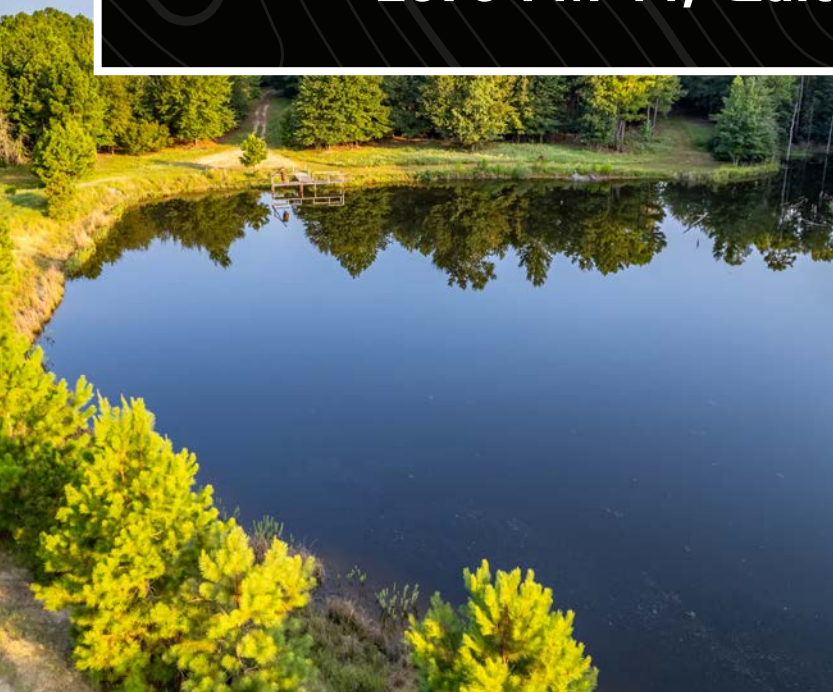


MIDWEST LAND GROUP PRESENTS



95 ACRES  
**WOOD COUNTY, TX**

2575 FM 14, Quitman, Texas 75783



MIDWEST LAND GROUP IS HONORED TO PRESENT

# OUTDOORSMEN'S PARADISE IN WOOD COUNTY

This 95 acres in Wood County is an exceptional game-fenced recreational paradise, where comfort meets the great outdoors. This tract of land is more than just a property; it's an experience waiting to unfold. The carefully managed habitat offers excellent hunting opportunities, making it an ideal spot for seasonal hunters and those looking to enjoy the wildlife. A well-maintained stocked pond adds to the property's appeal, providing excellent bass fishing opportunities.

Beyond its recreational appeal, this property offers potential as a full-time residence or a weekend getaway. With 95 acres to explore, you have plenty of space to roam, ride ATVs, or even expand the current setup with additional improvements.

The 3 bedroom, 2.5 bath barndominium combines the rustic charm of country living with modern conveniences. Features include high ceilings, granite countertops, modern appliances, and large bedrooms. The oversized front porch overlooks a cultivated food plot where deer are often seen at sunrise.

Just steps away from the main residence, you will find a 6-bay detached covered parking area. This expansive structure is perfect for storing vehicles, ATVs, and all your outdoor equipment. This nice feature is a practical and valuable addition.

This is a rare opportunity to own a tract with an established deer herd with management practices already in place, helping ensure years and years of unmatched outdoor experiences. Don't miss your chance to make it yours!



# PROPERTY FEATURES

PRICE: **\$1,450,000** | COUNTY: **WOOD** | STATE: **TEXAS** | ACRES: **95**

- Game fenced
- Security gate
- 3 bedroom, 2 1/2 bath barndominium
- 6-bay equipment shed
- Creek
- Food plots
- Back-up generator
- 1.5 acre stocked pond
- Established deer herd
- 91 HP John Deere 2940
- 74 HP New Holland C327 skid steer
- 9' disk
- Skid steer implements (mower/brush head, bucket, pallet forks, grapple)



# BARNODOMINIUM

The 3 bedroom, 2.5-bath barndominium combines the rustic charm of country living with modern conveniences. Features include high ceilings, granite countertops, modern appliances, and large bedrooms. The oversized front porch overlooks a cultivated food plot where deer are often seen at sunrise.



# SECURITY GATE

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# 6-BAY EQUIPMENT SHED

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# HUNTING OPPORTUNITIES

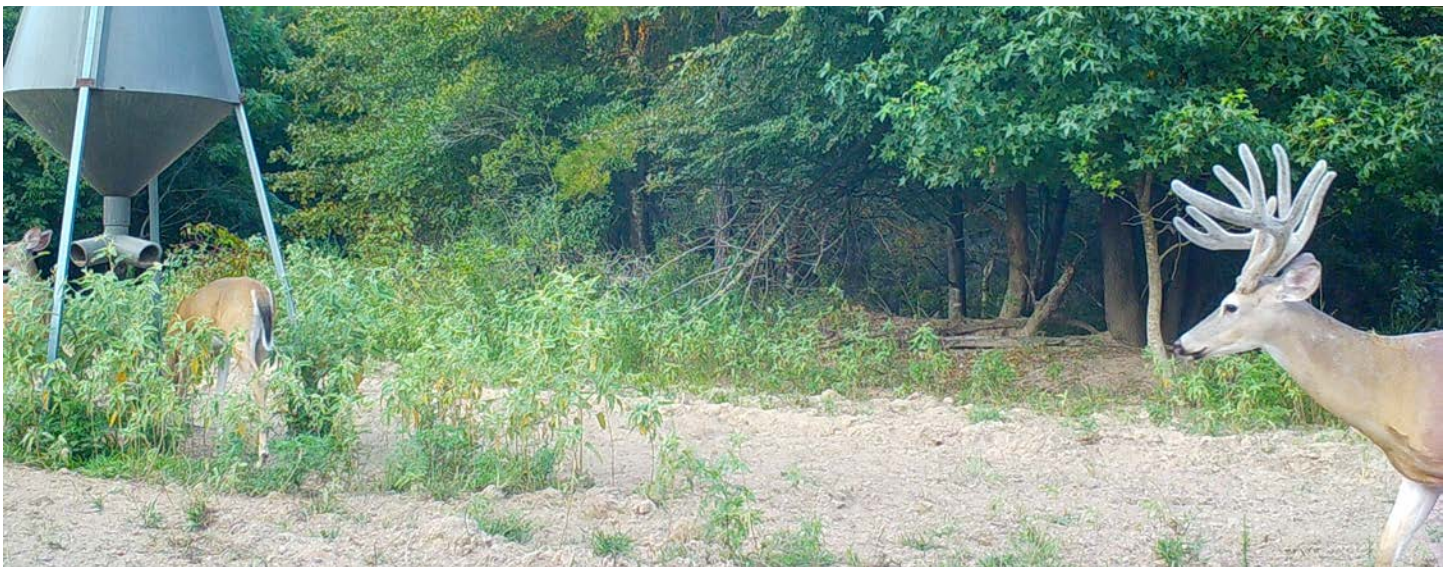
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The carefully managed habitat offers excellent hunting opportunities, making it an ideal spot for seasonal hunters and those looking to enjoy the wildlife. A well-maintained stocked pond adds to the property's appeal, providing excellent bass fishing opportunities.

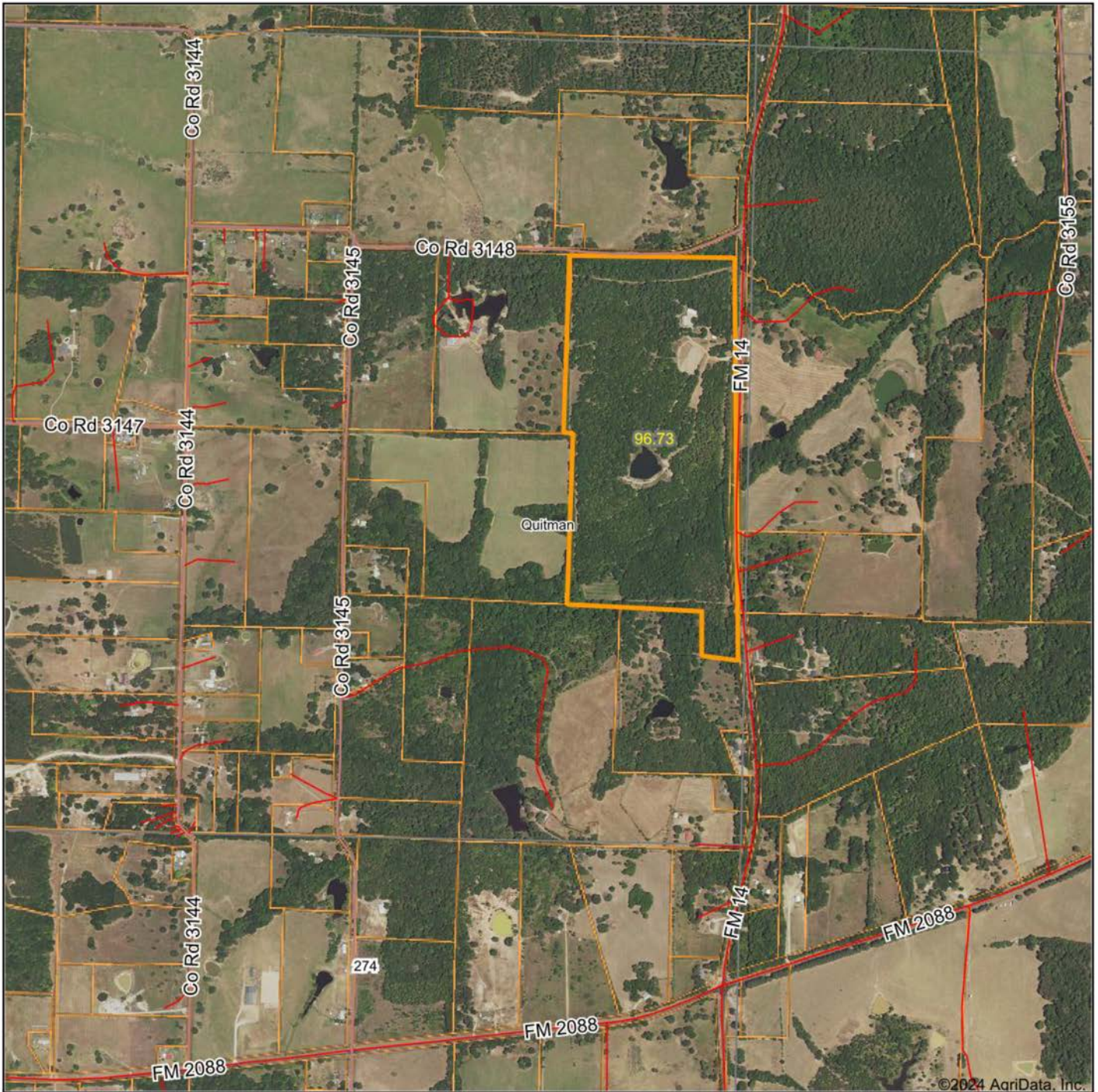


# TRAIL CAM PICTURES

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# AERIAL MAP



Boundary Center: 32° 50' 0.79, -95° 20' 49.91



Wood County  
Texas

7/16/2024



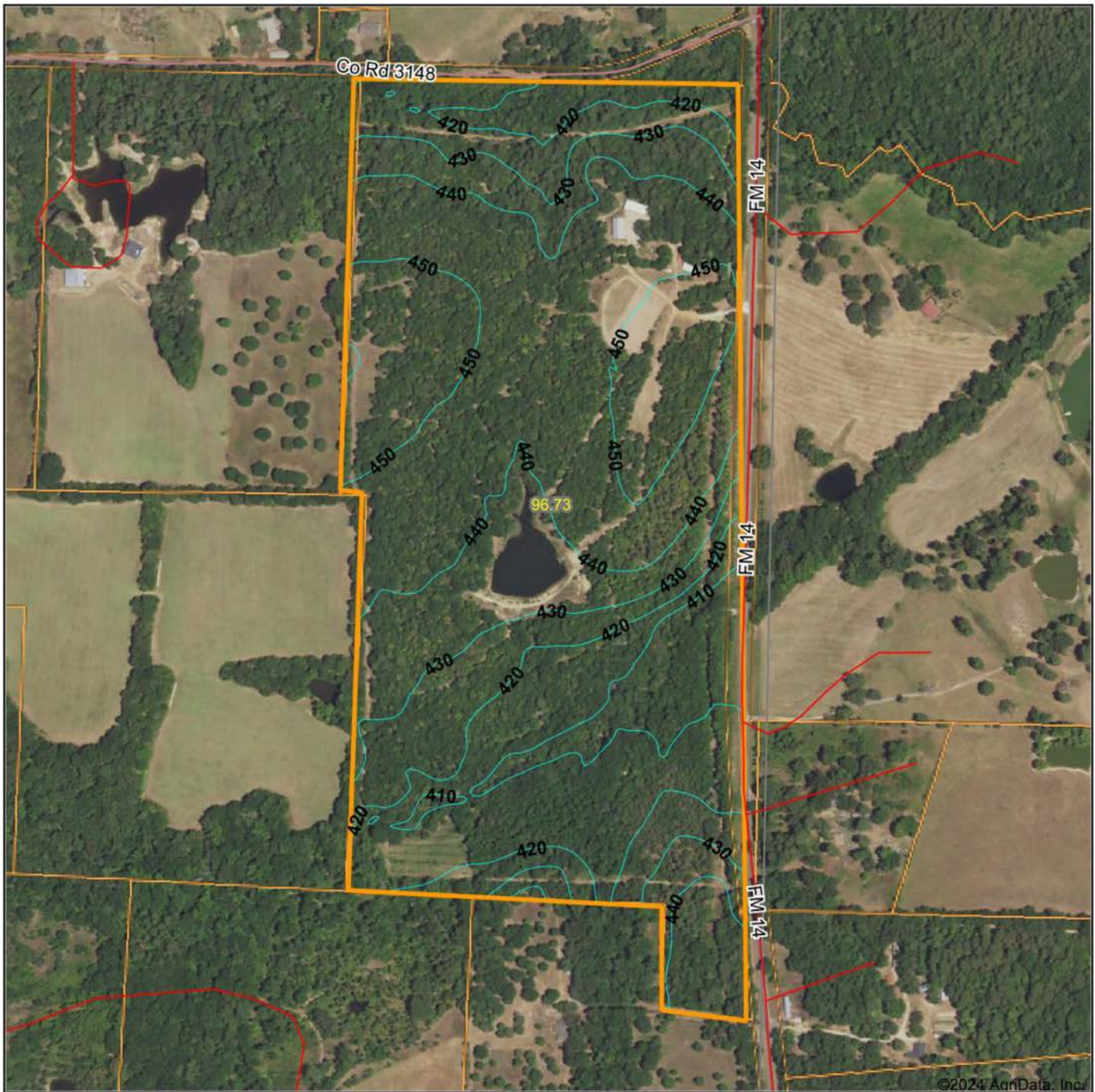
Maps Provided By:



CUSTOMIZED ONLINE MAPPING  
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# TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 399.2

Max: 462.7

Range: 63.5

Average: 434.2

Standard Deviation: 14.47 ft

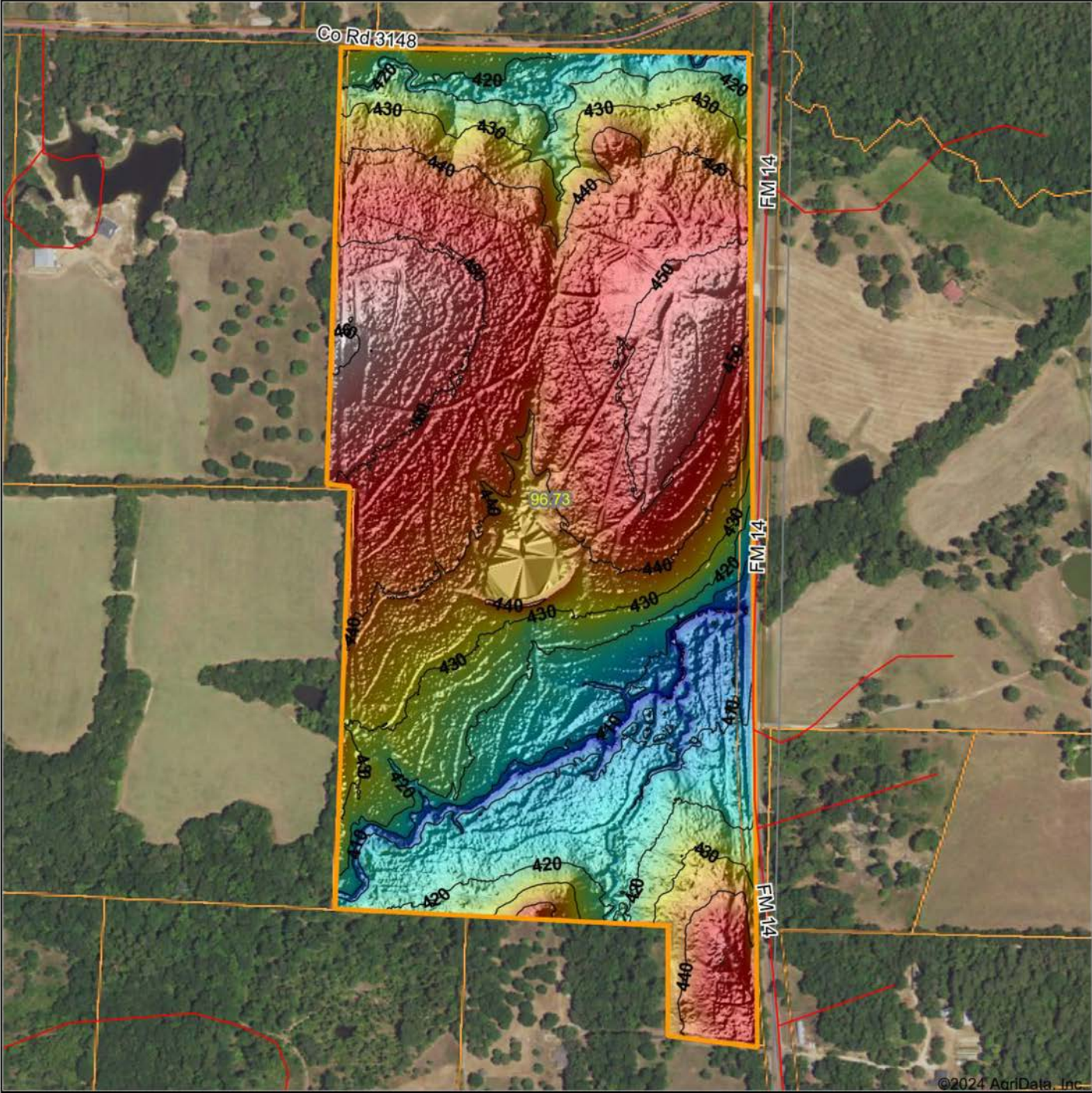


7/16/2024

Wood County  
Texas

Boundary Center: 32° 50' 0.79, -95° 20' 49.91

# HILLSHADE MAP



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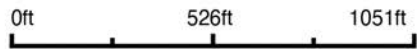


Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem  
 Interval(ft): 10  
 Min: 399.2  
 Max: 462.7  
 Range: 63.5  
 Average: 434.2  
 Standard Deviation: 14.47 ft

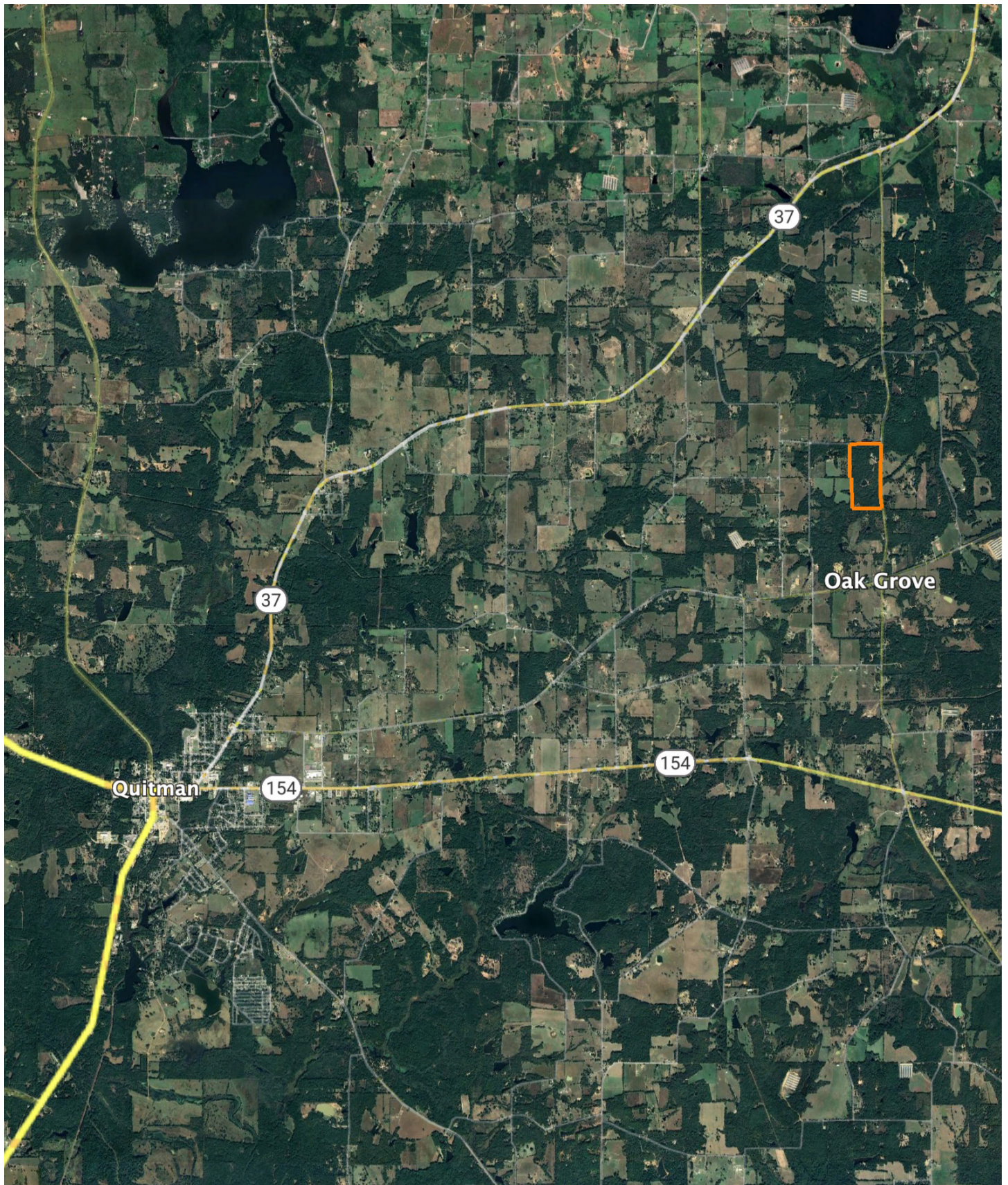


7/16/2024

**Wood County  
Texas**

Boundary Center: 32° 50' 0.79, -95° 20' 49.91

# 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, Cale, 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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