

**Conway 200**  
000 Caney Creek  
Conway, AR 72032

**\$6,000,000**  
200± Acres  
Faulkner County



**Conway 200**  
**Conway, AR / Faulkner County**

---

**SUMMARY**

**Address**

000 Caney Creek

**City, State Zip**

Conway, AR 72032

**County**

Faulkner County

**Type**

Undeveloped Land, Commercial, Timberland, Business Opportunity, Horse Property, Lakefront, Farms

**Latitude / Longitude**

35.052496 / -92.395952

**Taxes (Annually)**

\$700

**Acreage**

200

**Price**

\$6,000,000



## **PROPERTY DESCRIPTION**

### **Premier 200± Acres on Lake Conway | Development, Commercial, Recreational, or Ranch Opportunity**

Envision a **sprawling 200-acre canvas** in the heart of Faulkner County—perfectly positioned less than half a mile from the **Conway city limits**. This rare tract combines scale, location, lake frontage, utilities, and diverse terrain, offering limitless potential for commercial development, rural subdivision, equestrian use, timber investment, or a private retreat.

---

### **Location & Regional Advantage**

Situated in **Faulkner County, Section 21, Township 5 North, Range 13 West**, this property lies in one of Arkansas's fastest-growing corridors. Its proximity to Conway provides the ideal blend of **urban convenience and rural tranquility**.

Key nearby points include:

- **½ mile to Conway Industrial Park**
  - **1.5 miles to Lewis Landing and Lewis Ranch commercial areas**
  - **Quick access to Conway's retail, dining, and services**
- 

### **Lake Frontage & Natural Water Features**

- **4,500± feet of Lake Conway frontage**, offers future possibilities when lake renovations are completed.
  - Natural water sources ideal for livestock, and fishing
  - Additional pond access enhances the recreational and agricultural value
- 

### **Exceptional Road Frontage & Access**

This property is defined by its unmatched connectivity:

- **2,500± feet on Caney Creek Road**, with frontage on both sides
- **1,900± feet on Skunk Hollow Road**
- **1,500± feet on Amity Road**, also with frontage on both sides
- **Flat corner at Amity & Caney Creek**,

Small limitations need to be evaluated by individuals and agents for flood zones.

Smooth access via county, state, and highway roads ensures reliable transportation for commercial, agricultural, or residential use.

---

### **Development & Subdivision Potential**

Many areas of the property are naturally suited for **rural subdivision**, supported by:

- **Electricity and water available along the roadways**
- Multiple natural building sites
- Gently rolling to flat terrain
- Extensive access points for phased development

Whether envisioning a residential community, mixed-use project, or commercial corridor, the groundwork is already in place.

---

## Land, Terrain & Vegetation

The 200 acres offer a versatile landscape:

- Open, grassed areas ideal for grazing or building
- Partially wooded sections suitable for trails, privacy, or hunting.
- Diverse vegetation supporting wildlife and recreational use

This natural variety allows for agricultural, recreational, residential, or commercial visions to coexist.

---

## Wildlife & Recreation

A haven for outdoor enthusiasts, the property hosts:

- Whitetail deer
- Ducks and dove
- Small game

The combination of woods, water, and open land makes it an exceptional hunting and recreational destination.

---

## Improvements & Infrastructure

- Barbed-wire fencing in place
- Utilities available along most roadways
- Ample space for future structures such as barns, equestrian facilities, commercial buildings, or residential homes

The property is ready for immediate use while offering room for expansion.

---

## Current & Future Uses

Currently used for livestock, ranching, and recreation, This 200 acres is primed for:

- Commercial or industrial development
- Rural subdivision
- Cattle or equestrian operations
- Timber investment
- Hunting and outdoor recreation
- Mixed-use development
- Long-term land investment

Its size, location, and infrastructure make it one of the most flexible and valuable tracts in Central Arkansas.

Conway 200  
Conway, AR / Faulkner County



## Locator Map

---



## Locator Map

---



## Satellite Map

---







## **DISCLAIMERS**

Neither the seller, Mossy Oak Properties Cache River Land and Farm (MOPCRLF), their subsidiaries, affiliates nor representatives warrant the accuracy, adequacy or completeness of any information contained herein regarding the property, its condition, boundaries, access, acreage, or timber stand information. Maps, timber evaluations and all information contained herein is provided "AS IS," as a courtesy to potential buyers. Potential buyers should make their own determination regarding the accuracy of the information provided. Potential buyer's agent(s) must be identified on first contact with MOPCRLF and must accompany the potential buyer on showings. Selling brokerages must have an executed Buyer agency agreement prior to contact with listing agent/brokerage, which spells out specifically selling brokerage commission source. Any offer of compensation from the seller are required to be in writing prior to any showing. Otherwise, the fee participation will be at the sole discretion of the seller. All property is subject to change, withdrawal, or prior sale. MOPCRLF expressly disclaims liability for errors or omissions and does not assume liability for typographical errors, misprints, nor for misinformation that may have been given to us.

Any person viewing this marketing material is considered a prospective buyer for the subject property. Should a prospective buyer or its agents choose to inspect the property, they do so at their own risk and assume all liability and shall indemnify Seller and its agents against any and all claims, demands or causes of action, of every kind, nature and description relating to its access to or presence on the property.

---

**Mossy Oak Properties Cache River Land & Farm**  
400 W Race Street  
Searcy, AR 72143  
(501) 278-5330  
[MossyOakProperties.com](http://MossyOakProperties.com)

---

