

MIDWEST LAND GROUP PRESENTS

208 ACRES

WOOD COUNTY, TX

3100 HIGHWAY 11, WINNSBORO, TEXAS, 75494



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TURN-KEY 208 +/- ACRE RANCH IN WOOD COUNTY WITH A VIEW

Discover views like no other on this 208 +/- acre ranch in Wood County, an idyllic retreat featuring a custom-built log cabin that overlooks a pristine approximately 10 acre lake. This picturesque property is the perfect blend of rustic charm and mountain lodging, offering a unique opportunity to own a piece of paradise.

The log cabin, meticulously crafted with attention to detail, provides a warm inviting atmosphere. Large windows frame stunning views of the lake, allowing natural light to flood the open-concept living area. The fully furnished cabin has everything needed to entertain and wow guests at first glance. The cabin boasts high-end finishes, custom countertops and cabinetry. The bedrooms and luxurious bathroom ensure comfort and elegance, making it an ideal family getaway! The fully spanned back porch is perfect for morning coffee or evening sunsets, offering breathtaking views of the water and surrounding landscape.

The expansive land includes improved pasture, renowned for its exceptional hay production, ensuring steady income or ample supply for livestock. The rolling fields are lush and fertile, ideal for grazing or farming. The entire property is fully fenced, providing security

and ease of management for your agricultural pursuits. The 3,500 square foot barn and 1,800 square foot hay shed offer ample storage for equipment, supplies, and hay, while shaded areas and watering points ensure the well-being of your animals.

Sustainability is a key feature of this ranch. With backup electricity sourced from solar, a generator, and wind power, you can enjoy peace of mind knowing that your energy needs are covered, regardless of the weather.

The approximately 10 acre lake is a focal point of the property, perfect for fishing and stocked with Florida hybrid bass, waterfowl hunting, boating, or simply enjoying the serene surroundings. Its clear waters and well-maintained banks provide a habitat for local wildlife, adding to the ranch's natural charm.

Whether you're looking to establish a working farm, a private retreat, or an investment property, this Wood County ranch offers endless possibilities. With its combination of modern amenities, sustainable features, and natural beauty, you can experience the best of country living in this unparalleled rural sanctuary.



PROPERTY FEATURES

PRICE: **\$3,500,000** | COUNTY: **WOOD** | STATE: **TEXAS** | ACRES: **208**

- Turn-key ranch!
- Improved pasture
- New fence around the entire property
- Barn - water and electricity at barn
- Corals
- Electricity on site - run underground through the middle of the property
- Community water on site - run underground through the middle of the property
- Abundant wildlife
- Approximately 10 acre lake stocked with Florida hybrid bass
- Security gate
- Custom log cabin
- Large covered deck with hot tub
- Pool table
- Shuffleboard table
- Fully furnished
- Beautiful rolling terrain
- Miniature motor-cross track
- Road frontage on Highway 11 and CR 4430
- Winnsboro ISD
- 500 gallon diesel tank
- 300 gallon gas tank
- 40'x10' storage container
- Owner financing available - up to \$1,500,000 at 6%
- New 500 gallon AG sprayer
- Case L630 117hp cabbed tractor (170 hours)
- Quick detach front end loader
- Front and back hay attachment
- Aerway aerator
- 15' land pride commercial grade shredder
- State-of-the-art hog trap and trailer
- Gravel leveler
- 4 concrete feed troughs
- 7 water troughs
- Approximately 46 bred back heifers
- 2 black Angus bulls (2 to 3 years old)
- Seller is conveying his mineral interests
- Fertilized Bermuda hay
- 3 hay rings
- Approximately 110 bales of Bermuda hay in barn
- \$65K cattle revenue (2023)



CUSTOM LOG CABIN

The log cabin, meticulously crafted with attention to detail, provides a warm inviting atmosphere. Large windows frame stunning views of the lake, allowing natural light to flood the open-concept living area.



HIGH-END FINISHES



LARGE COVERED DECK WITH HOT TUB



FULLY FURNISHED



APPROXIMATELY 10 ACRE LAKE



1,800 SQUARE FOOT HAY SHED



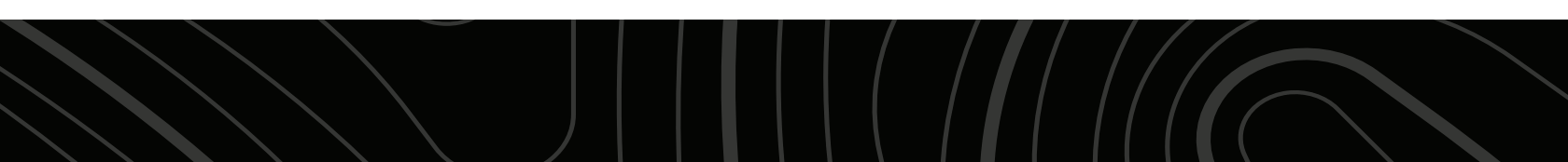
3,500 SQUARE FOOT BARN



IMPROVED PASTURE



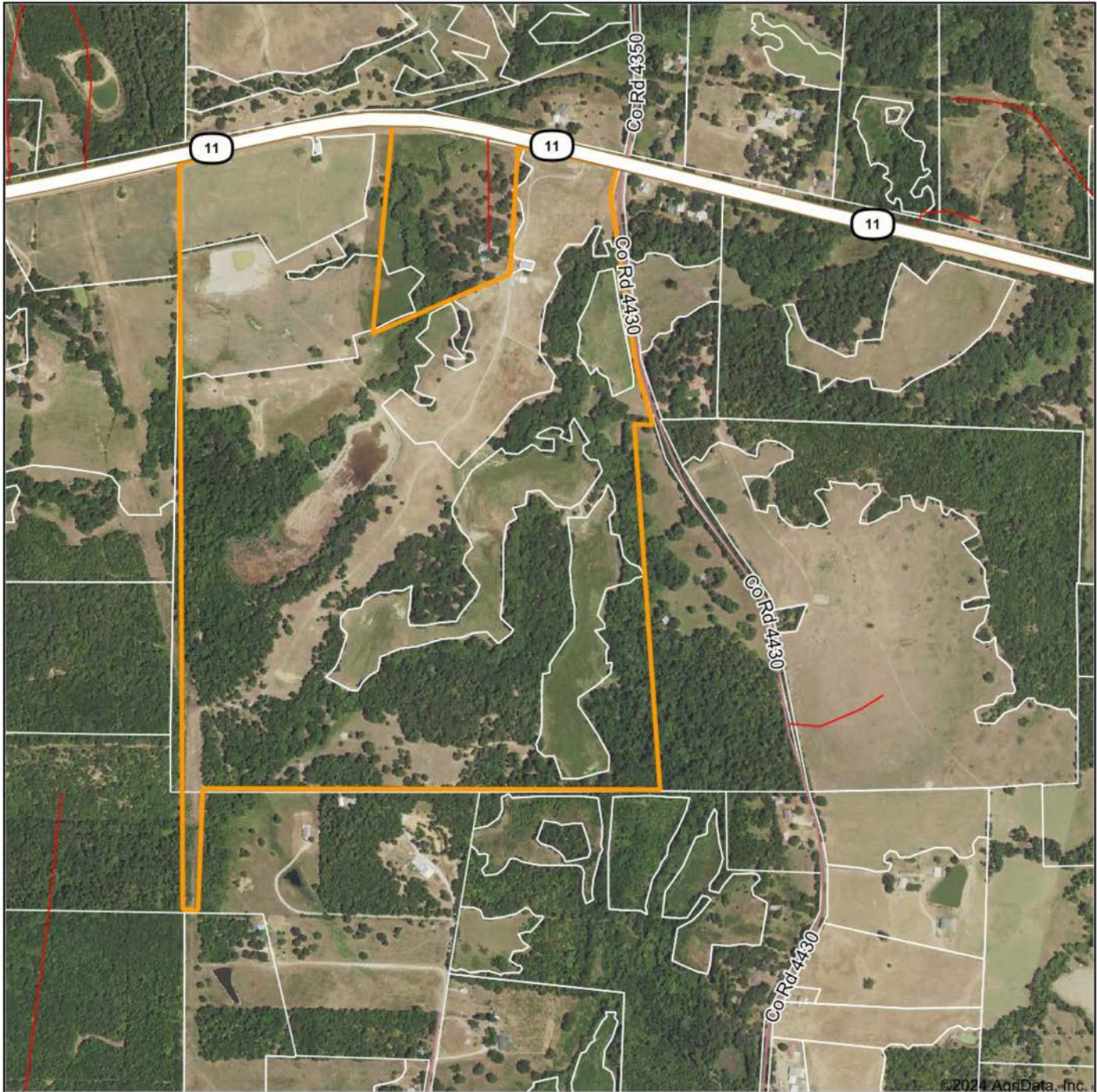
BEAUTIFUL ROLLING TERRAIN



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 32° 56' 58.53, -95° 13' 51.83

0ft 907ft 1814ft



Maps Provided By:



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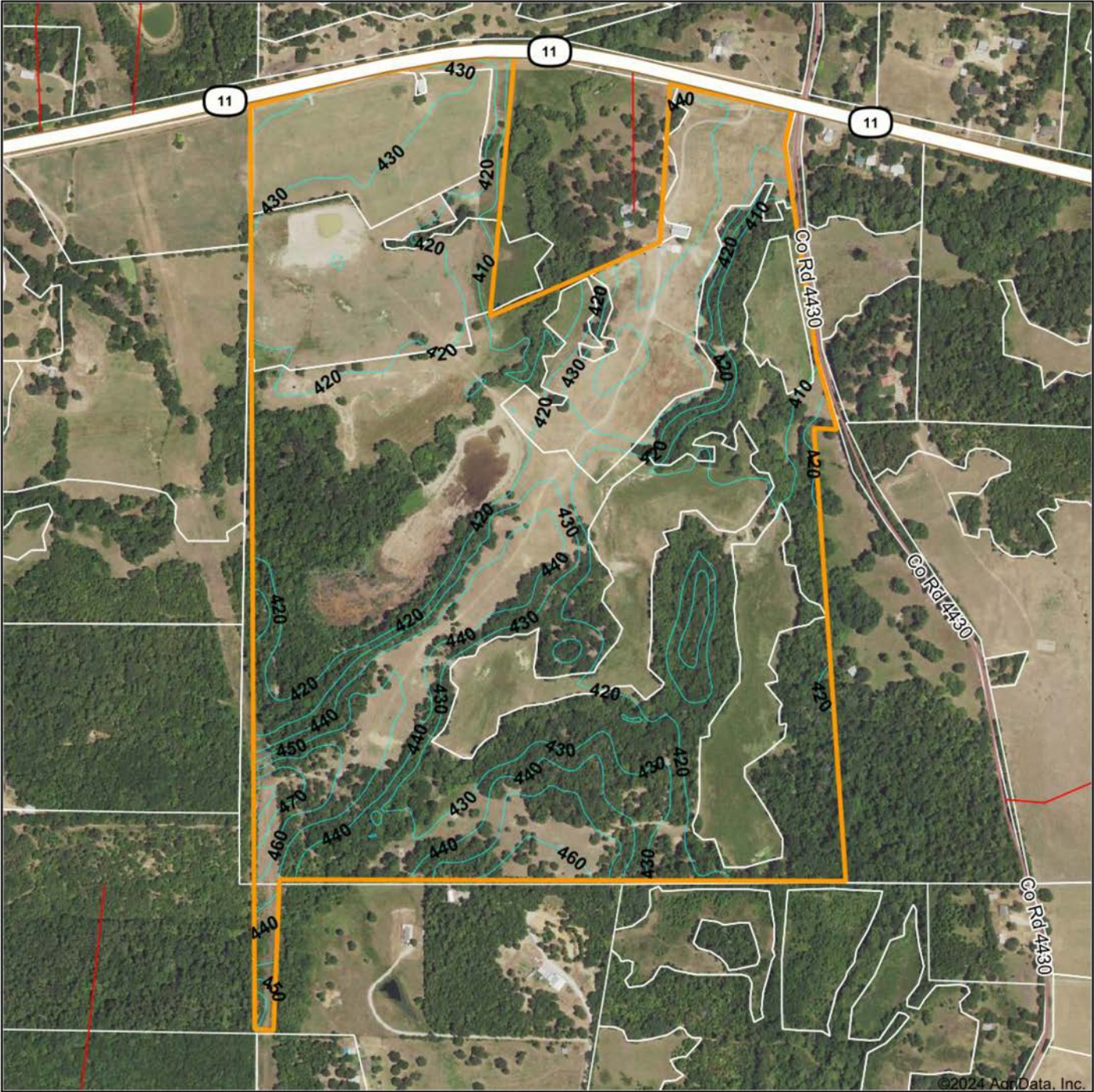
Wood County
Texas



4/12/2024

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

TOPOGRAPHY MAP



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Maps Provided By:



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: 399.7

Max: 486.1

Range: 86.4

Average: 425.6

Standard Deviation: 14.21 ft

0ft 732ft 1464ft

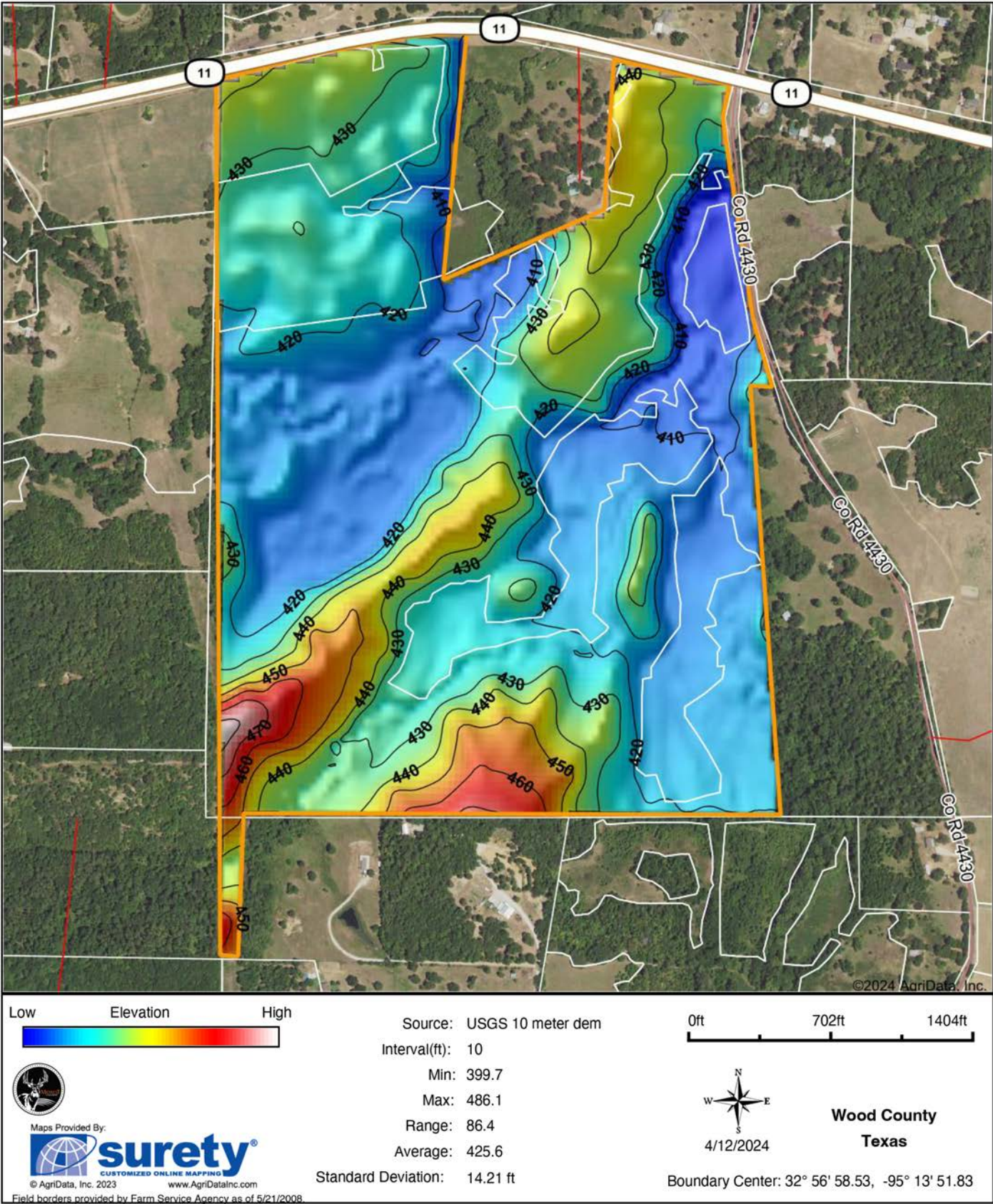


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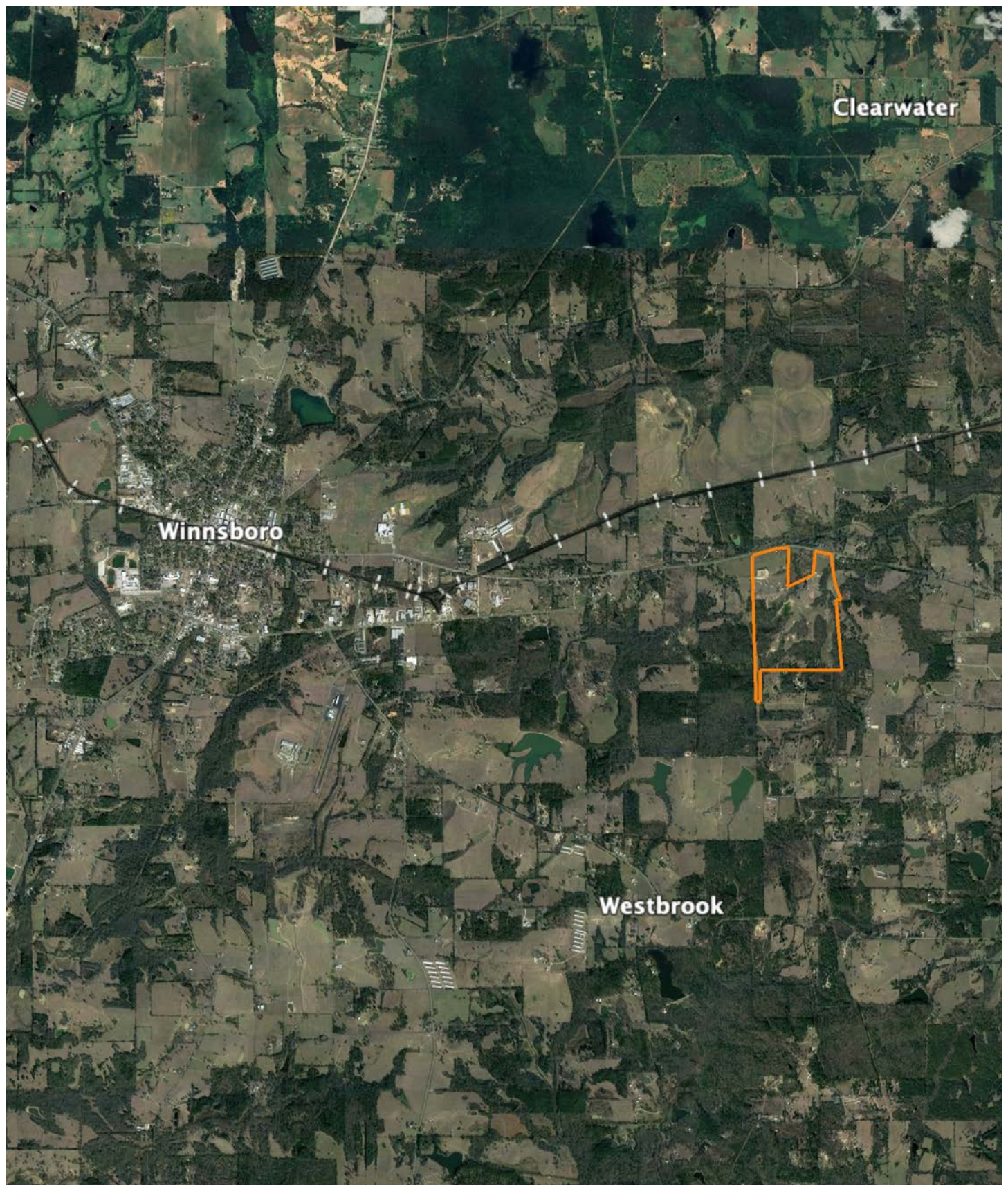
Wood County
Texas

Boundary Center: 32° 56' 58.53, -95° 13' 51.83

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
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