

MIDWEST LAND GROUP PRESENTS

9.97 ACRES IN

WOOD COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

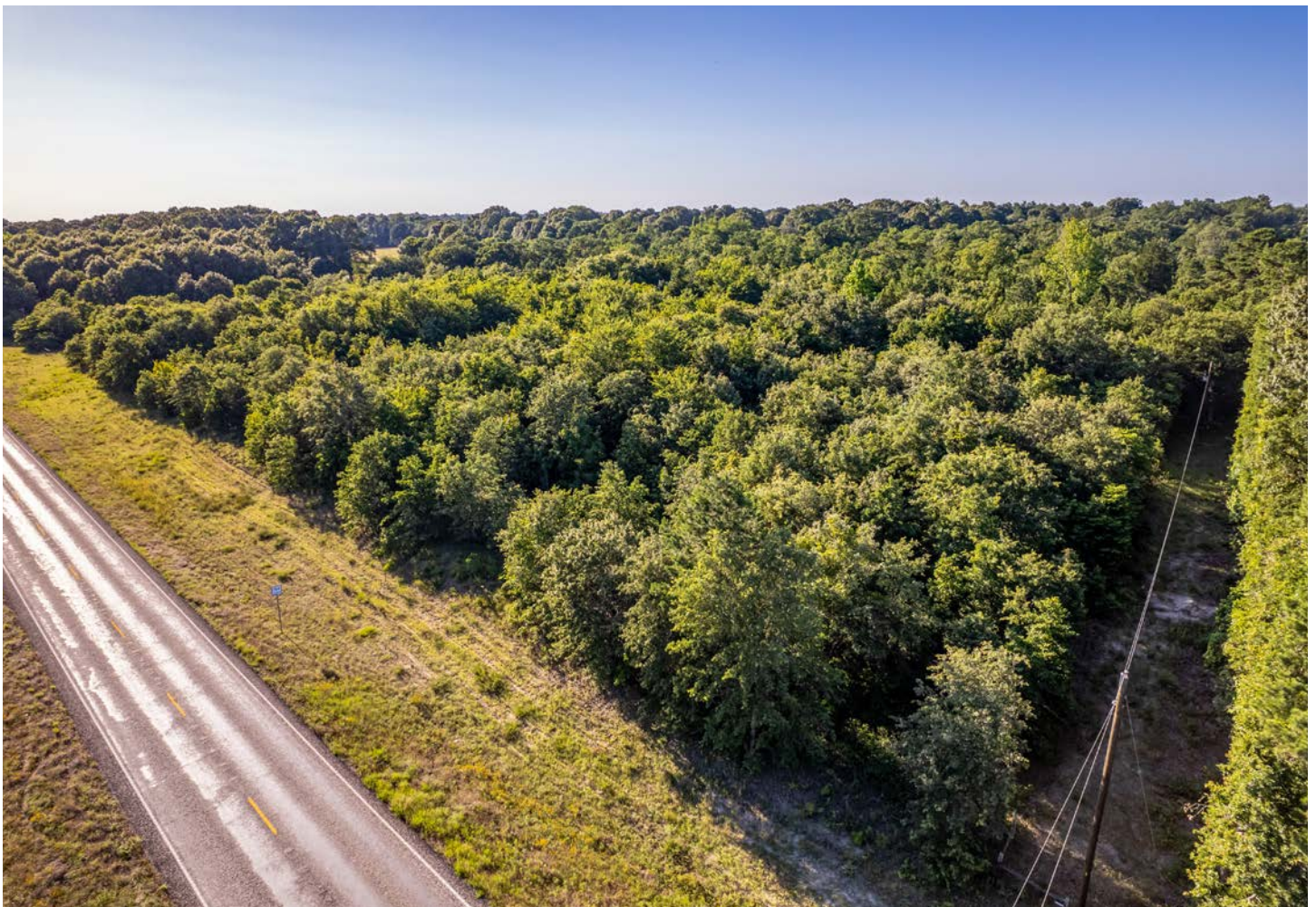
9.97 ACRE WOODED TRACT WITH EXTENSIVE ROAD FRONTAGE IN WOOD COUNTY

Discover a picturesque 9.97-acre wooded tract nestled in the heart of Wood County. This remarkable property boasts over 2,000 feet of prime road frontage along SH 154, providing easy and convenient access.

Located just 7 miles east of Quitman, Texas, this tranquil haven offers a perfect blend of seclusion and accessibility. This densely wooded tract offers privacy and natural beauty providing a peaceful rural setting

while still being close to town amenities.

This property presents a unique opportunity for those seeking a private retreat, a potential homesite, or an investment in the growing East Texas region. Whether you envision building your dream home, creating a weekend getaway, or investing in land, this wooded tract offers endless possibilities. Don't miss out on this rare find in the beautiful Wood County countryside.



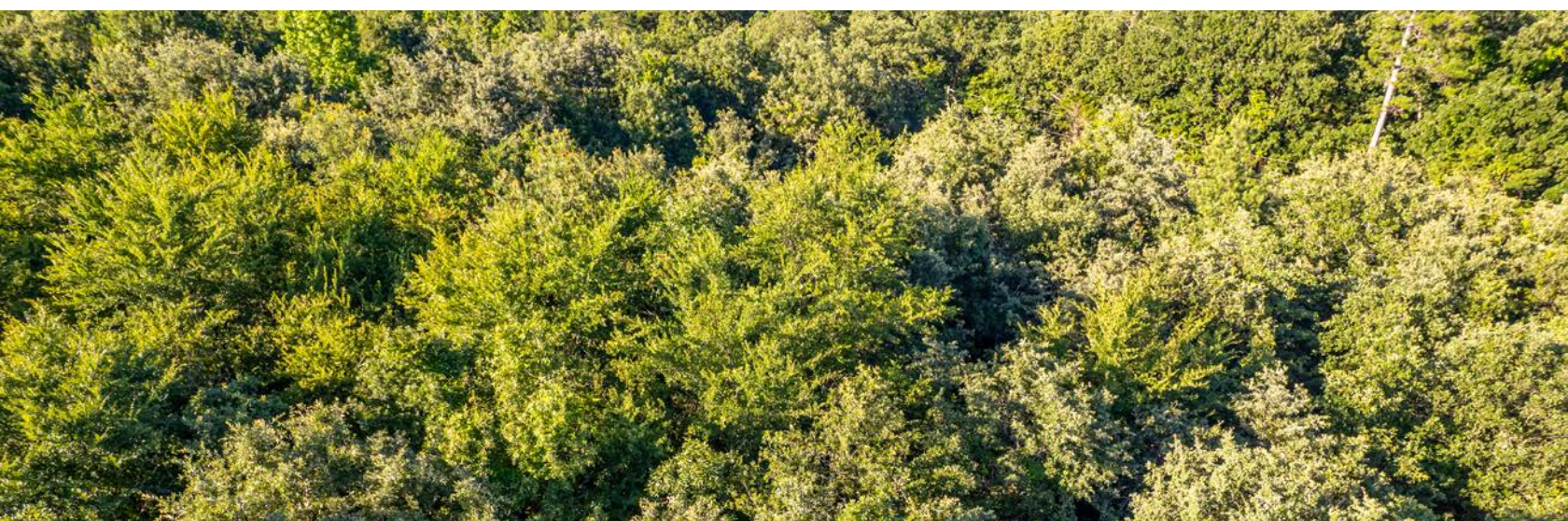
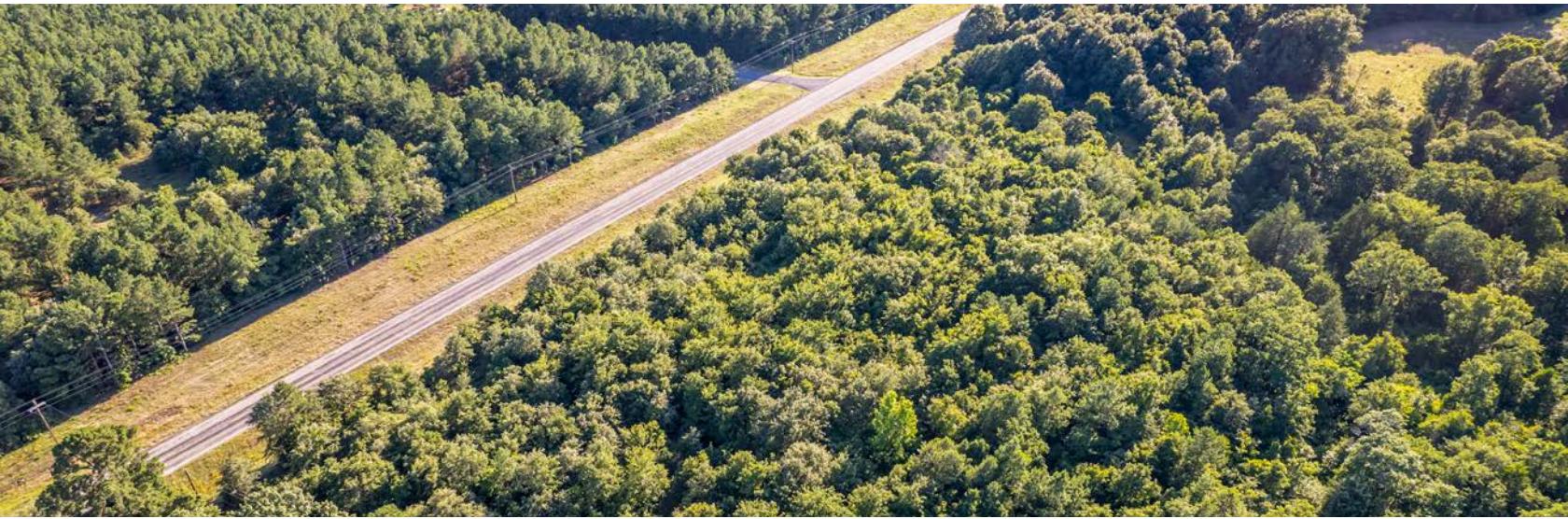
PROPERTY FEATURES

PRICE: **\$94,900** | COUNTY: **WOOD** | STATE: **TEXAS** | ACRES: **9.97**

- 2,000 feet of SH 154 road frontage
- Utilities conveniently located along road
- Quitman ISD
- Great build site
- Abundant trees
- 5 miles from Quitman Schools
- Less than 10 minutes from Emergency Care
- Great accessibility
- Privacy
- Great community



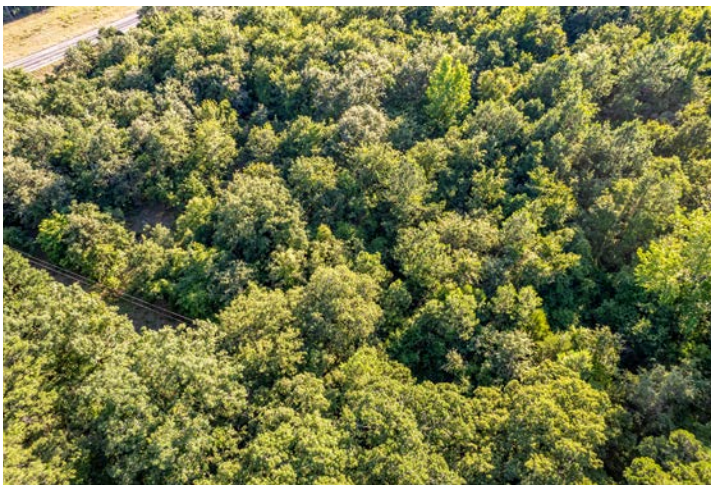
9.97 WOODED ACRES



2,000 FEET OF SH 154 ROAD FRONTAGE



ABUNDANT TREES



AERIAL MAP



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Maps Provided By:



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Boundary Center: 32° 47' 34.13, -95° 19' 37.97

0ft 543ft 1087ft



Wood County
Texas

5/28/2024

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

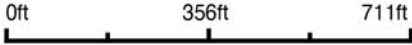
TOPOGRAPHY MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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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: 437.9
Max: 450.5
Range: 12.6
Average: 448.2
Standard Deviation: 2.79 ft

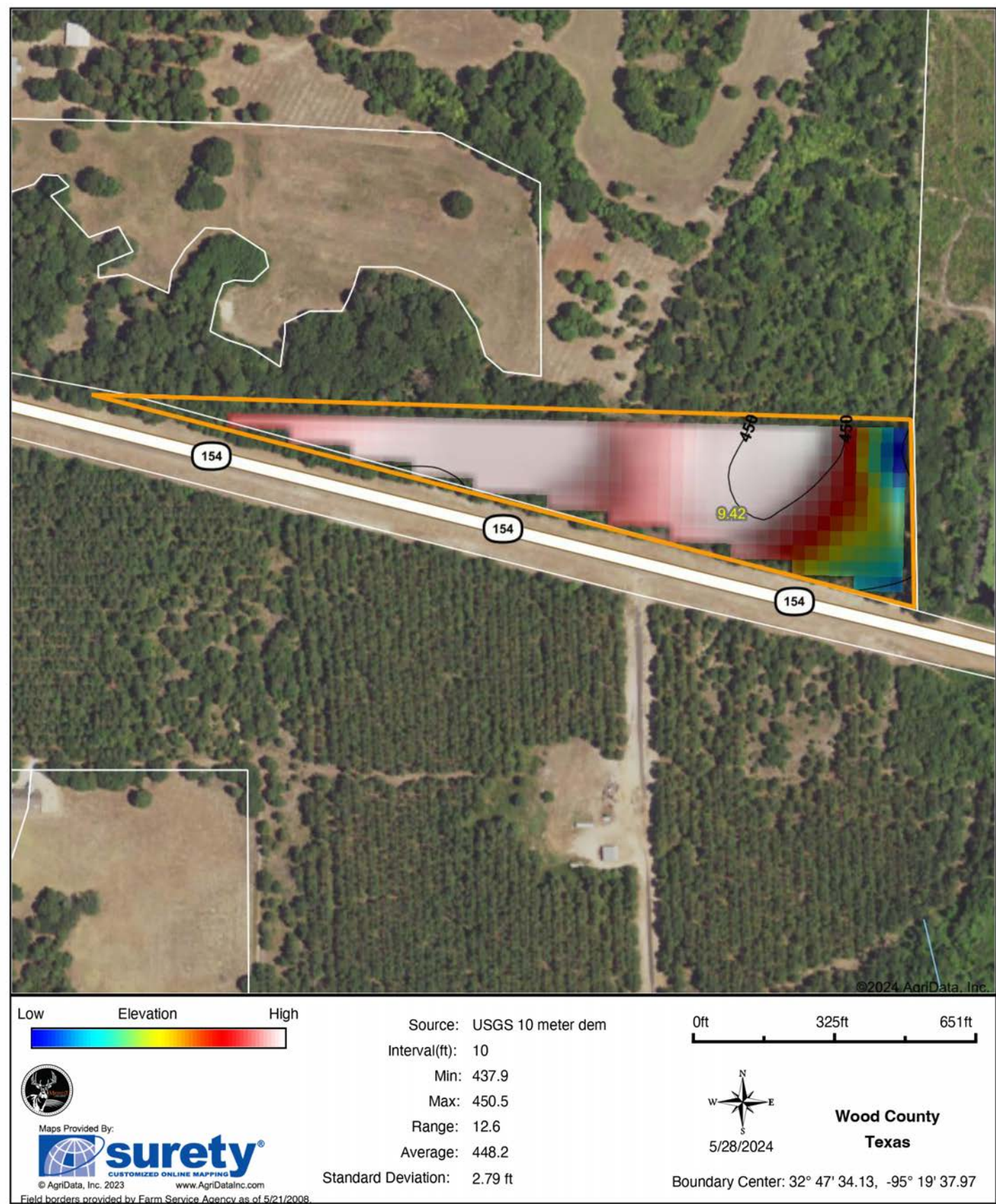


5/28/2024

**Wood County
Texas**

Boundary Center: 32° 47' 34.13, -95° 19' 37.97

HILLSHADE MAP



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, Calem, 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
903.497.3031
JRedding@MidwestLandGroup.com



MidwestLandGroup.com

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