

MIDWEST LAND GROUP PRESENTS

44.3 ACRES

WOOD COUNTY, TX

4175 FM 778, MINEOLA, TEXAS, 75773



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

44 ACRES IN WOOD COUNTY WITH BREATHTAKING VIEWS

Nestled in the heart of Wood County, just south of Hainseville, this classic 1940s farmhouse offers breathtaking views and rustic charm. With 44 acres of beautiful pines, and nestled on one of Wood County's highest elevation points, this property provides some of the best views you will find in east Texas.

Enjoy the expansive views from the covered front porch, perfect for soaking in the best sunsets in the area. The landscape surrounding the home is a testament to nature's artistry, with towering trees providing seasonal colors and an ever-changing canvas to enjoy year-round. A stunning pond lies nestled just up from the home, offering a great spot for relaxation and recreational leisure.

The property boasts abundant wildlife, including deer and hogs, making it your own little recreational haven. With 2,700 feet of road frontage, this property ensures both easy access and opportunity. Located just a few hundred yards up from Mill Race Creek, this property has been home to many white-tail deer for years.

For the visionary, this property has endless capabilities. You will be hard-pressed to find another spot in east Texas that offers the convenience in the location, and the hilltop setting that will bring you years of memorable sunsets like no other. Bring your imagination and embark on a homesteading adventure in the heart of east Texas!



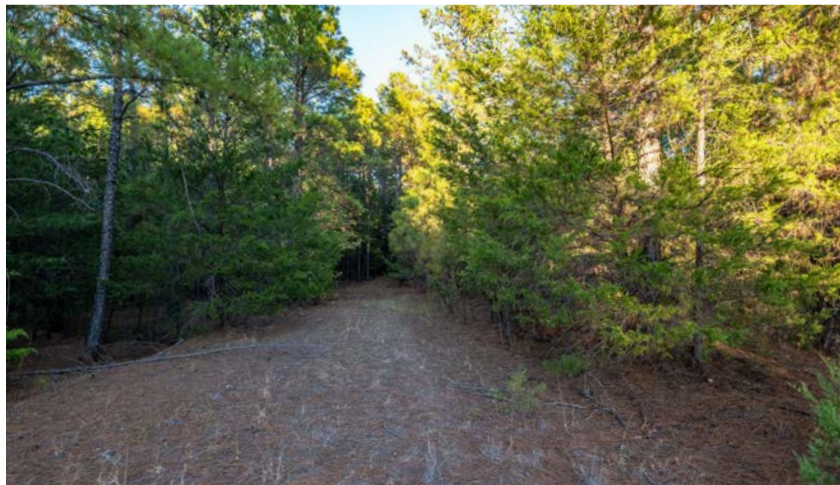
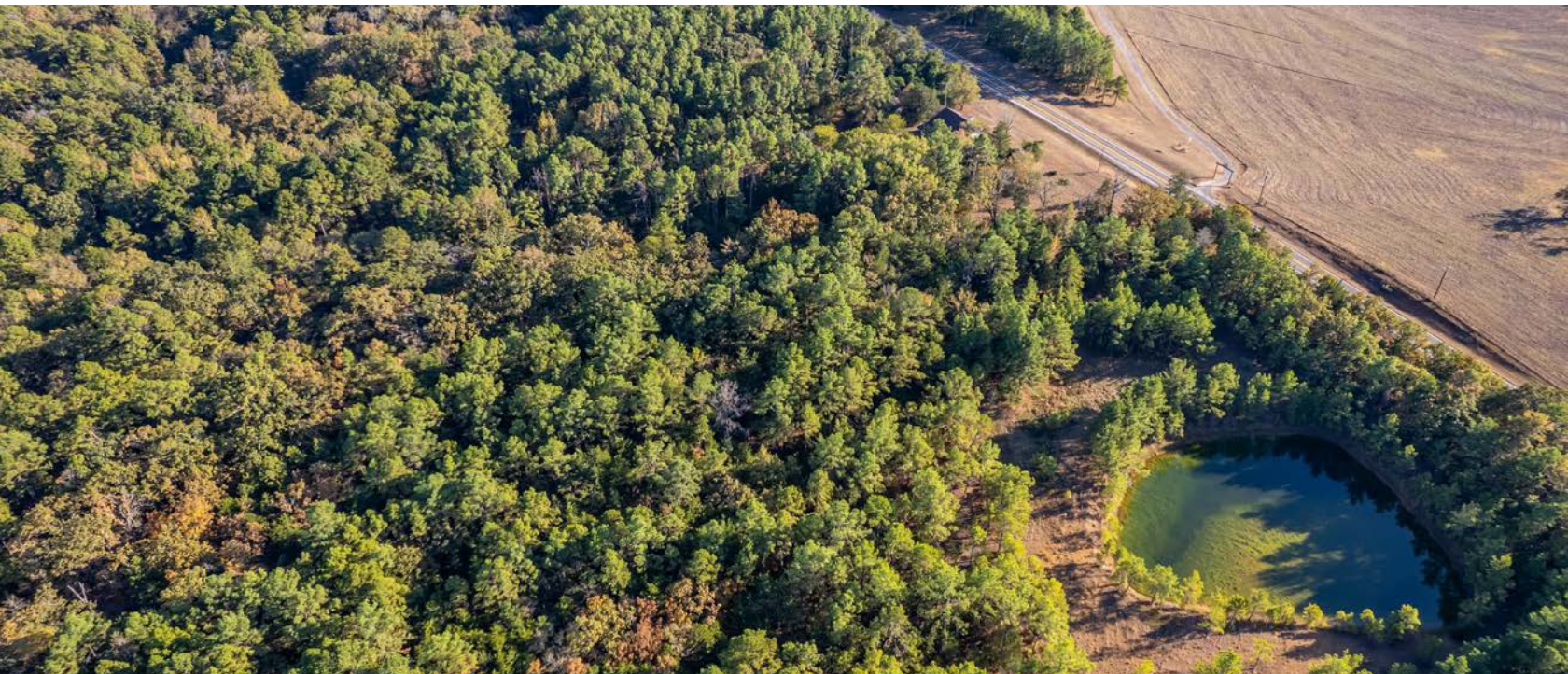
PROPERTY FEATURES

PRICE: **\$635,000** | COUNTY: **WOOD** | STATE: **TEXAS** | ACRES: **44.3**

- Over 2,700 feet of road frontage
- Mature timber
- Rolling terrain
- Breathtaking views
- Pond
- Deer
- Hogs
- Storm cellar
- Covered front porch
- Mineola ISD
- Located just under 2 miles south of Hainesville community
- Conveniently located near Mineola and Quitman
- Located 9 miles from UT Health Quitman Hospital
- 14 miles from Lake Fork
- RV hookups



44.3 +/- ACRES



OVER 2,700 FEET OF ROAD FRONTAGE



MATURE TIMBER



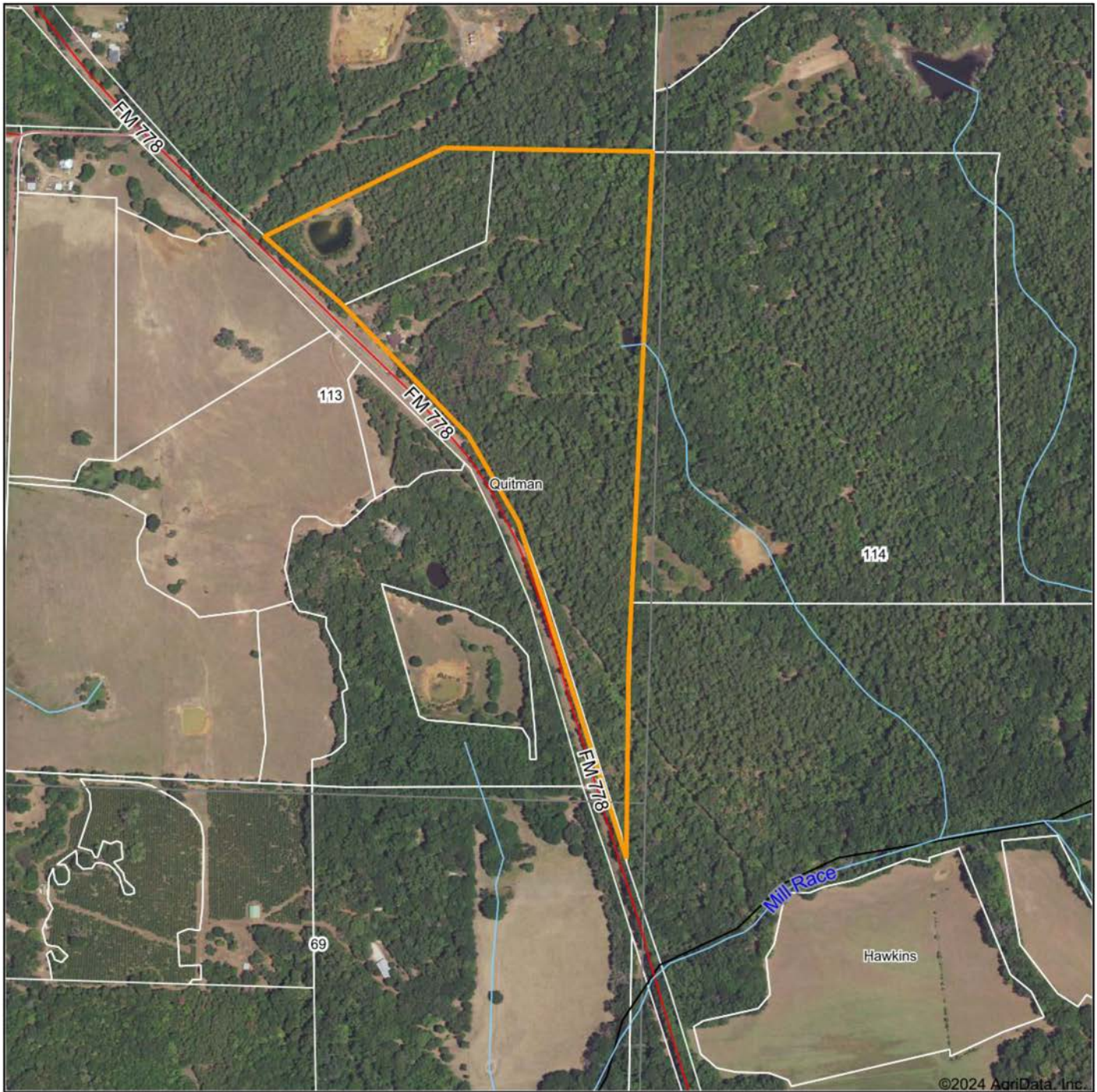
CLASSIC 1940S FARMHOUSE



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 32° 41' 54.92, -95° 20' 57.93

0ft 642ft 1284ft



Maps Provided By:



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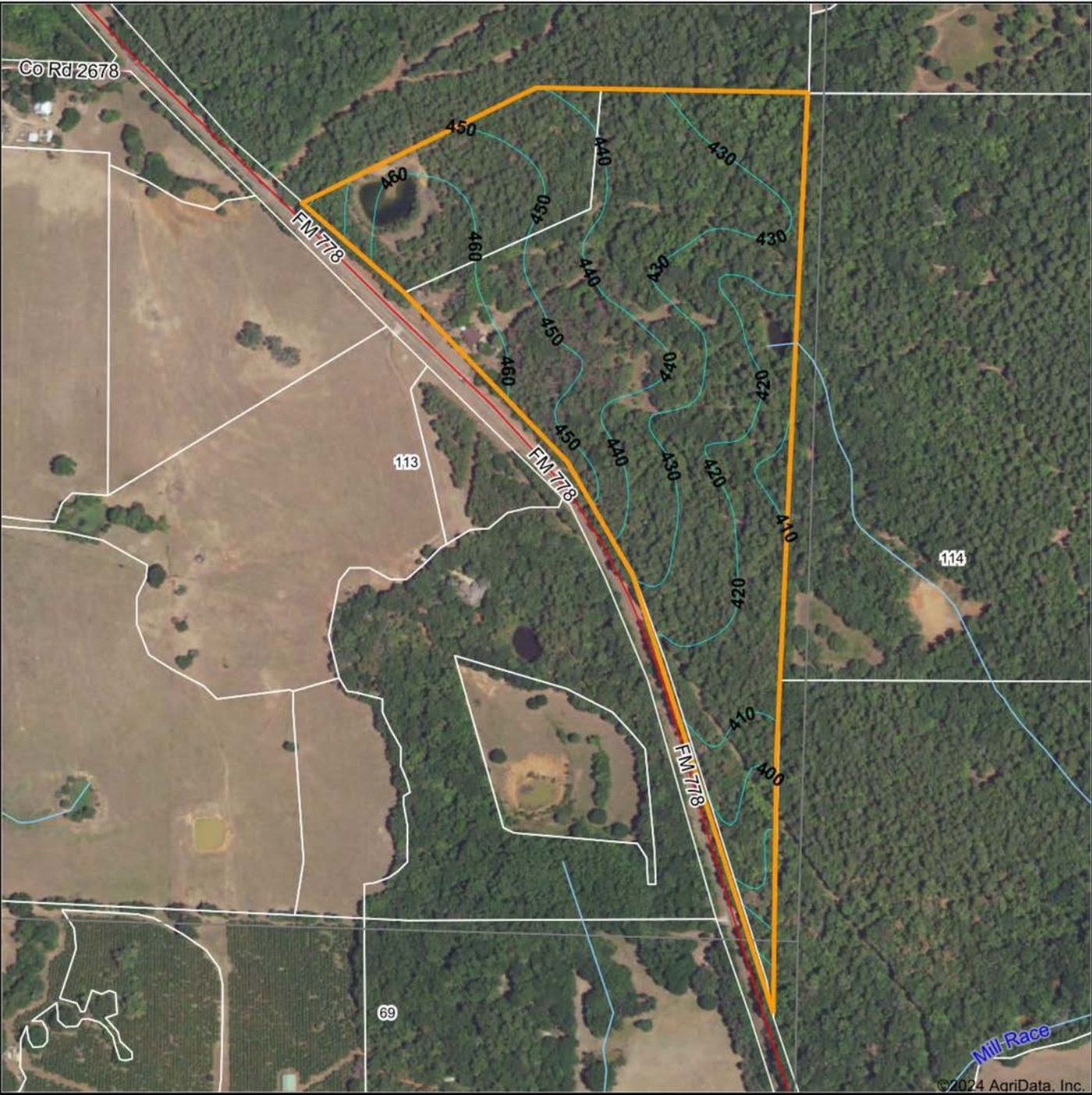
Wood County
Texas



10/23/2024

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

TOPOGRAPHY MAP



Maps Provided By:
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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: 366.9
Max: 464.9
Range: 98.0
Average: 433.8
Standard Deviation: 17.85 ft

0ft 494ft 989ft

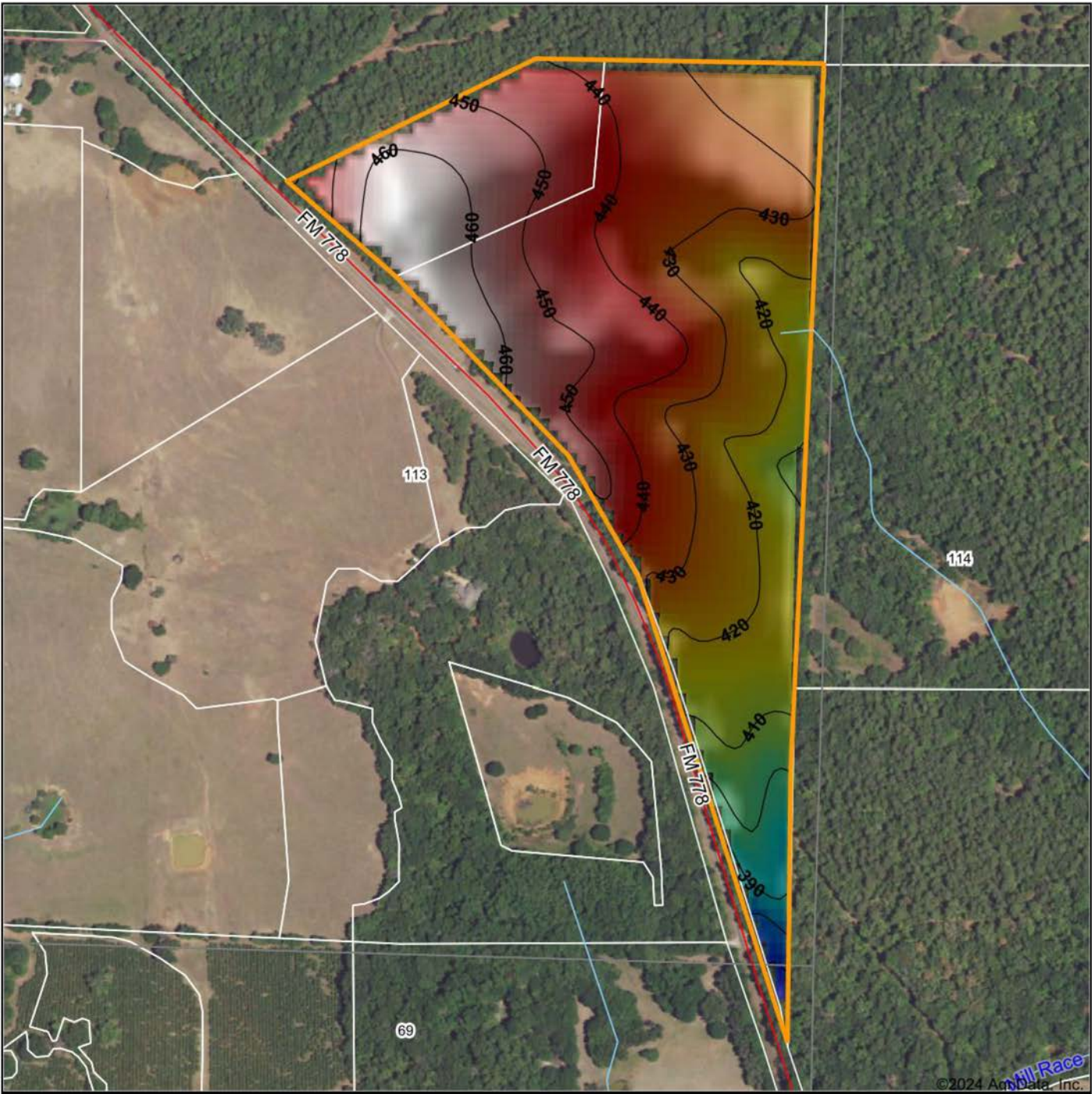


10/23/2024

**Wood County
Texas**

Boundary Center: 32° 41' 54.92, -95° 20' 57.93

HILLSHADE MAP



Low Elevation High

Source: USGS 10 meter dem

Interval(ft): 10

Min: 366.9

Max: 464.9

Range: 98.0

Average: 433.8

Standard Deviation: 17.85 ft

0ft 464ft 928ft

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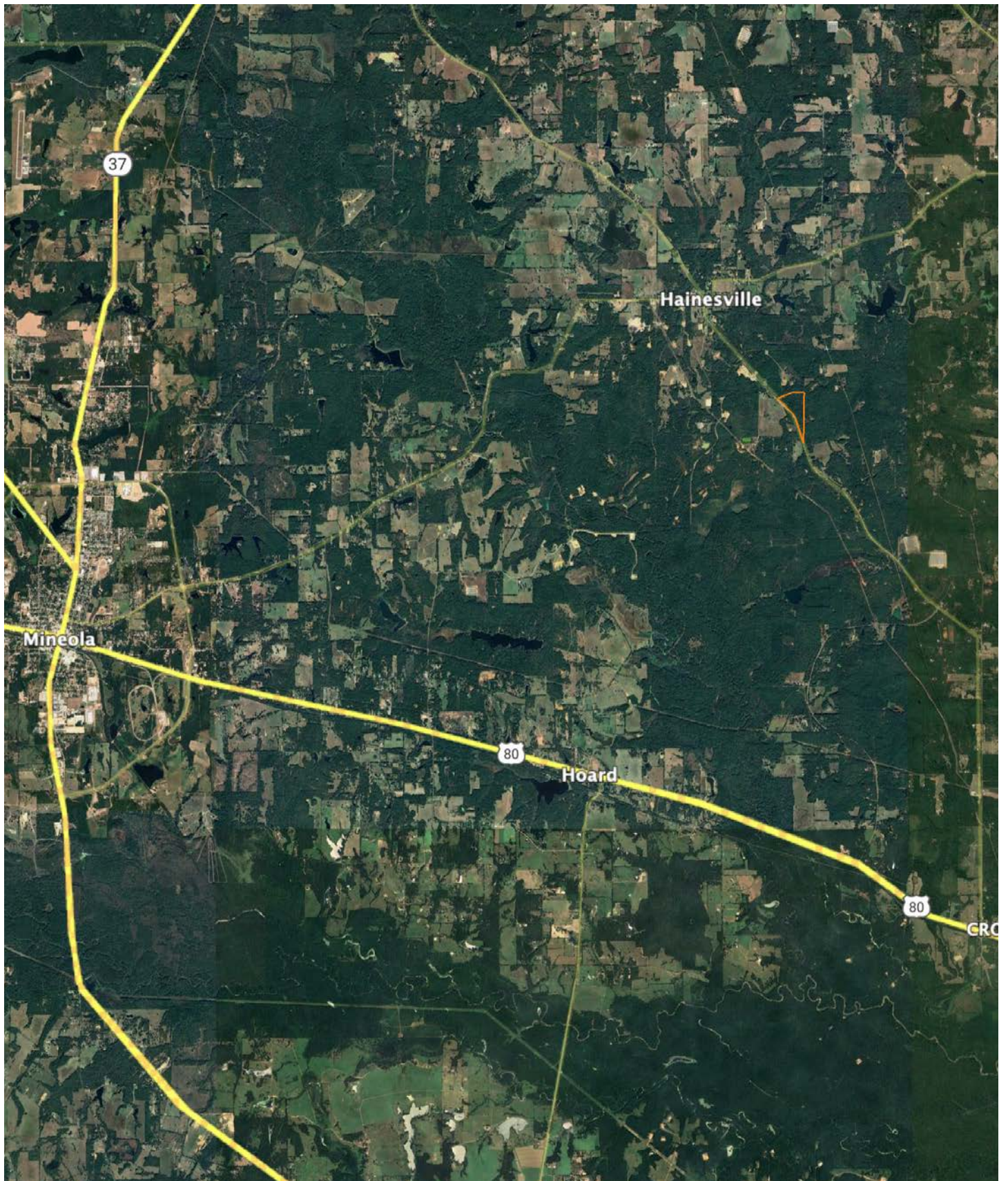
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Boundary Center: 32° 41' 54.92, -95° 20' 57.93

Wood County
Texas

Maps Provided By:
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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 Texas, a state 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
903.497.3031
JRedding@MidwestLandGroup.com



MidwestLandGroup.com

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