

MIDWEST LAND GROUP PRESENTS

67 ACRES IN

WOOD COUNTY TEXAS



MidwestLandGroup.com

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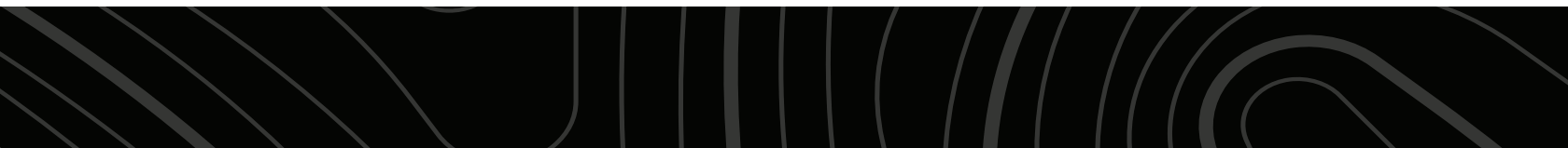
STUNNING TIMBER TRACT WITH BUILD SITE IN WOOD COUNTY

This rare 67 +/- acre tract in Wood County is sure to check all the boxes. The property is richly wooded with a striking combination of towering pine trees and mature hardwoods, creating a stunning, shaded canopy that changes with the seasons. The rolling terrain adds character to the land, offering a variety of elevations and amazing views throughout.

One of the key highlights of the property is a newly constructed pond. Whether you are looking for a place to build a secluded home, a hunting lodge, or a weekend getaway, the property's features make it an ideal location.

Tucked away for ultimate privacy, the land offers a wonderful sense of seclusion, making it an excellent retreat from the city and day-to-day life. Despite its secluded feel, the property is conveniently located just 13 miles east of Mineola, Texas, providing easy access to nearby amenities and charming small-town living.

The wooded acreage which backs up to a nearby 1,500-acre private refuge has endless possibilities. With a little TLC and game planning, this could be a recreational haven! Don't miss out on this rare opportunity to own a tract that will offer it all!



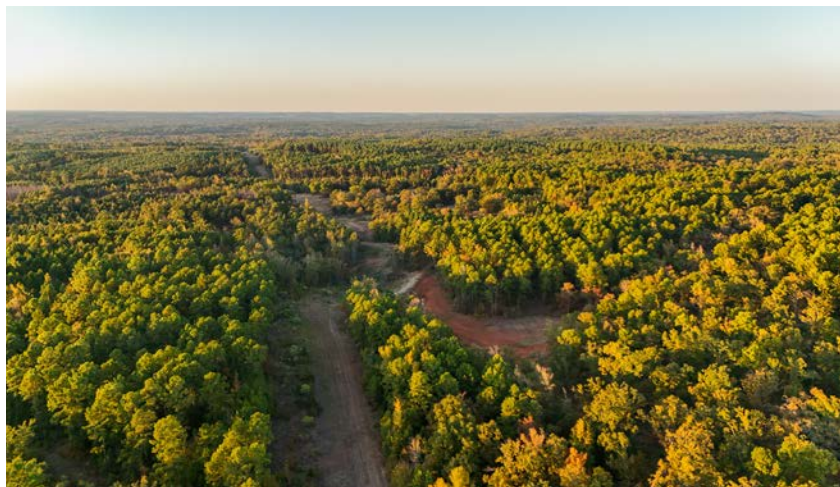
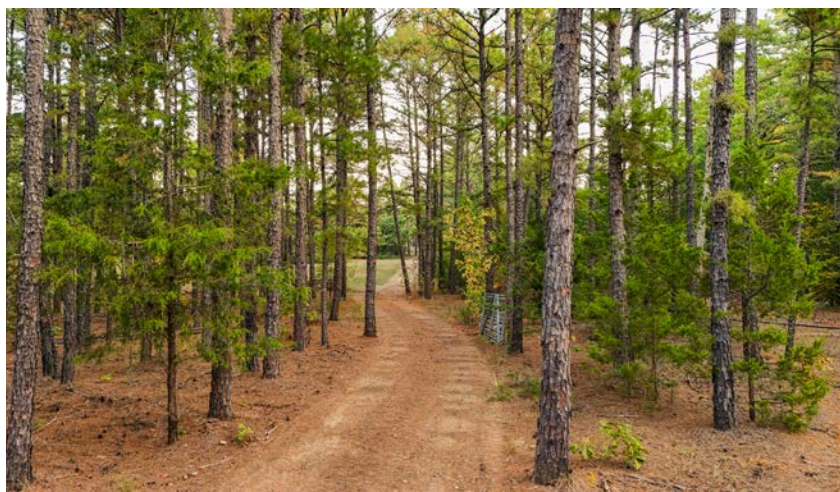
PROPERTY FEATURES

PRICE: **\$546,100** | COUNTY: **WOOD** | STATE: **TEXAS** | ACRES: **67**

- Mature timber
- Pond
- Rolling topography
- Build site
- Utilities nearby at road
- Deer
- Hogs
- Very secluded
- Convenient to town
- Located 4.5 miles north of US Hwy 80



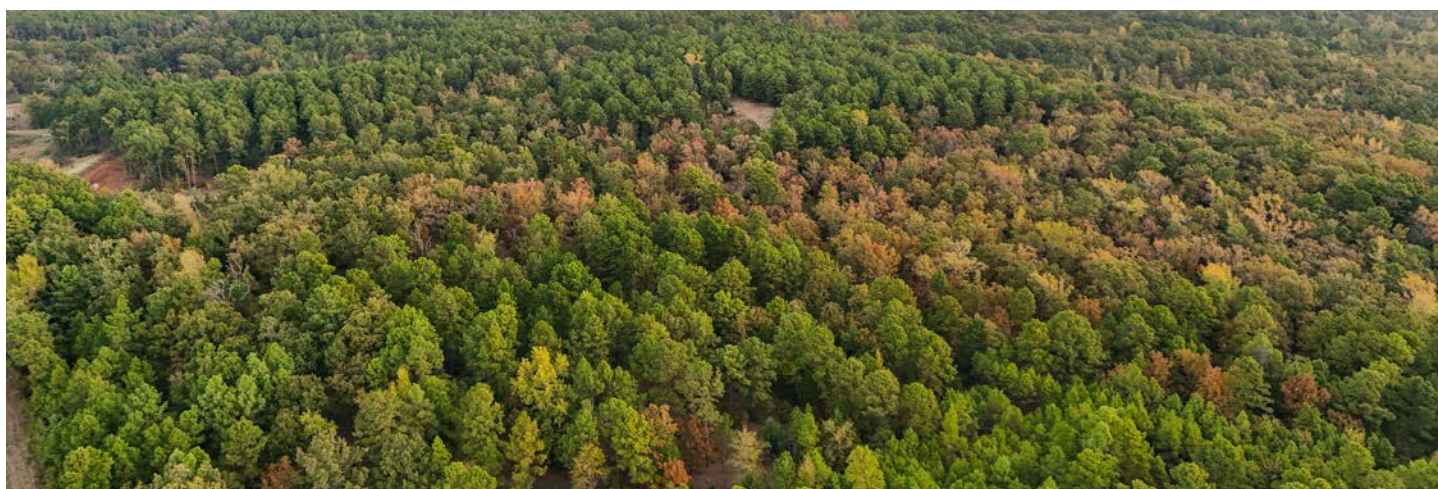
BUILD SITE



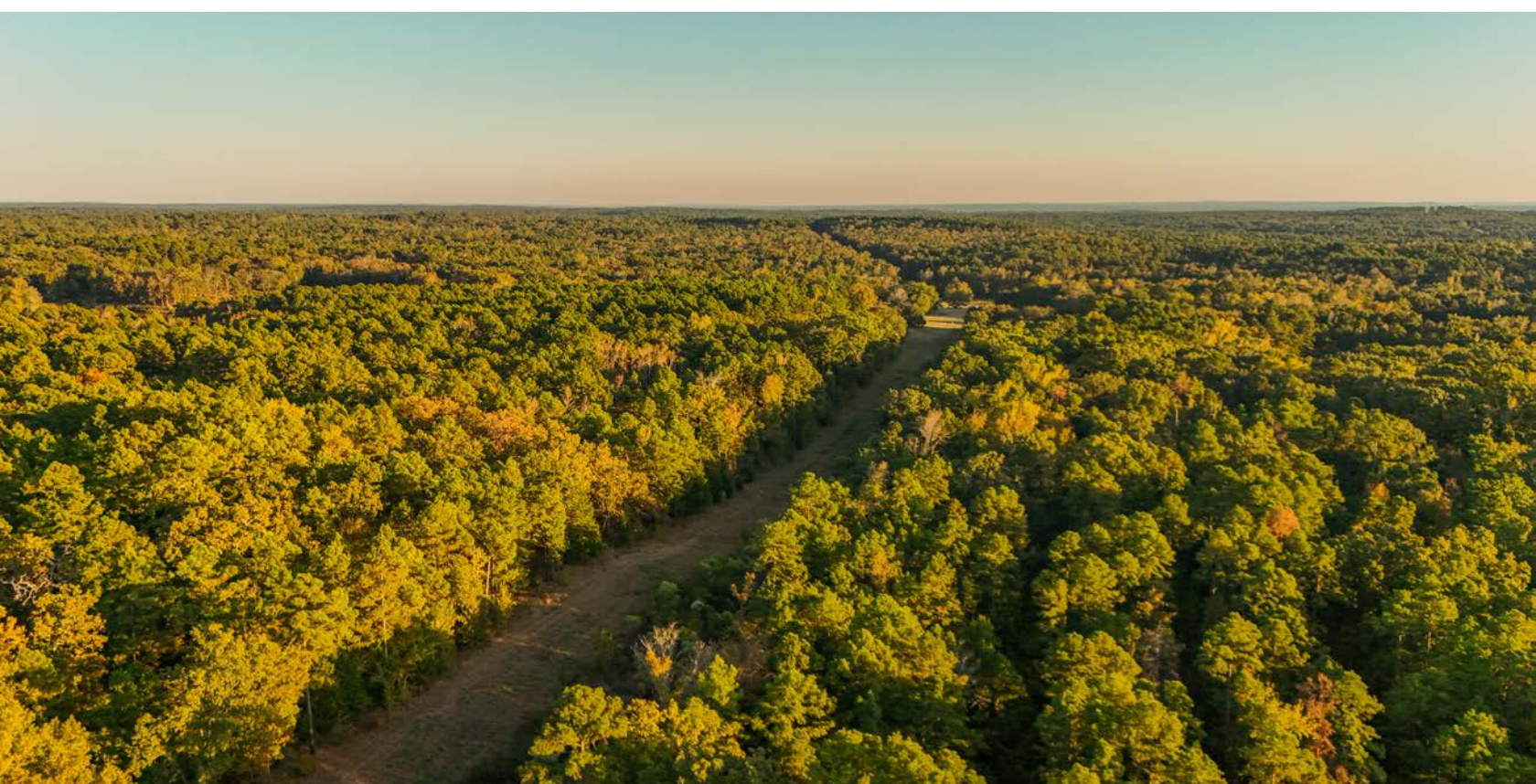
POND



MATURE TIMBER



ROLLING TOPOGRAPHY



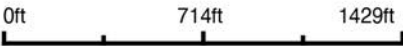
DEER & HOGS



AERIAL MAP



Boundary Center: 32° 40' 14.89, -95° 20' 4.04



Maps Provided By:



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Wood County
Texas



10/8/2024

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

TOPOGRAPHY MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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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: 416.7
Max: 523.5
Range: 106.8
Average: 478.2
Standard Deviation: 23.79 ft

0ft 347ft 695ft

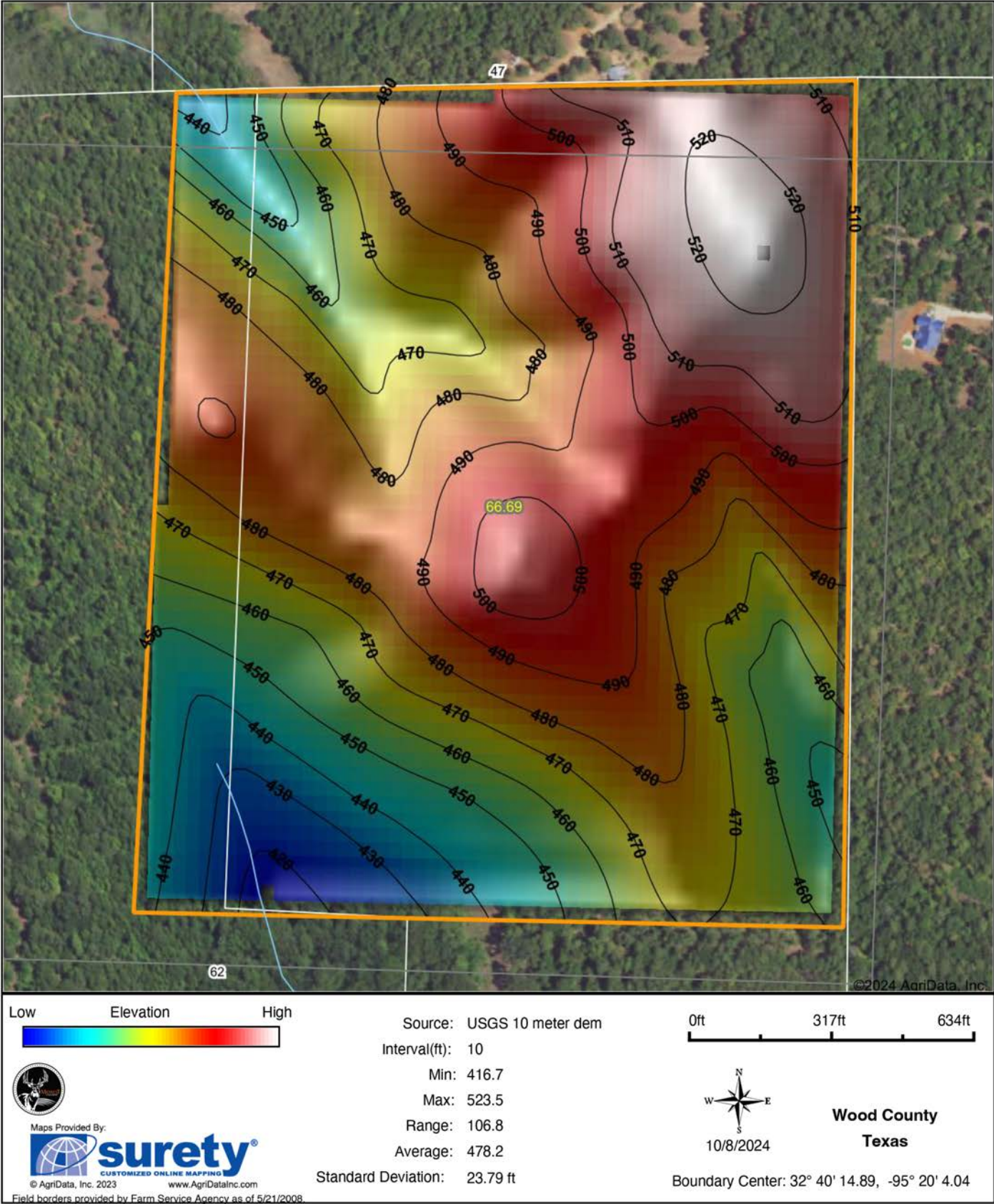


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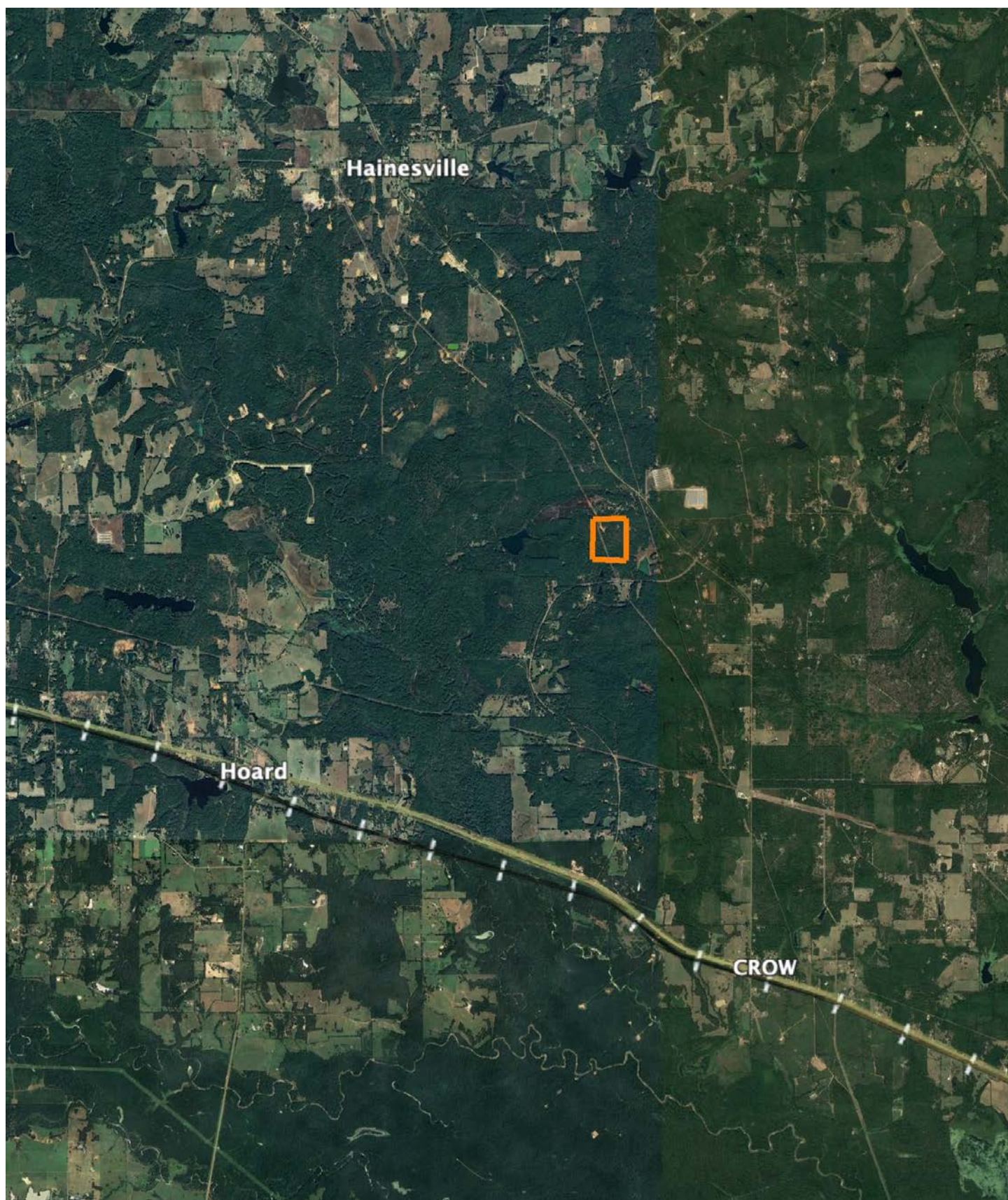
**Wood County
Texas**

Boundary Center: 32° 40' 14.89, -95° 20' 4.04

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 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, Caleb, 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.



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