

MIDWEST LAND GROUP PRESENTS

28.6 ACRES

SMITH COUNTY, TX

11941 CR 4107, LINDALE, TEXAS, 75771



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

WONDERFUL HOME ON 28.6 ACRES IN LINDALE ISD

Discover the perfect blend of privacy and convenience with this exceptional property located in the highly sought-after Lindale Independent School District. Nestled on 28.6 acres of rolling, wooded land, this unique offering includes not only a charming main home but also a variety of amenities to suit your lifestyle needs.

The main home features 2 spacious bedrooms and 2 full baths, designed for comfort and convenience. Beyond the main residence, the property includes a charming guest cabin, perfect for visitors or mother-in-law suite, a versatile shop for hobbies or storage, and a 3-stall horse barn complete with a tack room for equestrian enthusiasts.

A live creek runs through the property, enhancing its picturesque and tranquil ambiance. The expansive acreage provides ample privacy and space for outdoor activities, with beautiful wooded areas that create a peaceful retreat.

Located in the Lindale ISD, the property ensures access to excellent schools and community amenities. Lindale Independent School District is known for its strong academic programs and successful athletic program. This property is a rare find, offering a combination of comfortable living, recreational opportunities, and stunning natural surroundings. Whether you are looking for a family home, a hobby farm, or a peaceful retreat, this property provides endless possibilities.



PROPERTY FEATURES

PRICE: **\$739,400** | COUNTY: **SMITH** | STATE: **TEXAS** | ACRES: **28.6**

- Fenced
- Horse barn
- Shop
- Guest cabin
- Rolling terrain
- Very secluded
- Live creek
- Beautiful wooded areas
- Lindale ISD (excellent schools)
- Minutes from town
- Security gate
- Good road frontage



PICTURESQUE HOME



2 BED, 2 BATH



GUEST CABIN



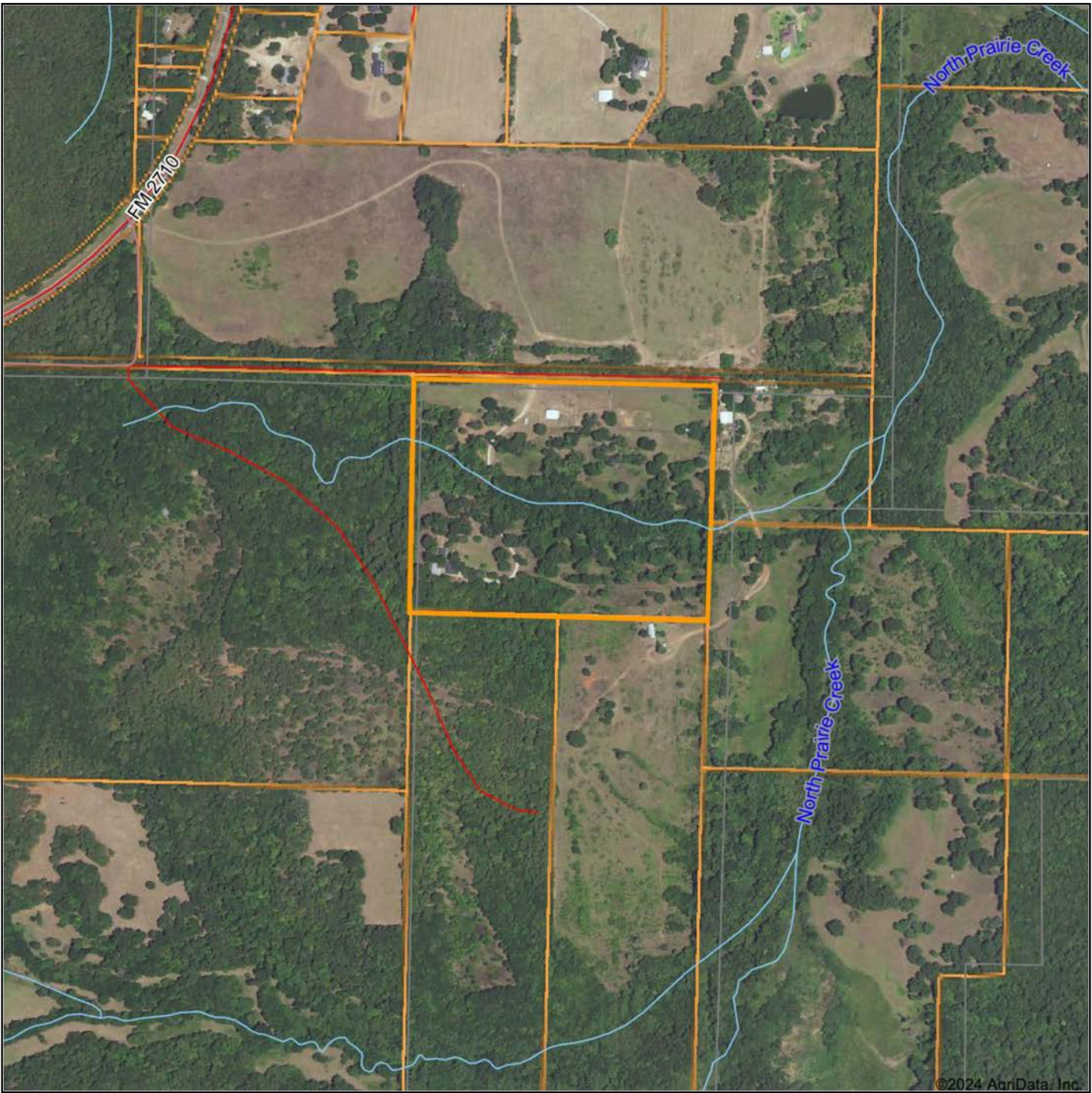
LIVE CREEK



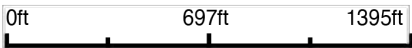
3 STALL HORSE BARN & FENCED PASTURE



AERIAL MAP



Boundary Center: 32° 32' 24.58, -95° 21' 17.64

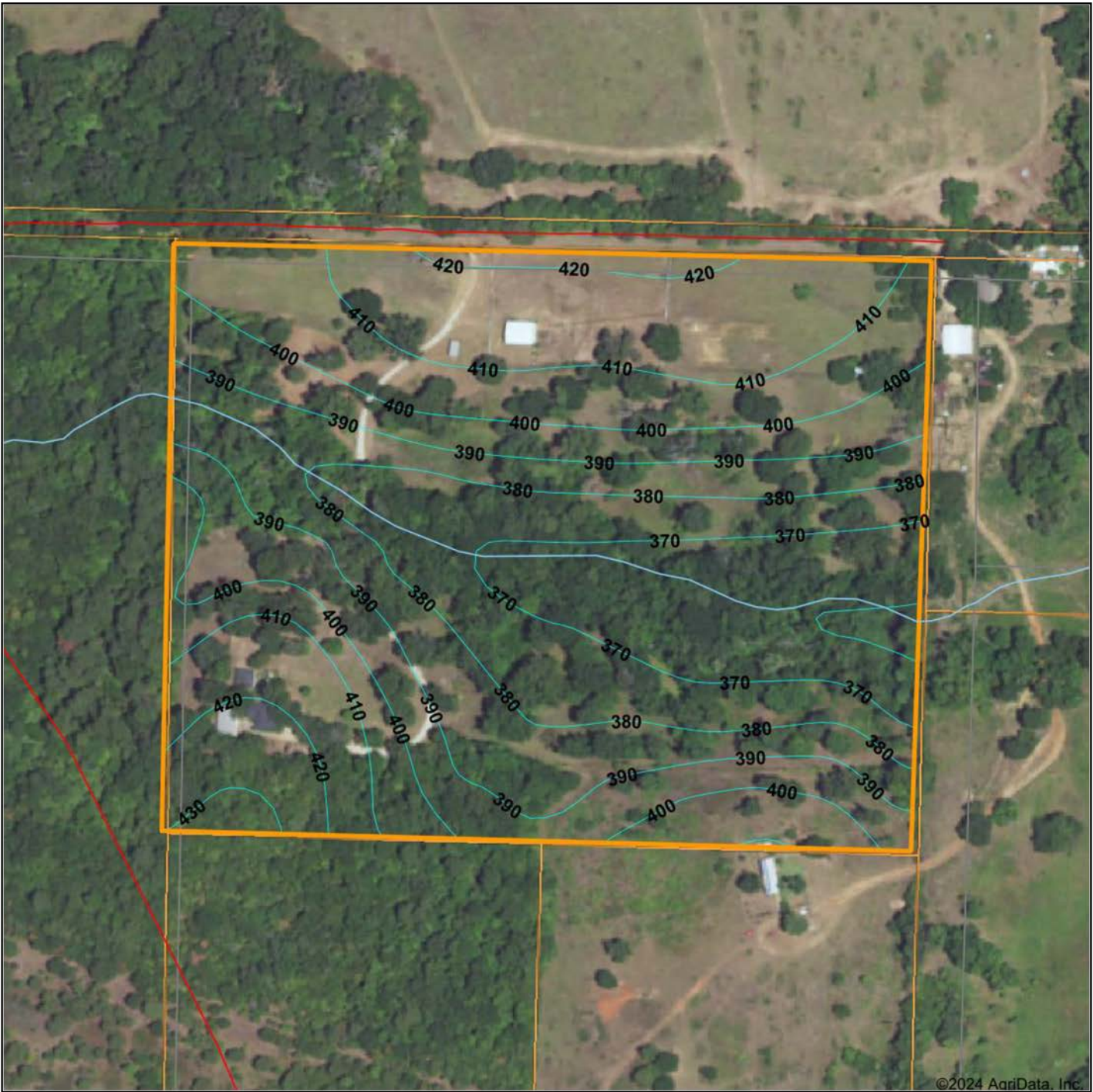


Maps Provided By:
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**Smith County
Texas**

6/8/2024

TOPGRAPHY MAP



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 358.5

Max: 433.3

Range: 74.8

Average: 393.0

Standard Deviation: 17.65 ft

0ft 278ft 556ft

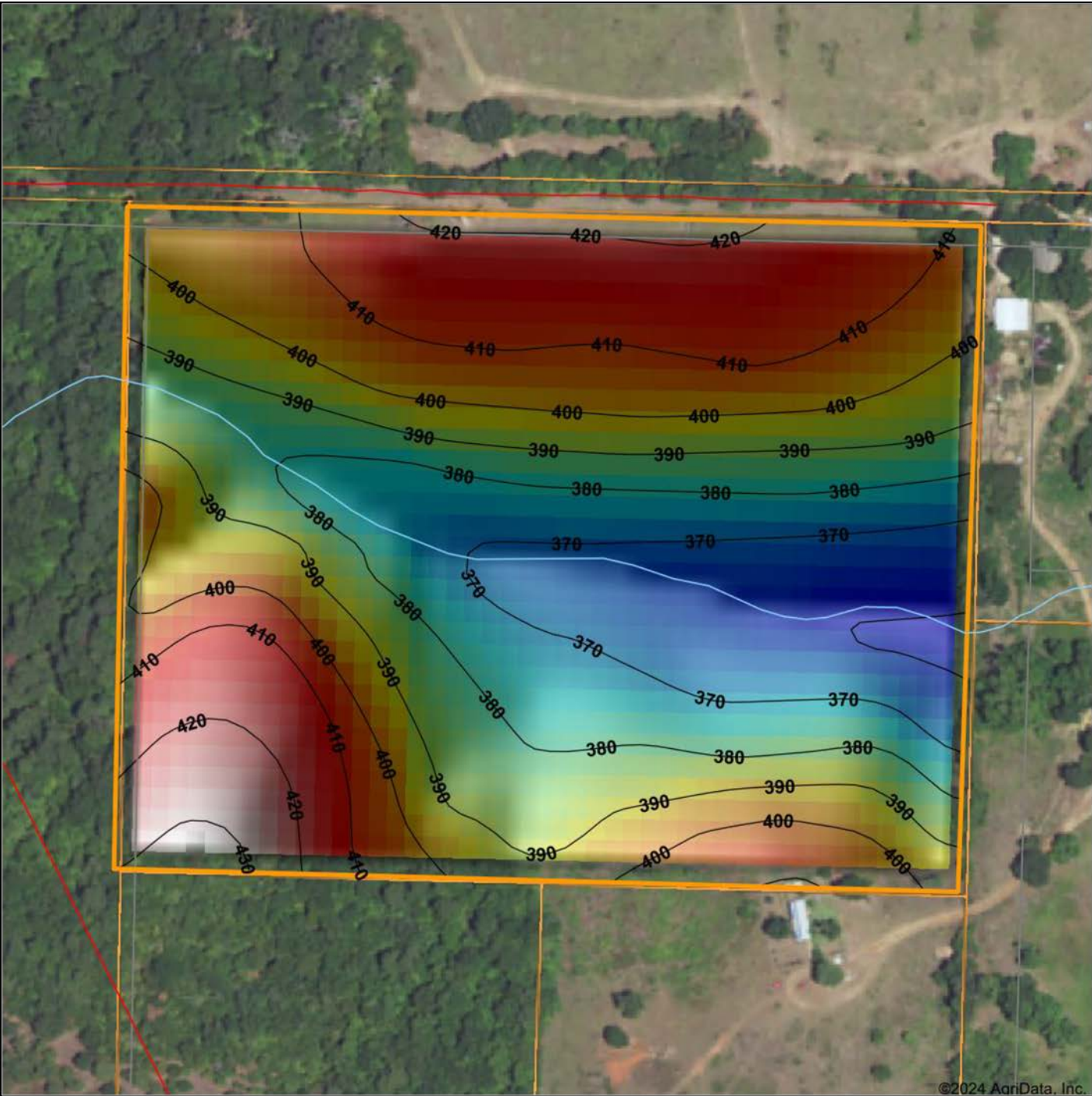


6/8/2024

Smith County
Texas


Boundary Center: 32° 32' 24.58, -95° 21' 17.64

HILLSHADE MAP



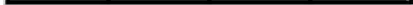

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Low Elevation High



Source: USGS 10 meter dem
Interval(ft): 10
Min: 358.5
Max: 433.3
Range: 74.8
Average: 393.0
Standard Deviation: 17.65 ft

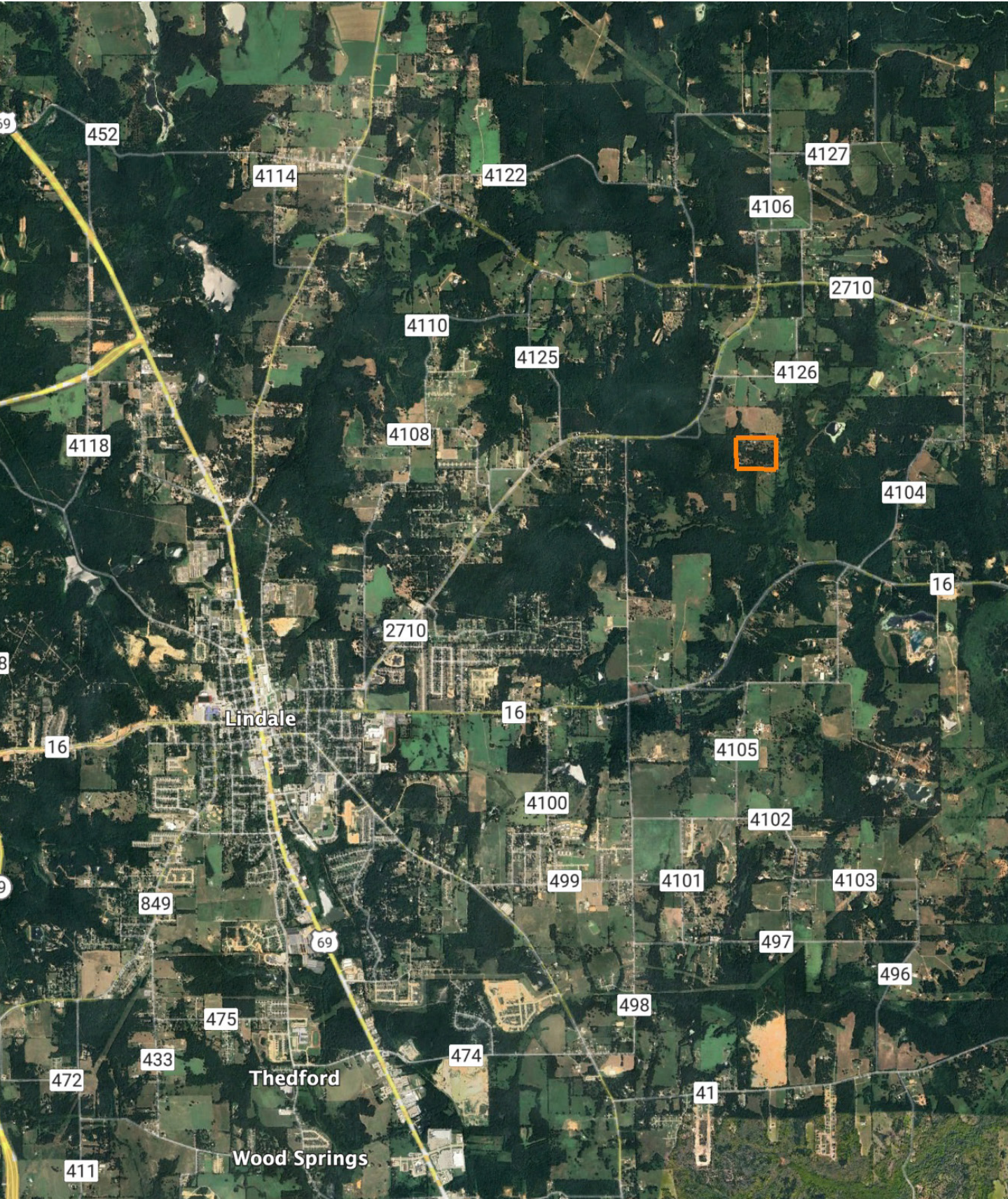
0ft 248ft 495ft



6/8/2024
**Smith County
Texas**
Boundary Center: 32° 32' 24.58, -95° 21' 17.64


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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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