

MIDWEST LAND GROUP PRESENTS

108 ACRES IN

WOOD COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

WOOD COUNTY HISTORIC 108 ACRE CERTIFIED TREE FARM

Welcome to this 108-acre historic certified tree farm that offers a unique blend of natural beauty, rich history, and country living. Nestled in the rolling terrain of Wood County, this property is a rare gem that combines the charm of a bygone era with the conveniences of rural living.

The land itself is a testament to nature's splendor, featuring gently rolling hills that provide a serene, tranquil atmosphere. As you wander through the expansive acreage, you will be intrigued by the endless possibilities this farm offers. The well-maintained trails wind through the tree farm, making it ideal for hiking, horseback riding, or leisurely strolls. Abundant wildlife including deer, hogs, and waterfowl offer the outdoor enthusiast year-round hunting opportunities. The certified tree farm status ensures that the land has been managed and preserved, offering both environmental and economic benefits.

At the heart of the estate is a cozy and inviting farmhouse. This charming residence exudes warmth and character, providing a perfect retreat from the hustle and bustle of everyday life. This home offers a peaceful sanctuary amidst the natural beauty of the estate.

Steeped in history, this property holds a significant place in Wood County's past. Martin Varner, the first permanent settler in the area, established this estate in 1841, seeking refuge from hostile Native American tribes. His pioneering spirit and determination laid the foundation for the community that would eventually flourish in this region. Owning this property means becoming a steward of a piece of Texas history, preserving the legacy of one of its earliest settlers.

In addition to its natural and historical appeal, this estate offers potential for various uses. The certified tree farm status opens up opportunities for timber production, conservation projects, or even a private retreat. The expansive acreage also provides ample space for additional structures or recreational facilities, making it a versatile investment.

This is more than just a property; it's a chance to own a piece of history, live in harmony with nature, and enjoy the beauty of one of Wood County's most unique estates. Whether you are looking for a private residence, a weekend getaway, or an investment in sustainable land management, this farm is a once-in-a-lifetime opportunity. Experience the legacy, embrace the beauty, and make this extraordinary property your own.



PROPERTY FEATURES

PRICE: **\$1,699,900** | COUNTY: **WOOD** | STATE: **TEXAS** | ACRES: **108**

- Rolling terrain
- Live creek
- Certified tree farm
- Security gate
- Duck hunting
- Deer hunting
- Hog hunting
- Historical landmark
- Small farmhouse
- Interior trails
- Water and electric on site
- Great investment opportunity



108 +/- ACRES



ROLLING TERRAIN

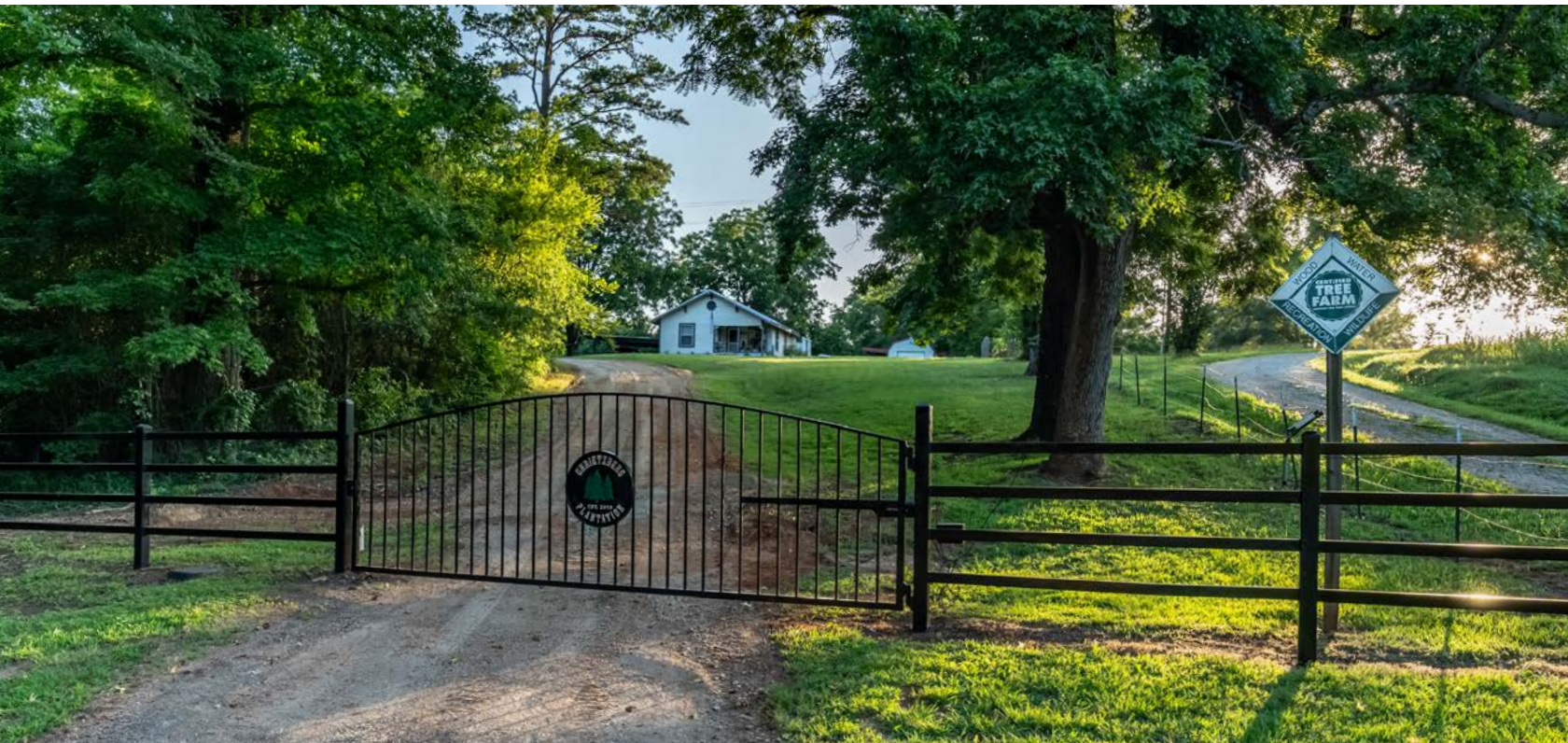


SMALL FARMHOUSE



CERTIFIED TREE FARM

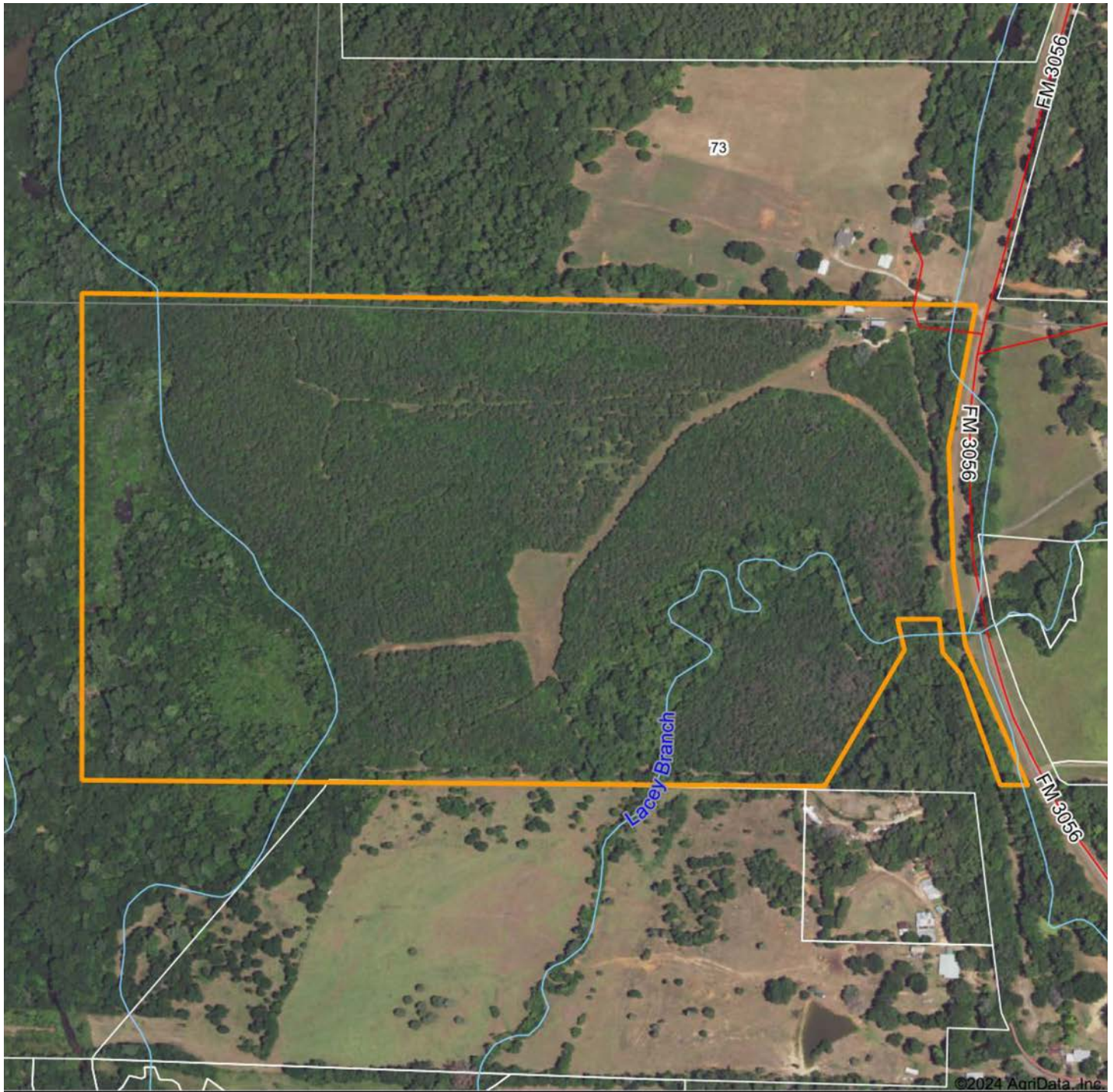
The certified tree farm status opens up opportunities for timber production, conservation projects, or even a private retreat.



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 32° 39' 11.23, -95° 21' 2.81

0ft 542ft 1084ft



Maps Provided By:



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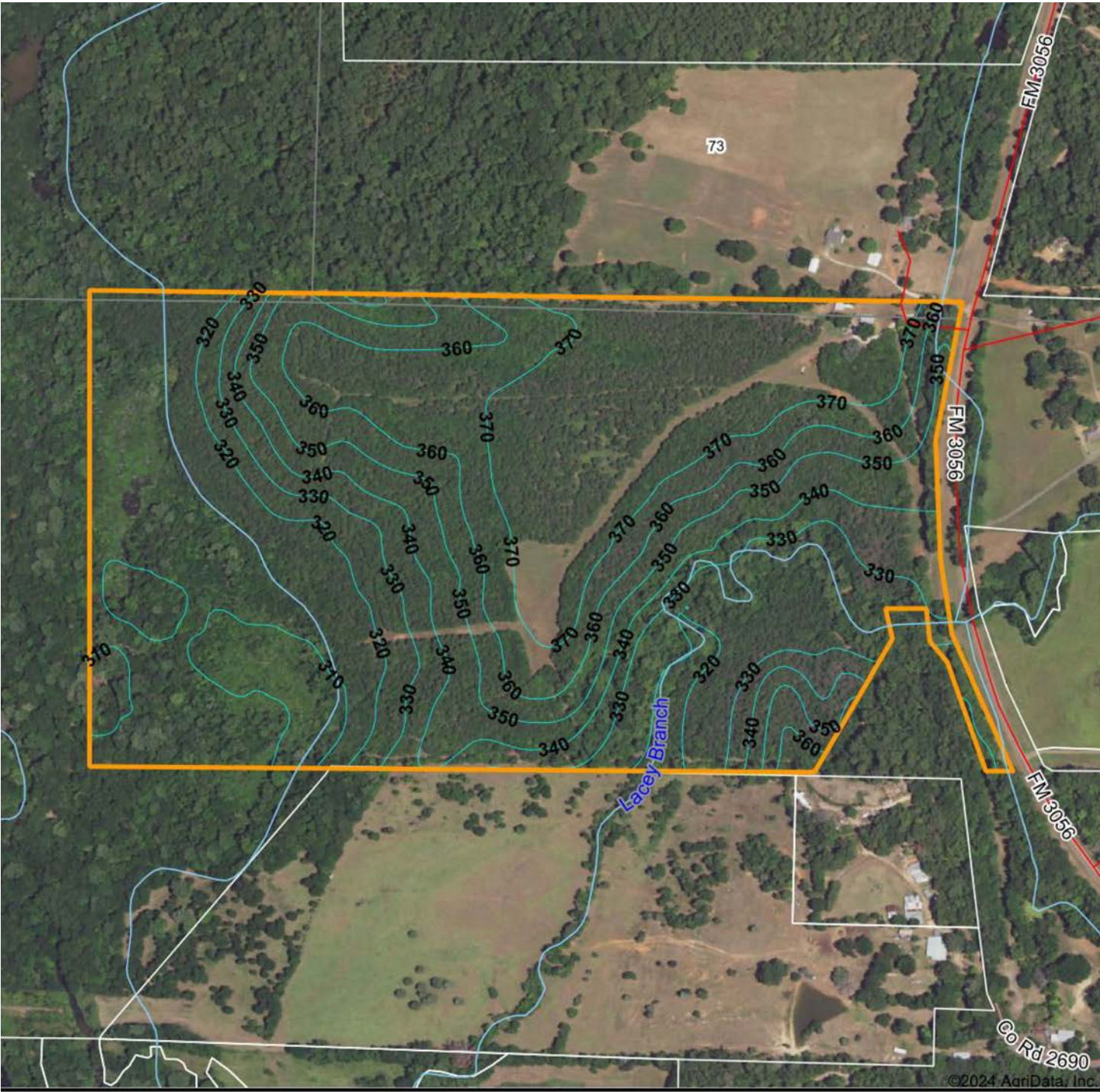
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Wood County
Texas



3/29/2024

TOPOGRAPHY MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 10.0
Min: 309.5
Max: 377.5
Range: 68.0
Average: 341.2
Standard Deviation: 23.23 ft

0ft 553ft 1107ft

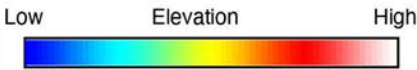
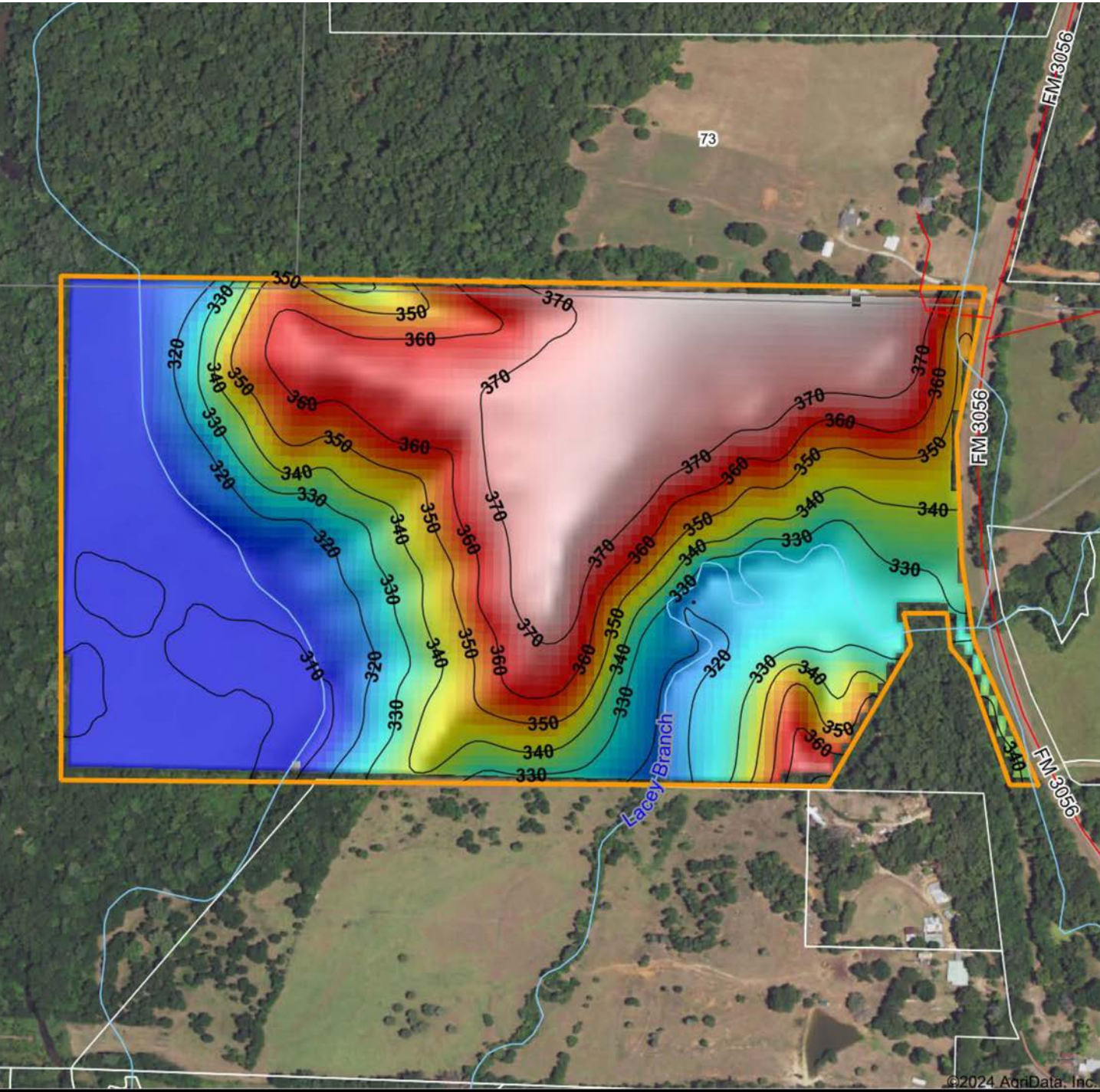


3/29/2024

Wood County
Texas

Boundary Center: 32° 39' 11.23, -95° 21' 2.81

HILLSHADE MAP



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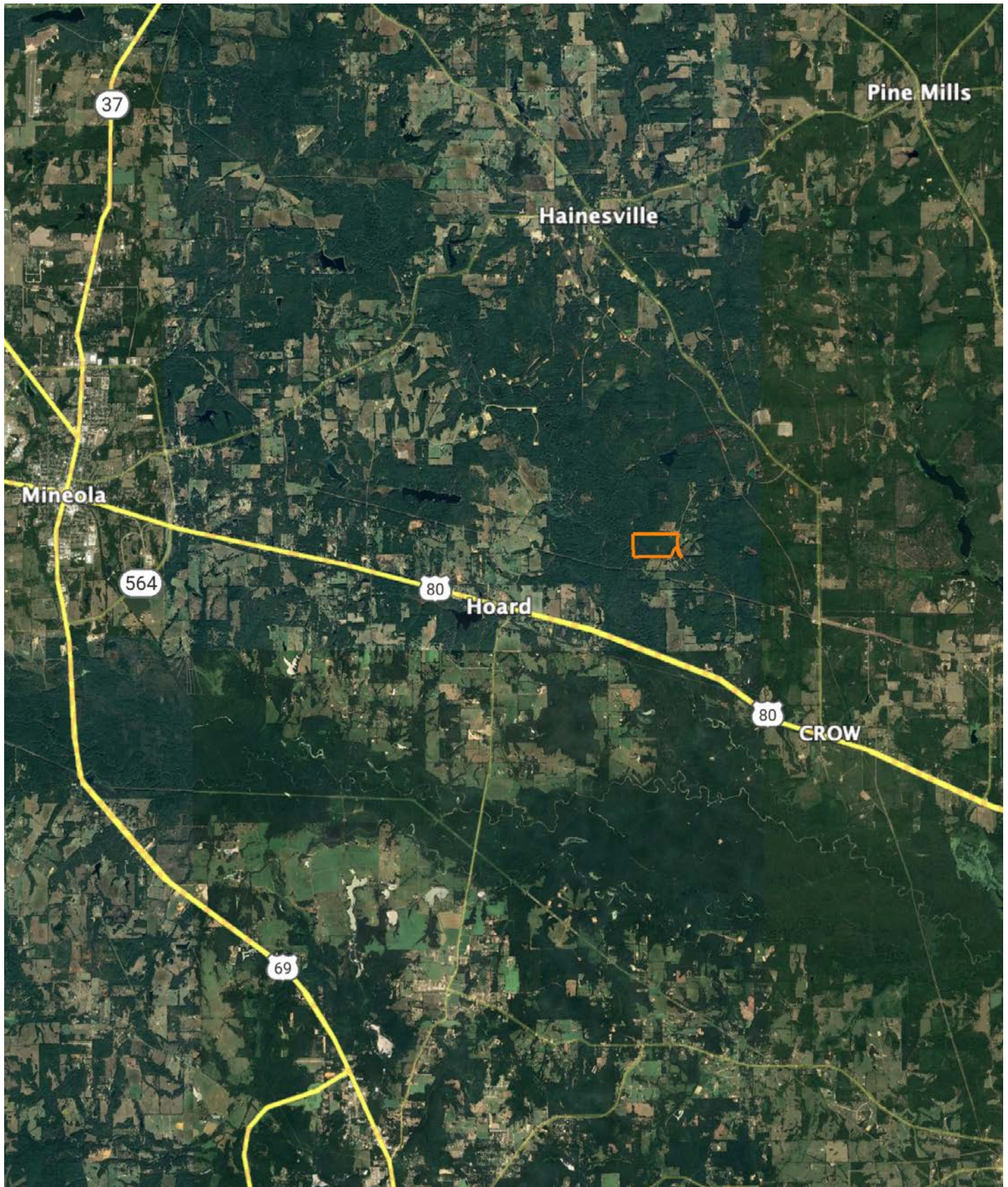
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**Wood County
Texas**

Boundary Center: 32° 39' 11.23, -95° 21' 2.81

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, 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
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