

MIDWEST LAND GROUP PRESENTS

48 ACRES IN

CHEROKEE COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SMALL HUNTING RETREAT IN CHEROKEE COUNTY

Welcome to your own secluded paradise nestled within 48 acres. This recreational tract offers the perfect retreat for outdoor enthusiasts, nature lovers, and those seeking tranquility away from the hustle and bustle of city life.

As you explore the property, you'll discover three cabins, two of which are fully furnished, providing comfortable accommodations for you and your guests. Whether you're enjoying a weekend getaway or an extended stay, these cozy retreats offer rustic charm and convenience.

Nature abounds on this expansive tract, with abundant wildlife. With multiple stand locations strategically positioned across the property, it's a hunter's paradise offering ample opportunities for deer, hogs, and squirrels.

For those who love to explore the great outdoors, the property features interior trails, perfect for hiking, or ATV use. Immerse yourself in the beauty of nature as you meander through towering timber stands, experiencing the sights and sounds of the wilderness firsthand.

Whether you're looking to create your own private hunting preserve or simply escape to nature's embrace, this 48-acre recreational paradise offers endless possibilities for relaxation, adventure, and connection with the great outdoors.

Don't miss your chance to own a piece of natural splendor and make memories that will last a lifetime. Schedule your private tour and experience the magic of this secluded retreat firsthand!



PROPERTY FEATURES

PRICE: **\$439,000** | COUNTY: **CHEROKEE** | STATE: **TEXAS** | ACRES: **48**

- Abundant wildlife
- Good access
- Utilities on site
- 2 furnished cabins
- Multiple stands
- Great storage
- Rolling terrain
- Interior trails
- Conveniently located just east of Rusk, Texas
- Great lake site



48 +/- ACRES



ABUNDANT WILDLIFE



MULTIPLE STANDS



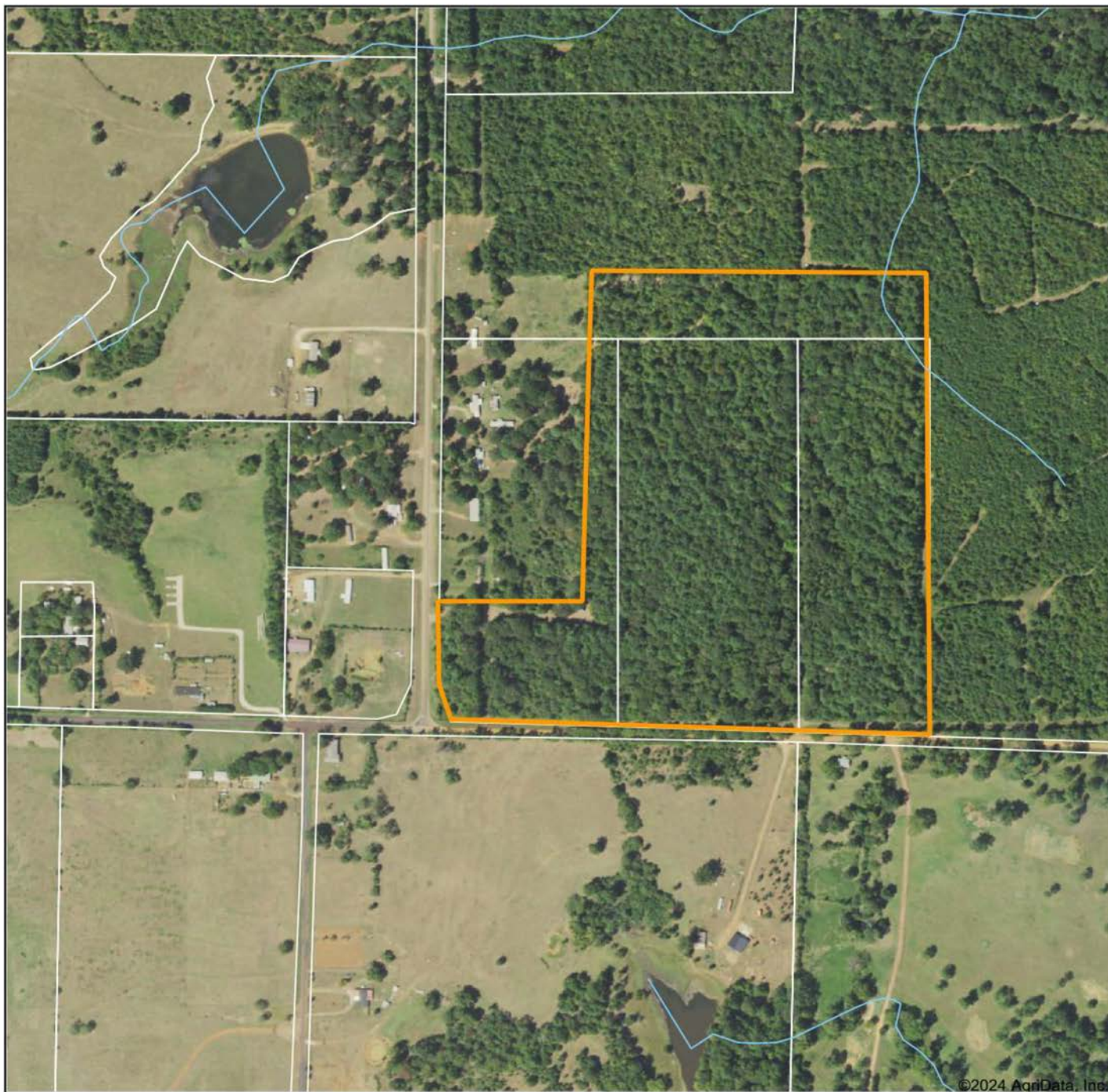
ROLLING TERRAIN WITH INTERIOR TRAILS



2 FURNISHED CABINS



AERIAL MAP



Boundary Center: 31° 48' 11.85, -95° 0' 21.82

0ft 551ft 1103ft

Maps Provided By:
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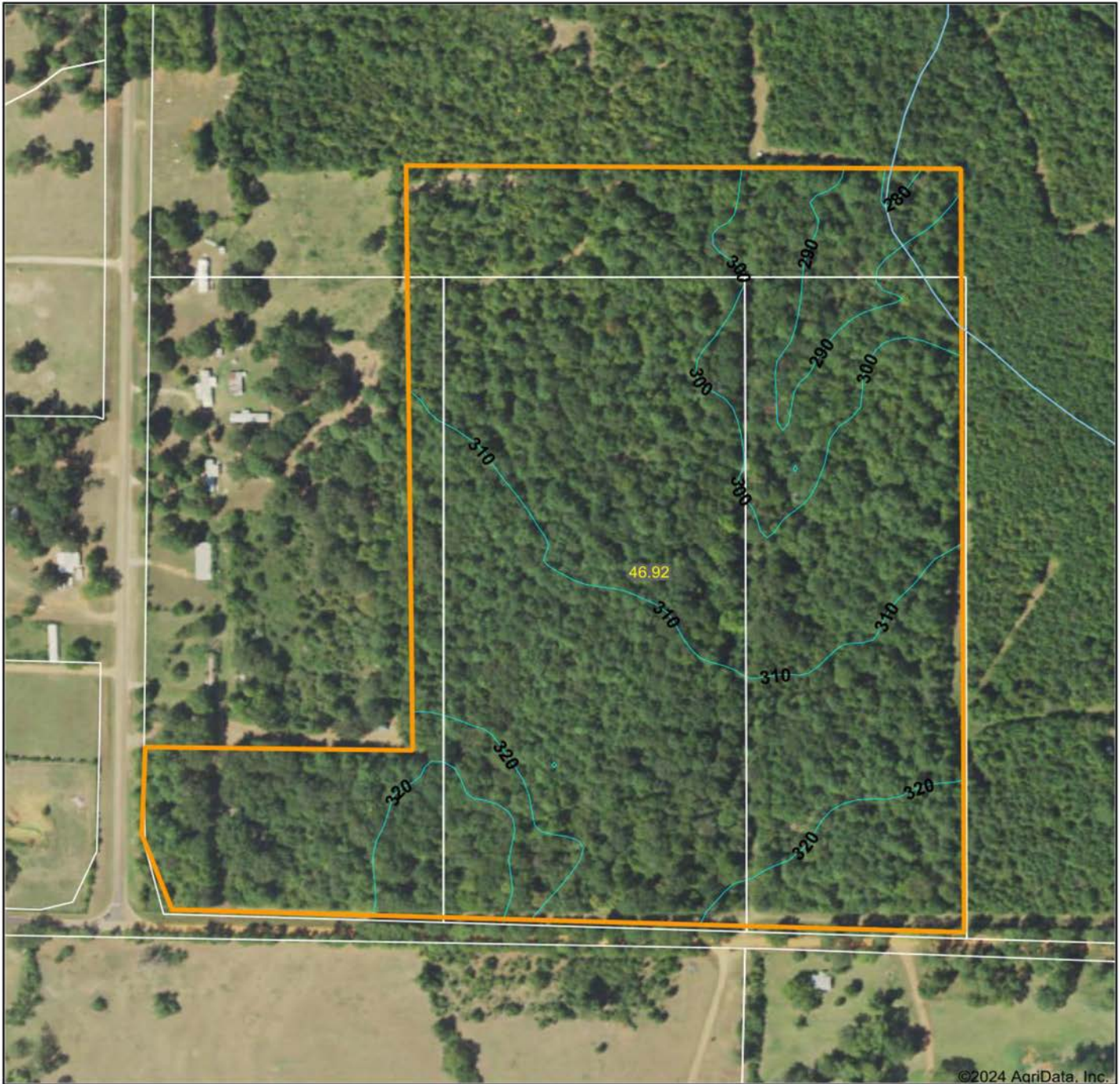
**Cherokee County
Texas**



2/21/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

TOPOGRAPHY MAP



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Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem
Interval(ft): 10.0
Min: 277.8
Max: 326.7
Range: 48.9
Average: 309.6
Standard Deviation: 9.55 ft

0ft 330ft 659ft

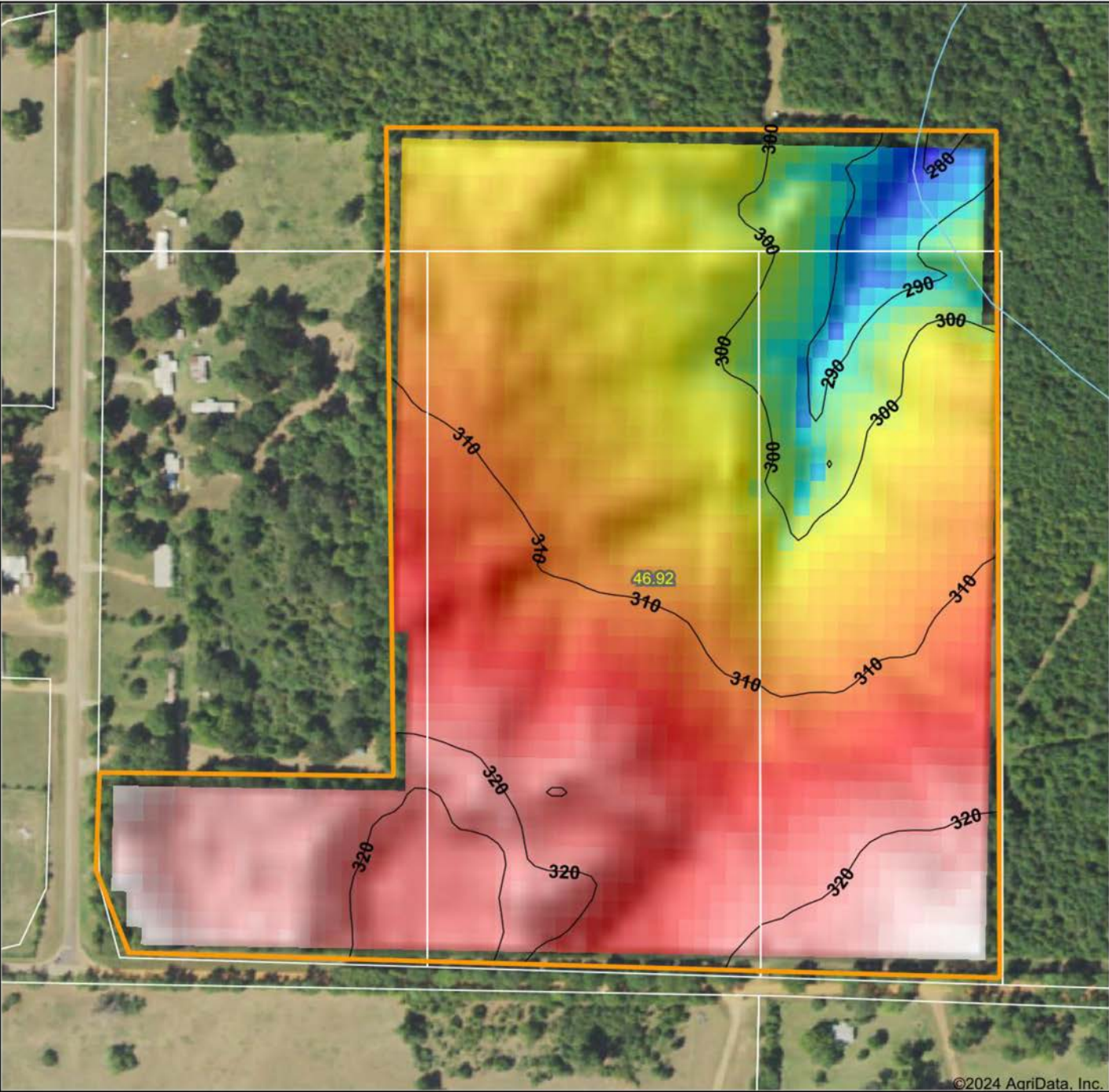


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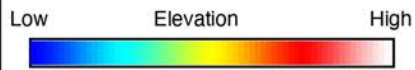
Cherokee County
Texas

Boundary Center: 31° 48' 11.86, -95° 0' 21.81

HILLSHADE MAP



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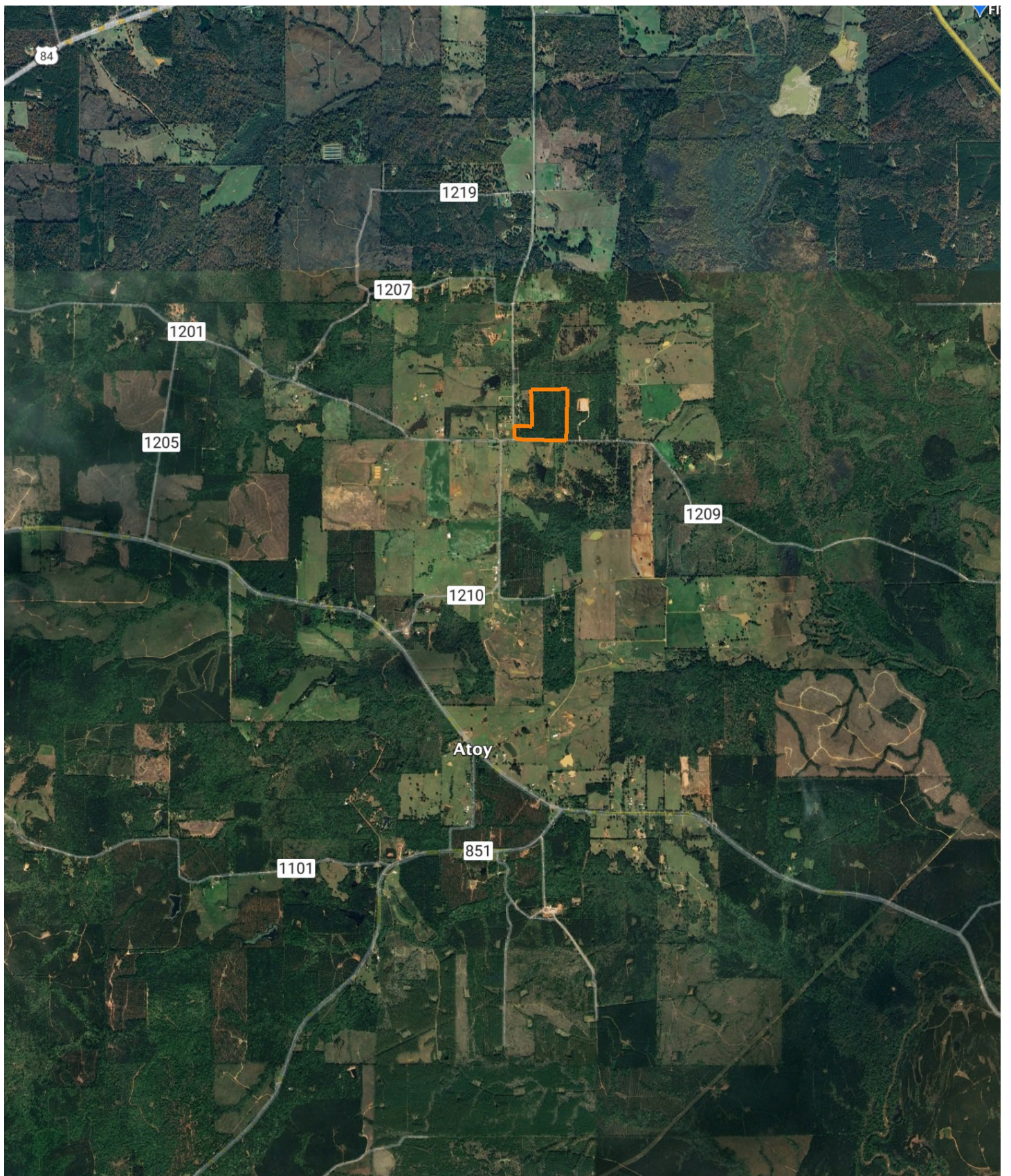


2/16/2024

**Cherokee County
 Texas**

Boundary Center: 31° 48' 11.86, -95° 0' 21.81

OVERVIEW MAP



AGENT CONTACT

Jason Redding, a distinguished land broker with Midwest Land Group, brings a wealth of experience and a deep-rooted passion for the land to the real estate industry. Licensed in both Texas and Kansas, Jason specializes in serving East Texas, an area he knows intimately not only through his professional endeavors but also due to his personal connections to the land. Born in Tyler, Texas, and raised in Mineola, where he currently resides with his beloved family—Mindy, Cale, and Canyon—Jason’s journey in real estate began in 1999. His transition from the commercial sector to founding his own company in 2012 reflects his love for deal-making and his commitment to facilitating significant life transactions for his clients.

Jason’s connection to land is deeply personal, stemming from childhood hunting experiences with his father and managing a farm in Delphos, Kansas. His background in business management and marketing, coupled with extensive real estate experience, equips him with unique insights into maximizing land value and potential. Jason’s hobbies, including hunting and supporting his children’s sports endeavors, further solidify his bond with the land and community.

What sets Jason apart is his unwavering dedication to his clients and his ability to see the untapped potential in properties. His hands-on approach, persistence, and unparalleled follow-through ensure that every client receives exceptional service tailored to their needs. Jason’s expertise is not just in land sales but in creating a legacy of satisfied clients through respect, availability, and putting their interests first. Choosing Jason Redding as your land broker means partnering with a professional who not only understands the market but lives and breathes the very essence of what makes a property truly valuable.



JASON REDDING, LAND BROKER
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