

MIDWEST LAND GROUP PRESENTS

249.7 ACRES IN

UPSHUR COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

249.7 ACRES OF ROLLING TERRAIN AND STUNNING VIEWS

Welcome to your dream property! Spanning an impressive 249.7 acres in the heart of Upshur County, Texas, this stunning land offers unparalleled natural beauty and exceptional features. With rolling terrain and incredible views in every direction, this is the perfect canvas for your vision.

This vast piece of land provides ample space for any of your agricultural, recreational, or residential dreams. The possibilities are endless with this much acreage at your disposal.

The natural undulating landscape adds character and charm, creating a visually appealing and functional property. This feature not only enhances the aesthetic appeal but also supports diverse land uses. The property boasts lush, well-maintained pastures ideal for livestock grazing, hay production, or cultivation. The quality pastureland ensures that your agricultural endeavors are off to a great start.

With multiple barns on the property, you'll have ample

storage and operational space. These structures are perfect for housing equipment and storing hay. The entire property is securely fenced, making it ready for livestock and providing a defined boundary for your private retreat.

This property features six ponds, providing water for livestock and recreational fishing opportunities. Reliable water sources are a crucial feature of any property. In addition to the ponds, the property has two water wells on site. You will have dependable access to water for all your agricultural needs or future developments.

With electricity on the property, you can easily connect and start projects without delay. This feature adds significant convenience and development potential.

This exceptional property is a rare find, combining practical features with the natural beauty of Upshur County. Don't miss your chance to own a piece of Texas paradise! This 249.7 acre gem is ready to fulfill your dreams and provide a legacy for future generations.



PROPERTY FEATURES

PRICE: **\$1,992,000** | COUNTY: **UPSHUR** | STATE: **TEXAS** | ACRES: **249.7**

- Improved pasture
- Good hay production
- Multiple barns
- 6 ponds
- 2 water wells
- Electric on site
- Corrals
- 5-strand barbed wire fencing
- Rolling terrain
- Amazing views
- Deer
- Hogs
- Highway 155 frontage
- Propane tank



ROLLING TERRAIN

Spanning an impressive 249.7 acres in the heart of Upshur County, Texas, this stunning land offers unparalleled natural beauty and exceptional features. With rolling terrain and incredible views in every direction, this is the perfect canvas for your vision.



HAY PRODUCTION



6 PONDS



MULTIPLE BARNs

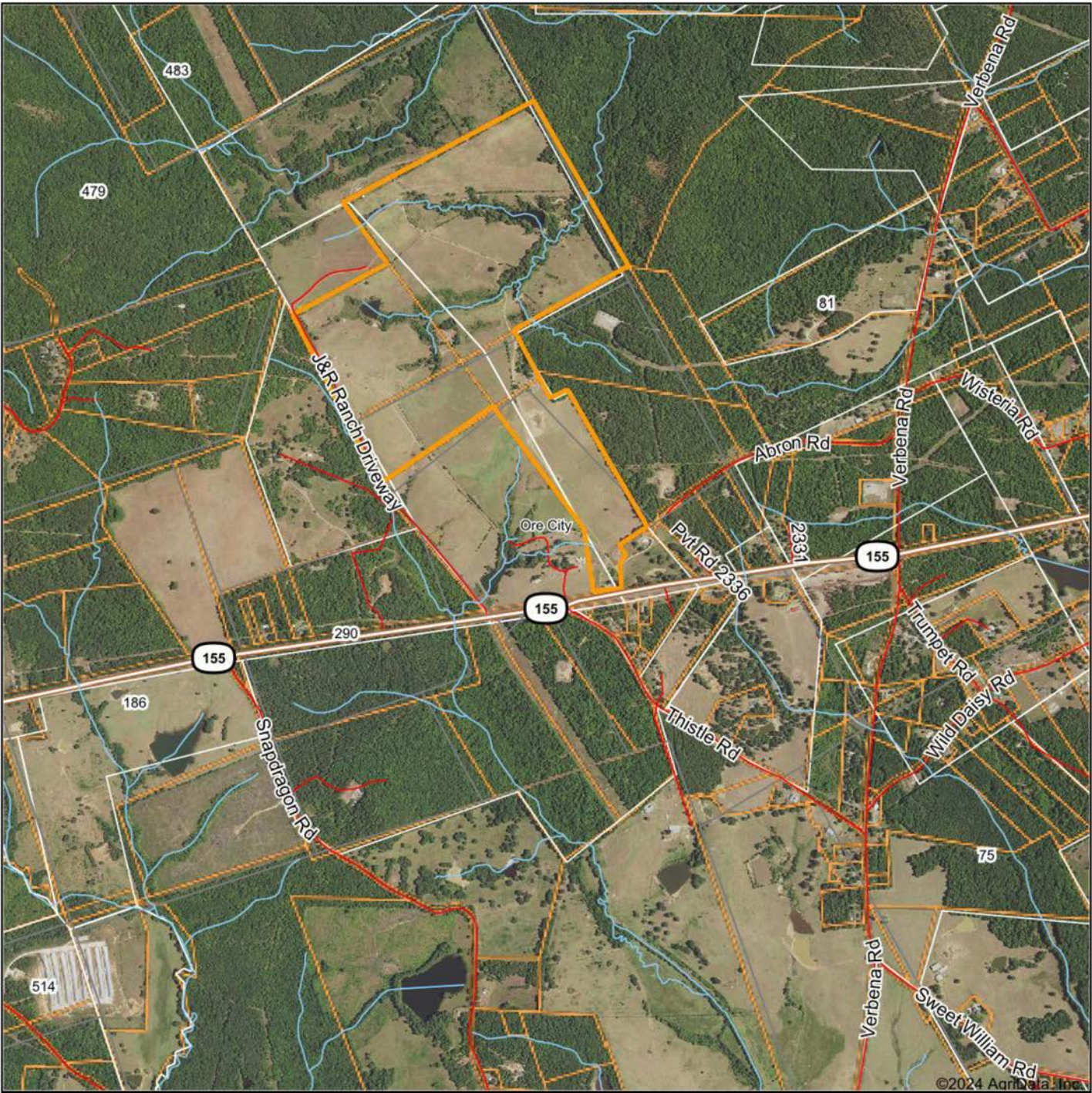
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ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Boundary Center: 32° 50' 41.9, -94° 46' 25.77

0ft 1867ft 3735ft

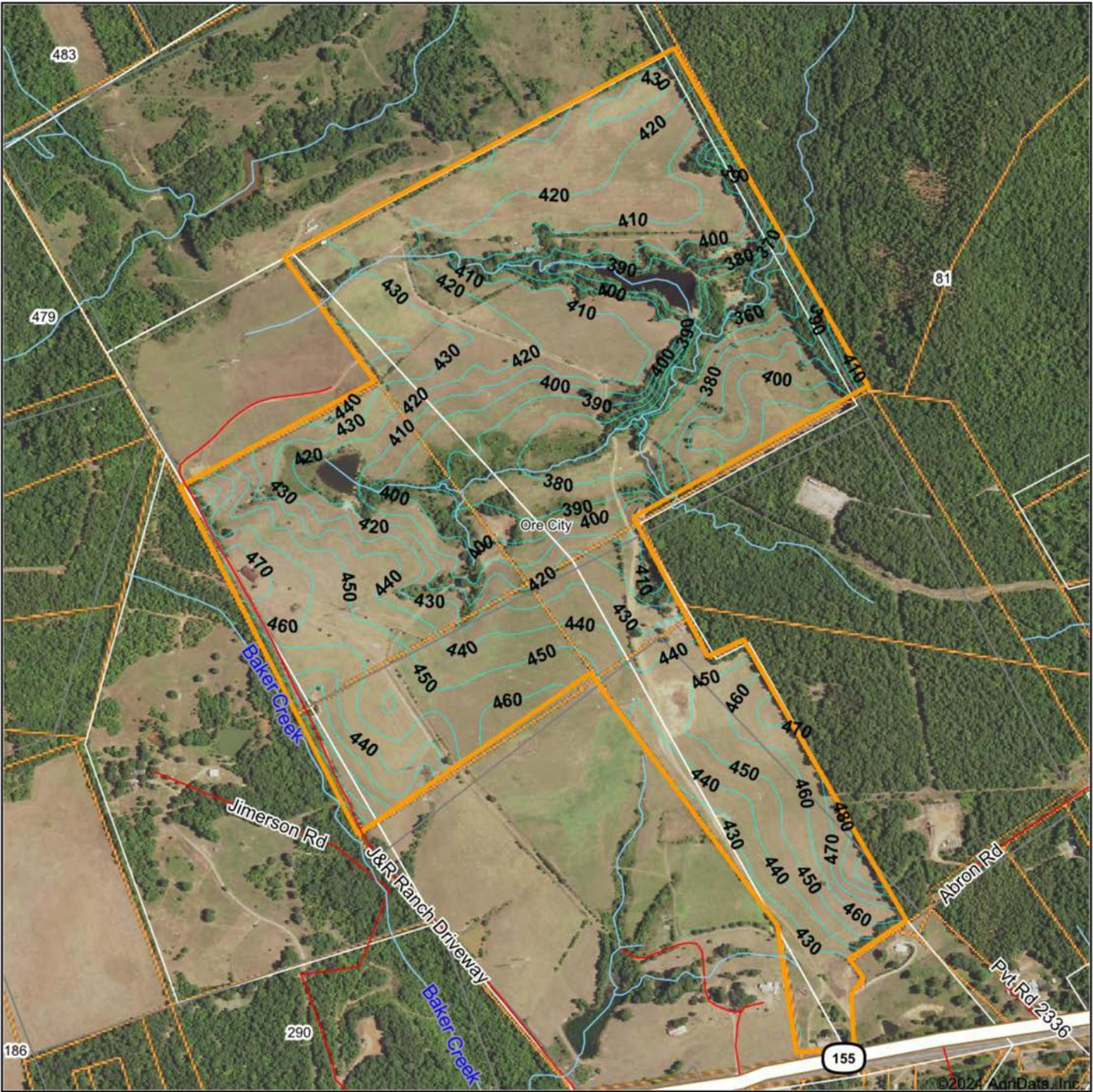
Upshur County
Texas



6/21/2024

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

TOPOGRAPHY MAP



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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: 348.2

Max: 499.8

Range: 151.6

Average: 421.8

Standard Deviation: 26.35 ft

0ft 912ft 1824ft

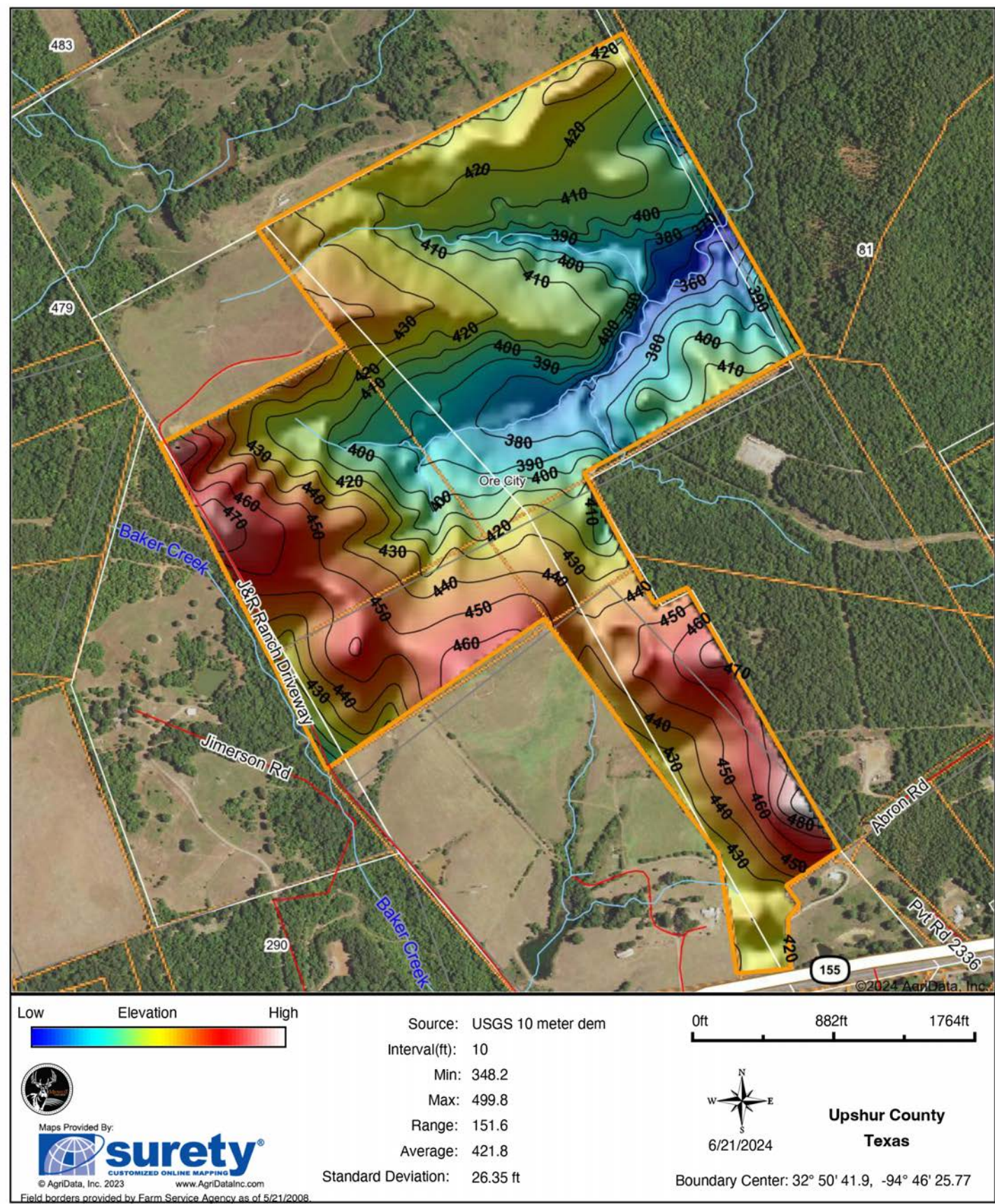


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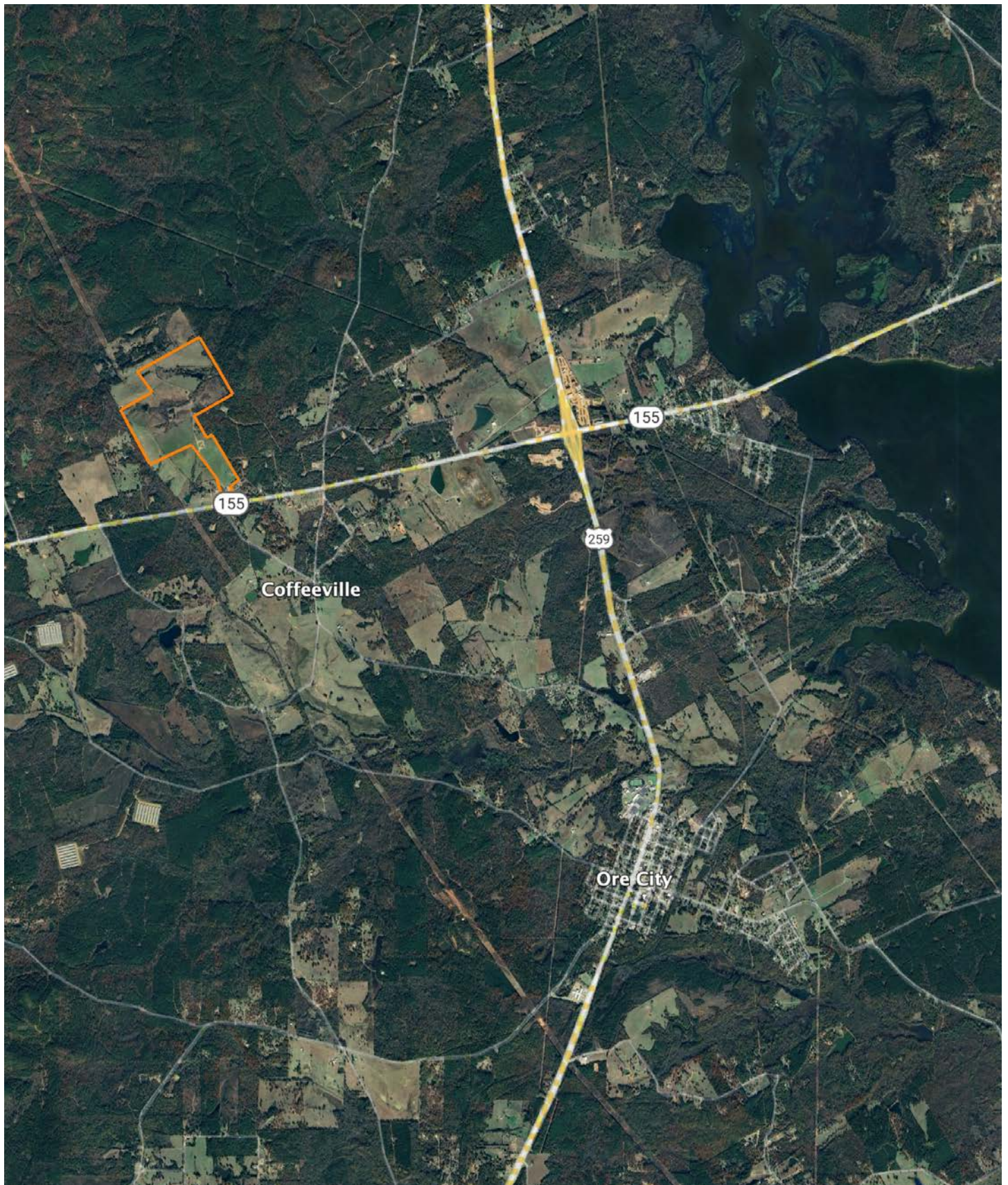
Upshur County
Texas

Boundary Center: 32° 50' 41.9, -94° 46' 25.77

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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