

MIDWEST LAND GROUP PRESENTS

45 ACRES IN

UPSHUR COUNTY TEXAS



5183 SCRUB PINE ROAD, BIG SANDY, TEXAS, 75755

MIDWEST LAND GROUP IS HONORED TO PRESENT

45 ACRE RETREAT WITH STUNNING VIEWS

Welcome to your private oasis! Nestled on 45 acres of picturesque rolling terrain, this stunning property offers the perfect blend of luxury, comfort, and natural beauty. The main house spans 3,300 square feet and features 4 spacious bedrooms and 3 well-appointed bathrooms, providing ample space for family and guests.

As you step inside, you'll be greeted by beautiful hardwood floors that flow seamlessly throughout the home, adding a touch of elegance and warmth to every room. The open-concept living area is perfect for entertaining, with large windows that frame the breathtaking views of the surrounding landscape. The kitchen boasts high-end appliances, and granite countertops with plenty of storage space.

One of the standout features of this home is the expansive wrap-around porch, where you can relax and take in the amazing views of the rolling terrain and green pastures. Whether you're enjoying your morning coffee or unwinding after a long day, this outdoor space is sure to become your favorite spot.

For those who love the outdoors, this property is a true paradise. The 45 acre estate is fully fenced, providing security and peace of mind. The rolling terrain and green pastures are perfect for horseback riding, hiking, or simply enjoying the beauty of nature. The abundant wildlife offers excellent hunting opportunities for the outdoor enthusiast.

In addition to the main house, this property also features a charming guest house. With 2 bedrooms and 1 bathroom, the guest house offers a quiet, private retreat for visitors. It's also an excellent option for a short-term rental, providing a potential income stream.

The unique home offers a perfect blend of luxury, comfort, and natural beauty, providing an idyllic lifestyle for those seeking peace and seclusion. Don't miss the chance to make this dream property your own! Whether you're looking for a serene family home, a weekend getaway, or an investment opportunity, this property has it all.



PROPERTY FEATURES

PRICE: **\$998,900** | COUNTY: **UPSHUR** | STATE: **TEXAS** | ACRES: **45**

- 4 bedroom, 3 bath main house
- 2 bedroom, 1 bath guest house
- Rolling terrain
- Abundant wildlife
- Ample storage
- Storm shelter
- Amazing views
- Fully fenced
- Good pasture
- Creek
- Pond
- Covered parking



4 BED, 3 BATH HOME

The main house spans 3,300 square feet providing ample space for family and guests. As you step inside, you'll be greeted by beautiful hardwood floors that flow seamlessly throughout the home. The open-concept living area is perfect for entertaining, with large windows that frame the breathtaking views of the surrounding landscape.



ADDITIONAL INTERIOR PHOTOS



WRAP-AROUND PORCH

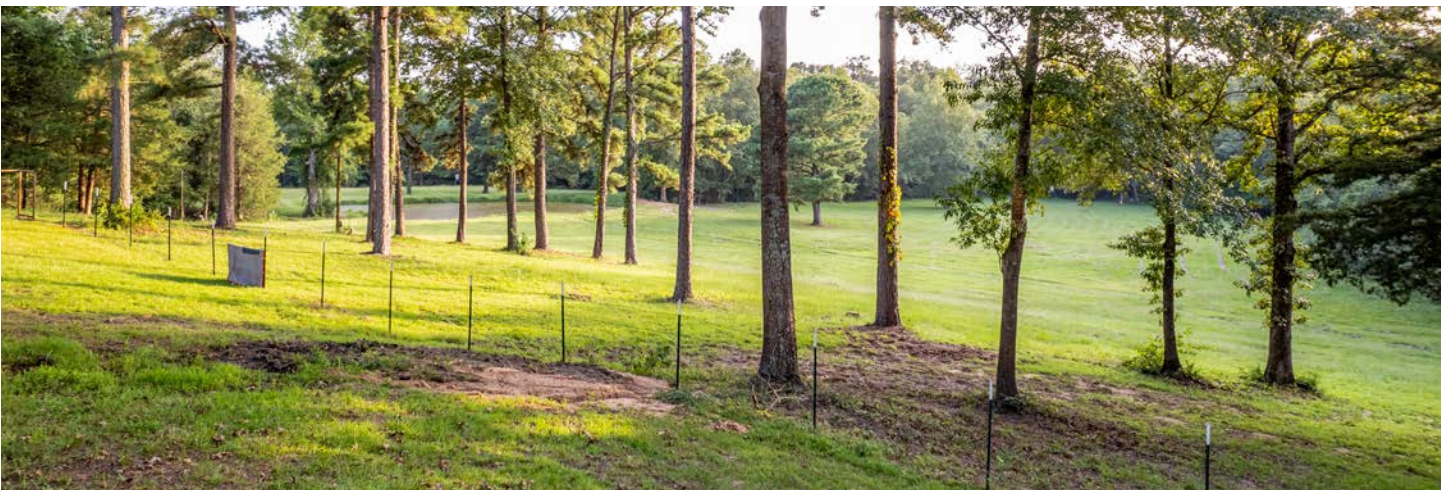
One of the standout features of this home is the expansive wrap-around porch, where you can relax and take in the amazing views of the rolling terrain and green pastures. Whether you're enjoying your morning coffee or unwinding after a long day, this outdoor space is sure to become your favorite spot.



POND



FULLY FENCED



GUEST HOUSE

In addition to the main house, this property also features a charming guest house. With 2 bedrooms and 1 bathroom, the guest house offers a quiet, private retreat for visitors. It's also an excellent option for a short-term rental, providing a potential income stream.



STORM SHELTER



AMPLE STORAGE



GOOD PASTURE

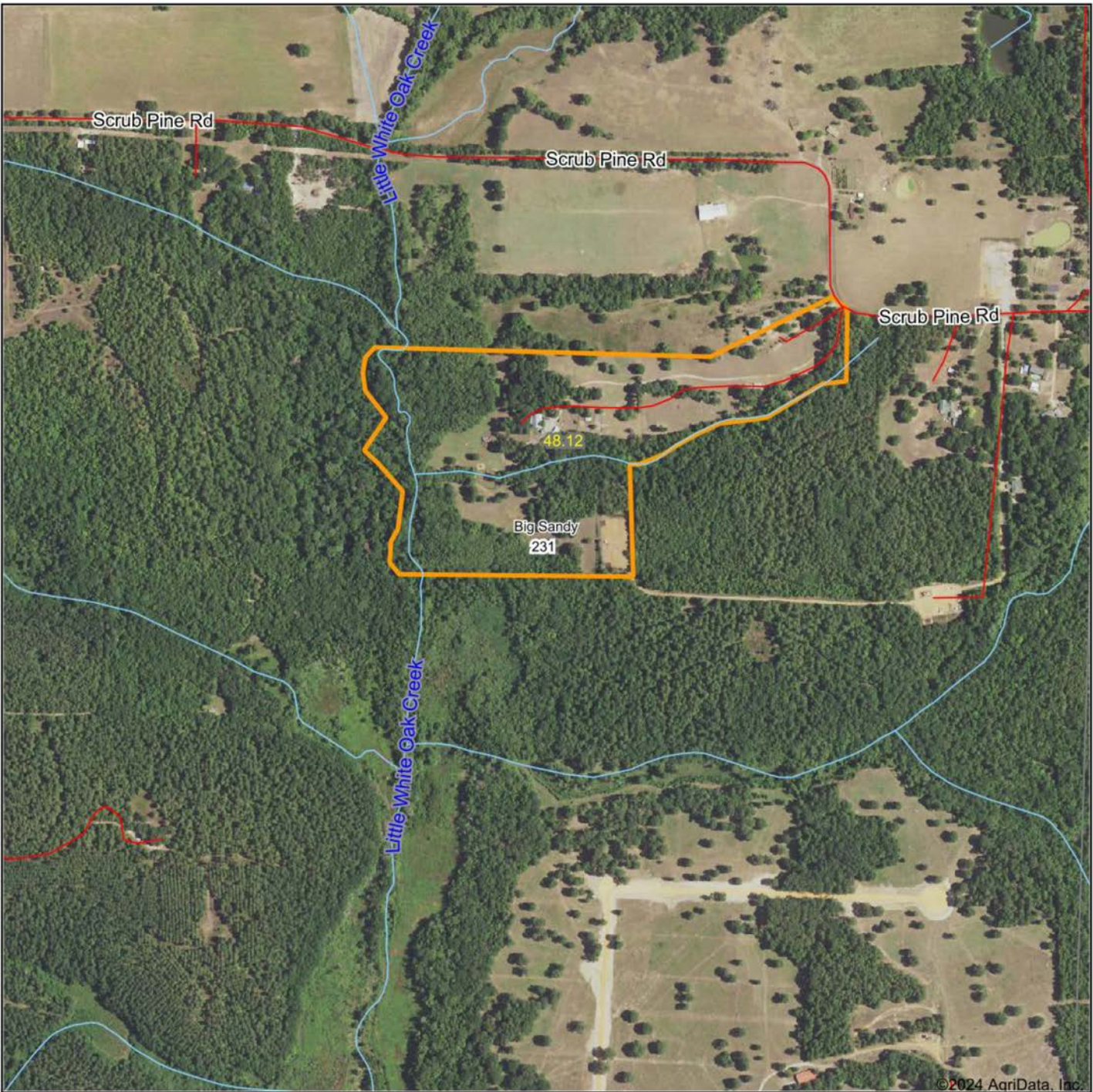
The rolling terrain and green pastures are perfect for horseback riding, hiking, or simply enjoying the beauty of nature. The abundant wildlife offers excellent hunting opportunities for the outdoor enthusiast.



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 32° 36' 36.76, -95° 2' 0.88

0ft 825ft 1651ft



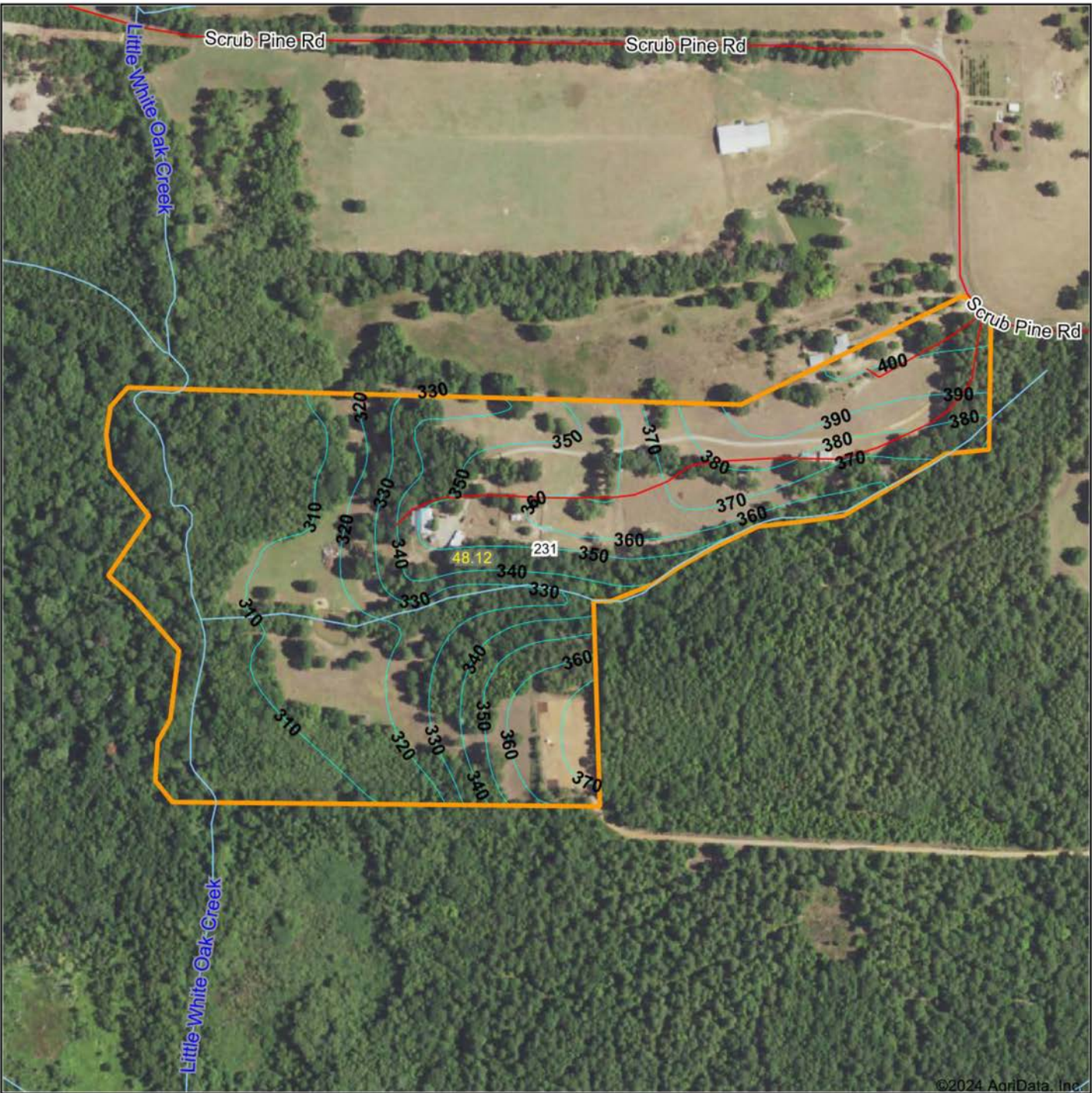
Maps Provided By:
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Upshur County
Texas



7/26/2024

TOPOGRAPHY MAP



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Source: USGS 10 meter dem
Interval(ft): 10.0
Min: 307.0
Max: 403.1
Range: 96.1
Average: 338.9
Standard Deviation: 28.67 ft

0ft 452ft 904ft

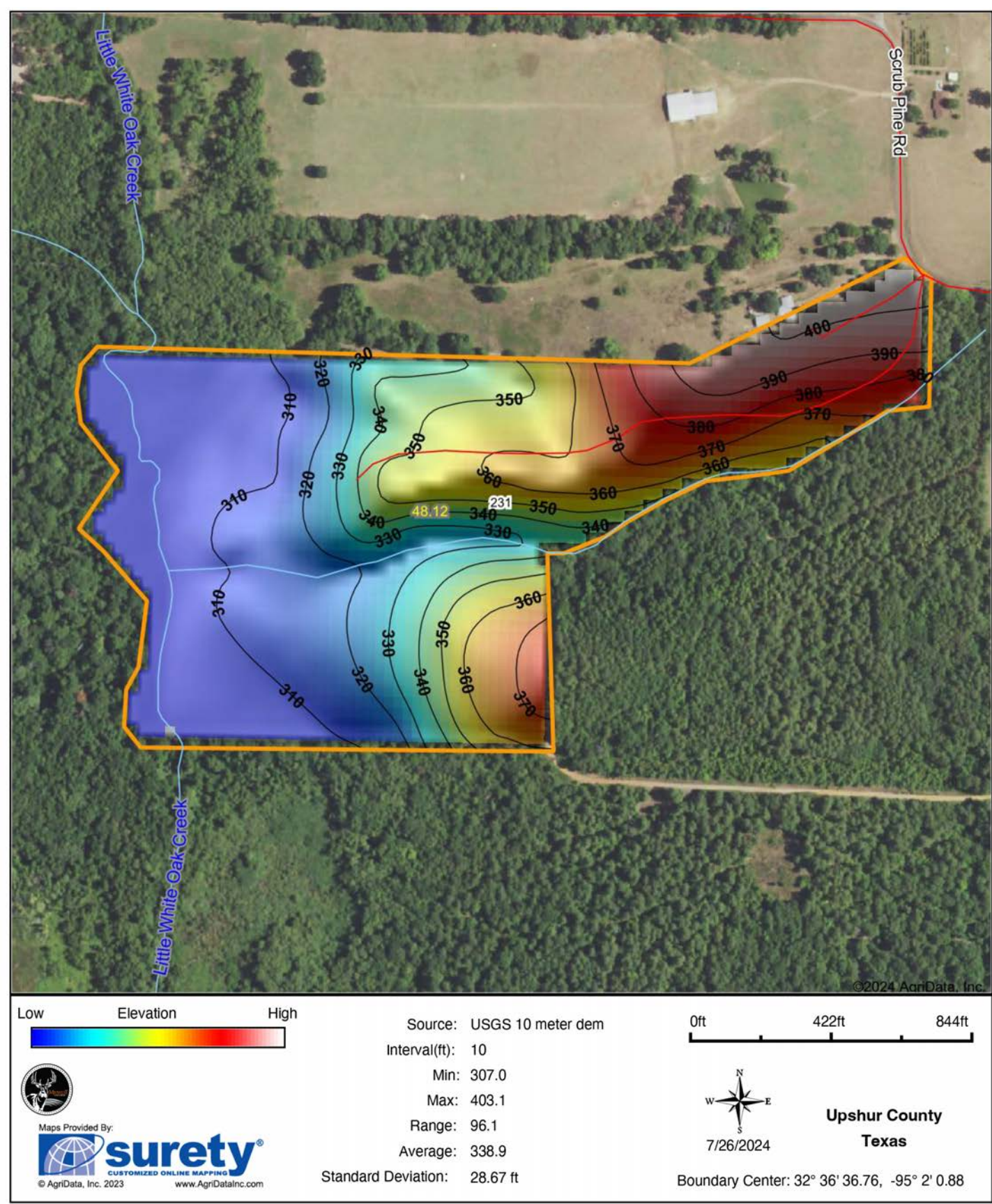


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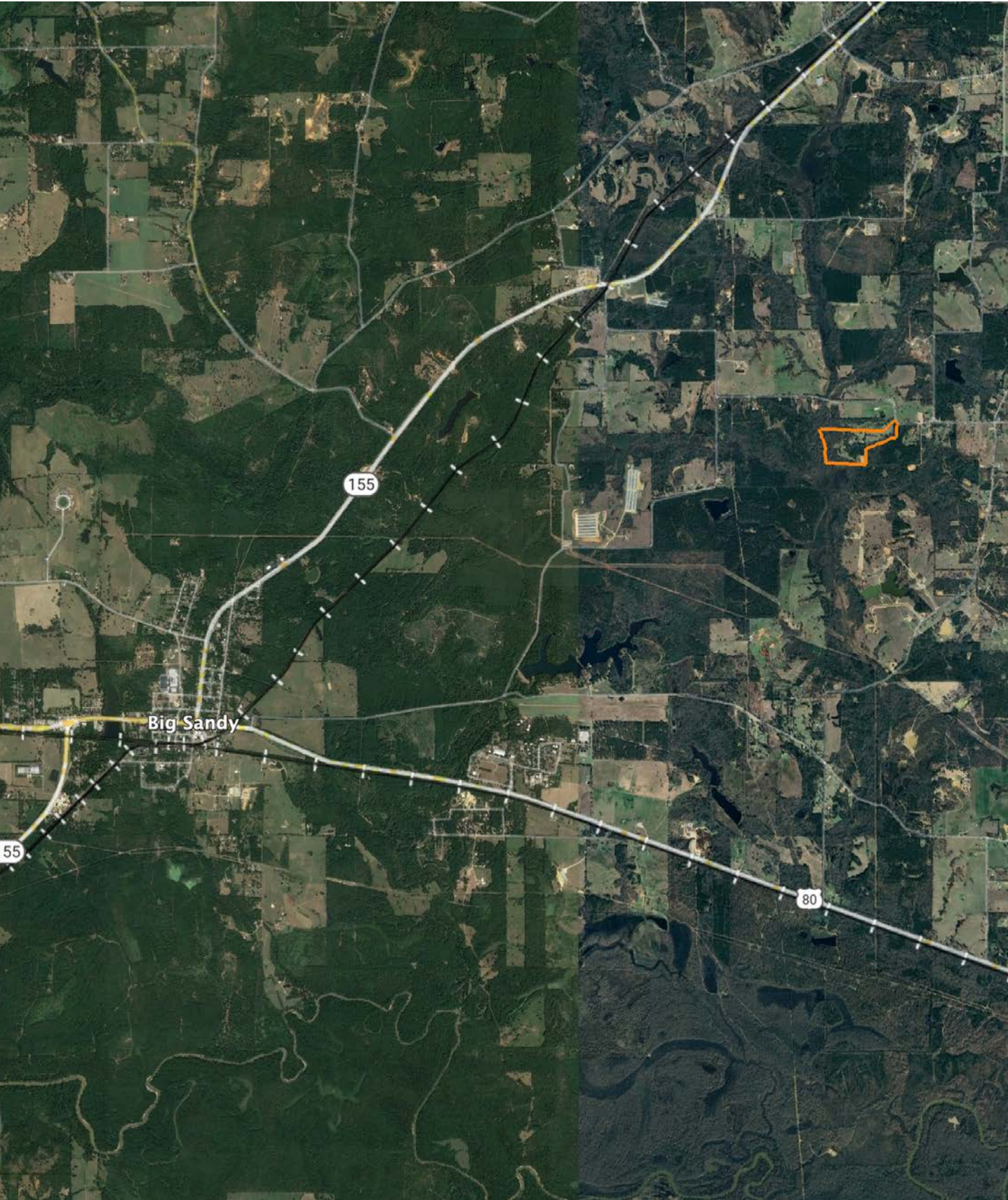
Upshur County
Texas

Boundary Center: 32° 36' 36.76, -95° 2' 0.88

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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