this property directly adjoins the Brewer Lake/Cypress Creek Wildlife Management Area, offering immediate access to exceptional hunting, wildlife viewing, and outdoor recreation.

With power and water already on site, the Conway 38 is ready for your new home, cabin, or weekend retreat. The land currently offers excellent hay production and is well-suited for additional agricultural uses, hobby farming, or livestock.



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MORE ABOUT THE CONWAY 38

As you drive in, a beautiful tree-lined driveway creates a breathtaking corridor, making a striking first impression. Mature, healthy trees are scattered throughout the property, providing shade, character, and natural beauty.

This is also an ideal sportsman's property. Deer and turkey are frequently seen on the land, creating a true turnkey hunting and recreational tract.

Properties like this—combining location, utilities, income potential, and recreation—are increasingly hard to find.

Call Tom Fooshee today to schedule a private showing of the Conway 38 and experience #TheSmallTownWay.



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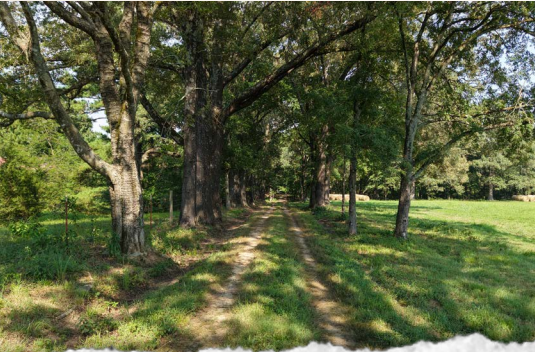
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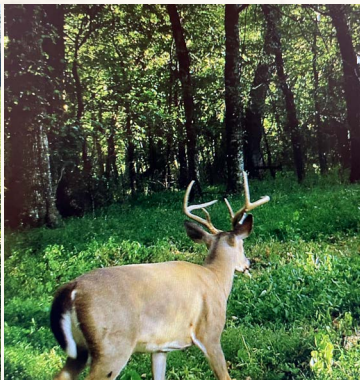
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3D MAP



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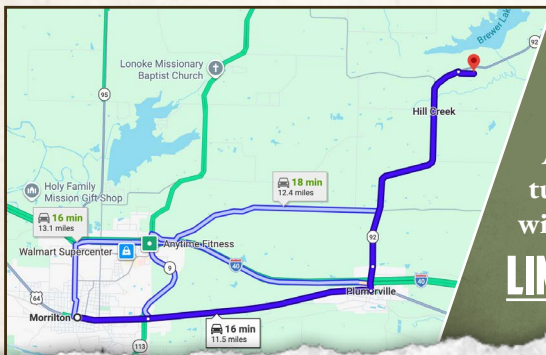
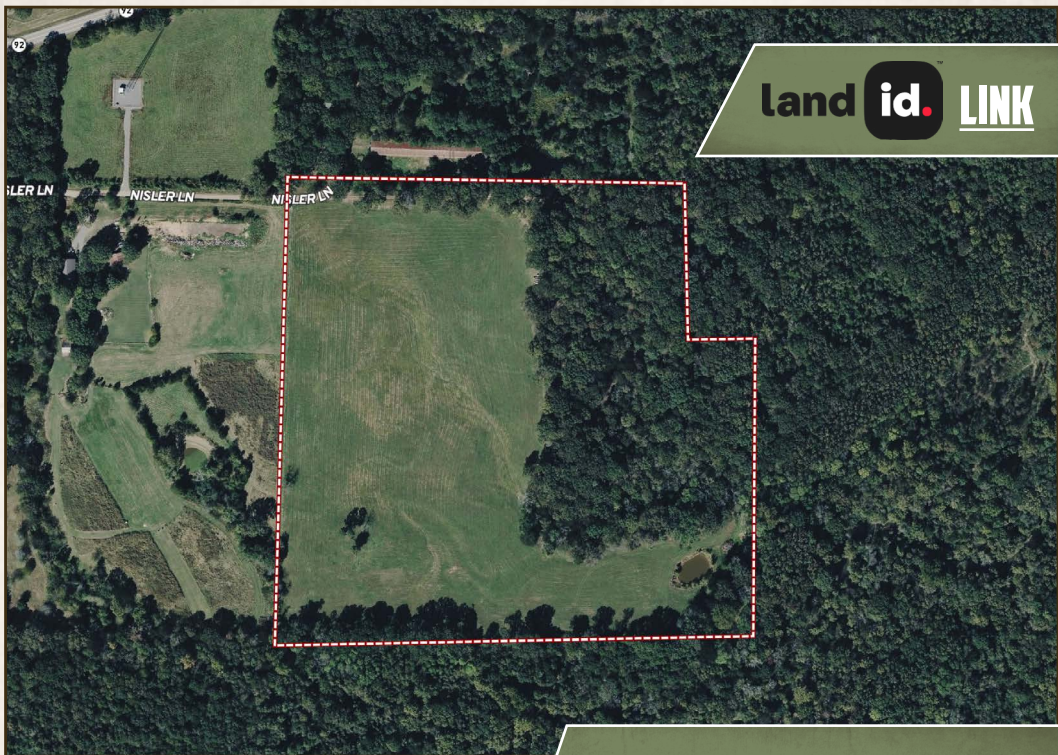
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land id. LINK



Directions From Morrilton, AR:
 Travel east on US-64 for 5.9 miles.
 Turn left onto S Springfield Street and
 continue for 0.5 miles. Continue onto
 AR-92 N, proceed for 4.9 miles, and then
 turn right onto Nisler Lane. The property
 will be on the right in 0.3 miles.

LINK TO GOOGLE MAP DIRECTIONS



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