114 ACRES IN

HENDERSON COUNTY
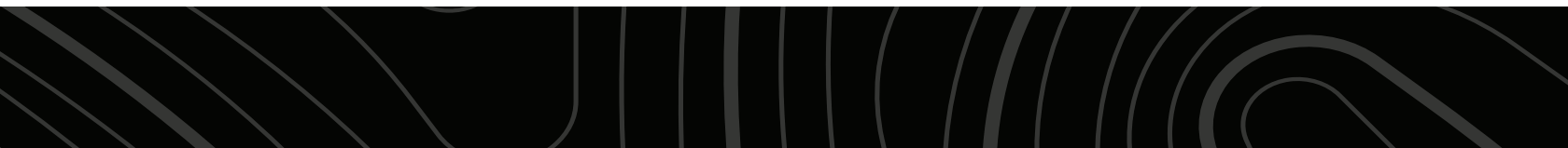## TEXAS

MIDWEST LAND GROUP IS HONORED TO PRESENT

114 +/- HENDERSON COUNTY ACRES OF TRANQUILITY AND OPPORTUNITY

Behind a pine curtain in LaRue, Texas awaits 114 +/- acres of East Texas paradise. A mix of open pasture and timber is a breathtaking tract of land that has been untouched for over 100 years. This clean slate in Henderson County allows for a great build site, hunting, cattle and hay operations, or all of the above.

The property is fenced and cross-fenced. A pond in the northwest corner could be expanded into a beautiful lake. Excellent hunting opportunities await as the property has not been hunted in several decades. Wildlife is abundant, and the property is surrounded by several large tracts of land, limiting hunting pressure. Scrapes, rubs, tracks, and bedding sign cover the property!

Fiber optic and electricity are at the county-maintained road. A gated entrance on the quiet County Road 4330 is easy to access and in an ideal location. This property is a dream come true to those wanting seclusion and privacy, yet not too far from town!

PROPERTY FEATURES

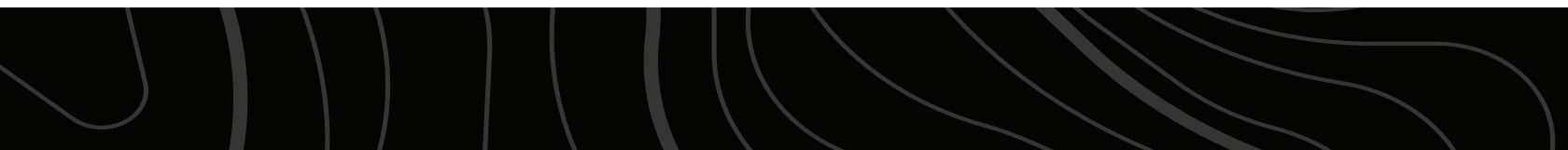PRICE: **$1,141,300** | COUNTY: **HENDERSON** | STATE: **TEXAS** | ACRES: **114**

- Rolling pastures
- Mature timber
- Hunting
- Cattle
- Hay
- Build site

- Seclusion
- Fenced and cross-fenced
- 1.5 hours to Dallas
- 45 minutes to Tyler
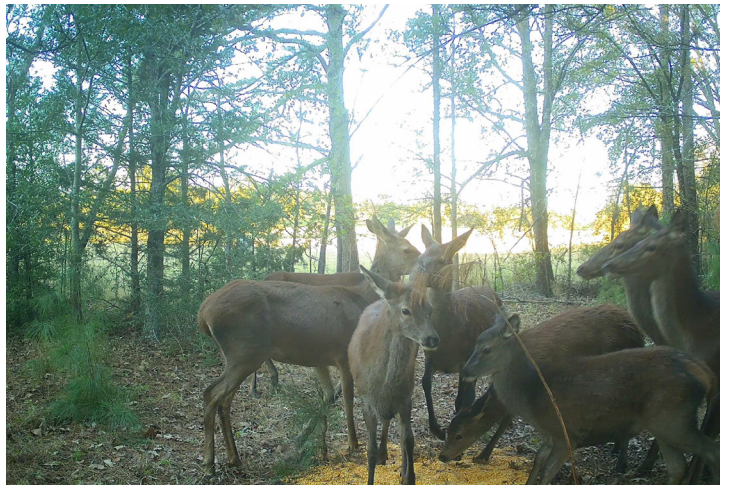- 20 minutes to Athens
- 20 minutes to Lake Palestine

BUILD SITE

MATURE TIMBER

HUNTING

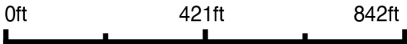# AERIAL MAP

Boundary Center: 32° 10' 40.41, -95° 37' 54.54

0ft   421ft   842ft

Henderson County
Texas

Co Rd 4330

Maps Provided By:

surety®
CUSTOMIZED ONLINE MAPPING

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11/12/2024

TOPOGRAPHY MAP

Source:	USGS 10 meter dem	
Interval(ft):	10.0	
Min:	441.5	
Max:	502.1	
Range:	60.6	
Average:	468.5	
Standard Deviation:	12.3 ft	

Maps Provided By:
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0ft   451ft   901ft

11/12/2024

Henderson County
Texas

Boundary Center: 32° 10' 40.41, -95° 37' 54.54

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HILLSHADE MAP

Low　　　Elevation　　　High

Source:	USGS 10 meter dem
Interval(ft):	10
Min:	441.5
Max:	502.1
Range:	60.6
Average:	468.5
Standard Deviation:	12.3 ft

0ft　　　420ft　　　841ft

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Henderson County
Texas

11/12/2024

Boundary Center: 32° 10' 40.41, -95° 37' 54.54

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SOILS MAP

Soils data provided by USDA and NRCS.
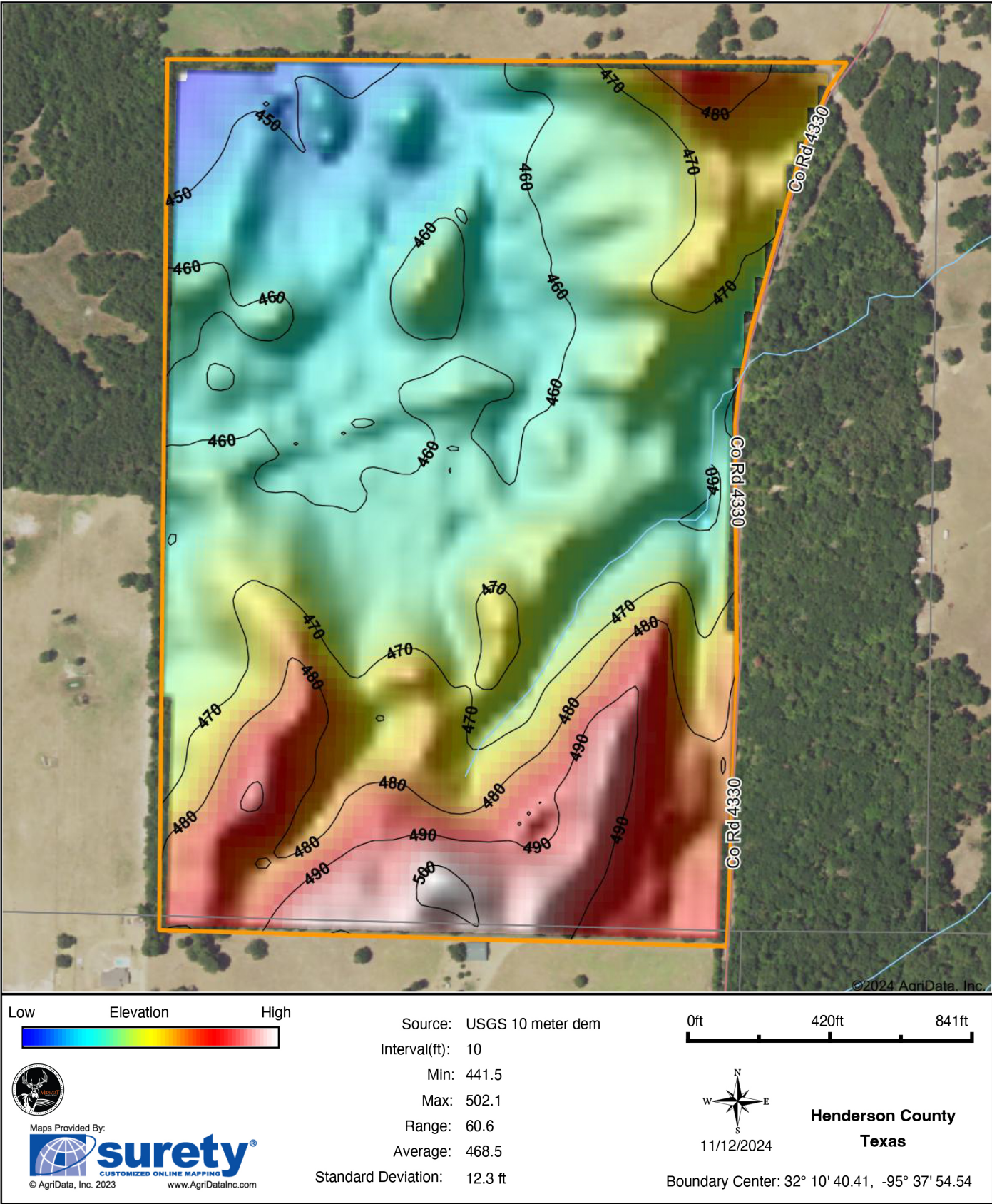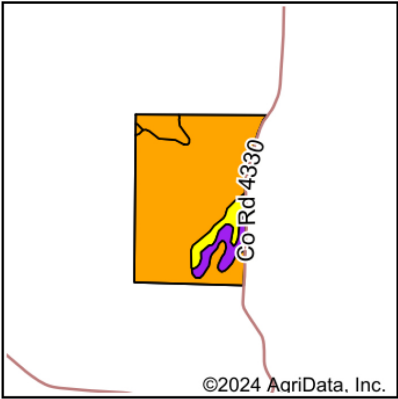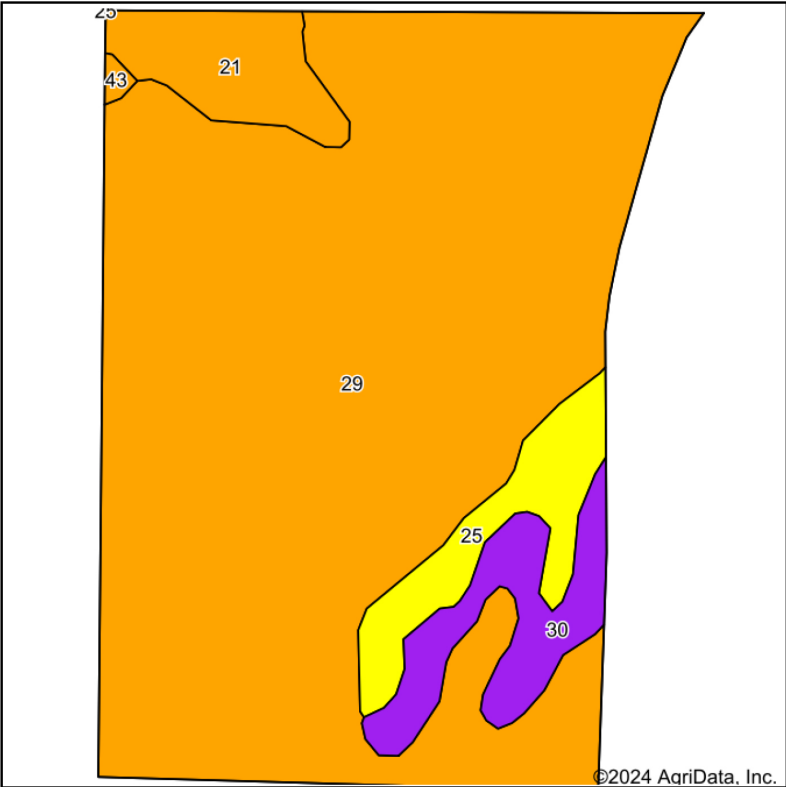
State: **Texas**
County: **Henderson**
Location: **32° 10' 40.41, -95° 37' 54.54**
Township: **La Rue-Poynor**
Acres: **104.81**
Date: **11/12/2024**

Maps Provided By:
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Area Symbol: TX213, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
29	Pickton loamy fine sand, 1 to 8 percent slopes	86.85	82.9%		> 6.5ft.	IIIs	56	45	45	37	56
30	Pickton loamy fine sand, 8 to 15 percent slopes	6.30	6.0%		> 6.5ft.	VIe	51	42	39	30	51
25	Leagueville-Henco complex, 1 to 5 percent slopes	5.94	5.7%		> 6.5ft.	IVw	46	26	37	22	46
21	Kirvin fine sandy loam, 1 to 5 percent slopes	5.46	5.2%		> 6.5ft.	IIIe	71	36	49	51	71
43	Wolfpen loamy fine sand, 2 to 5 percent slopes	0.26	0.2%		> 6.5ft.	IIIe	56	45	43	35	56
					Weighted Average	3.24	*n 55.9	*n 43.3	*n 44.4	*n 36.5	*n 55.9

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.
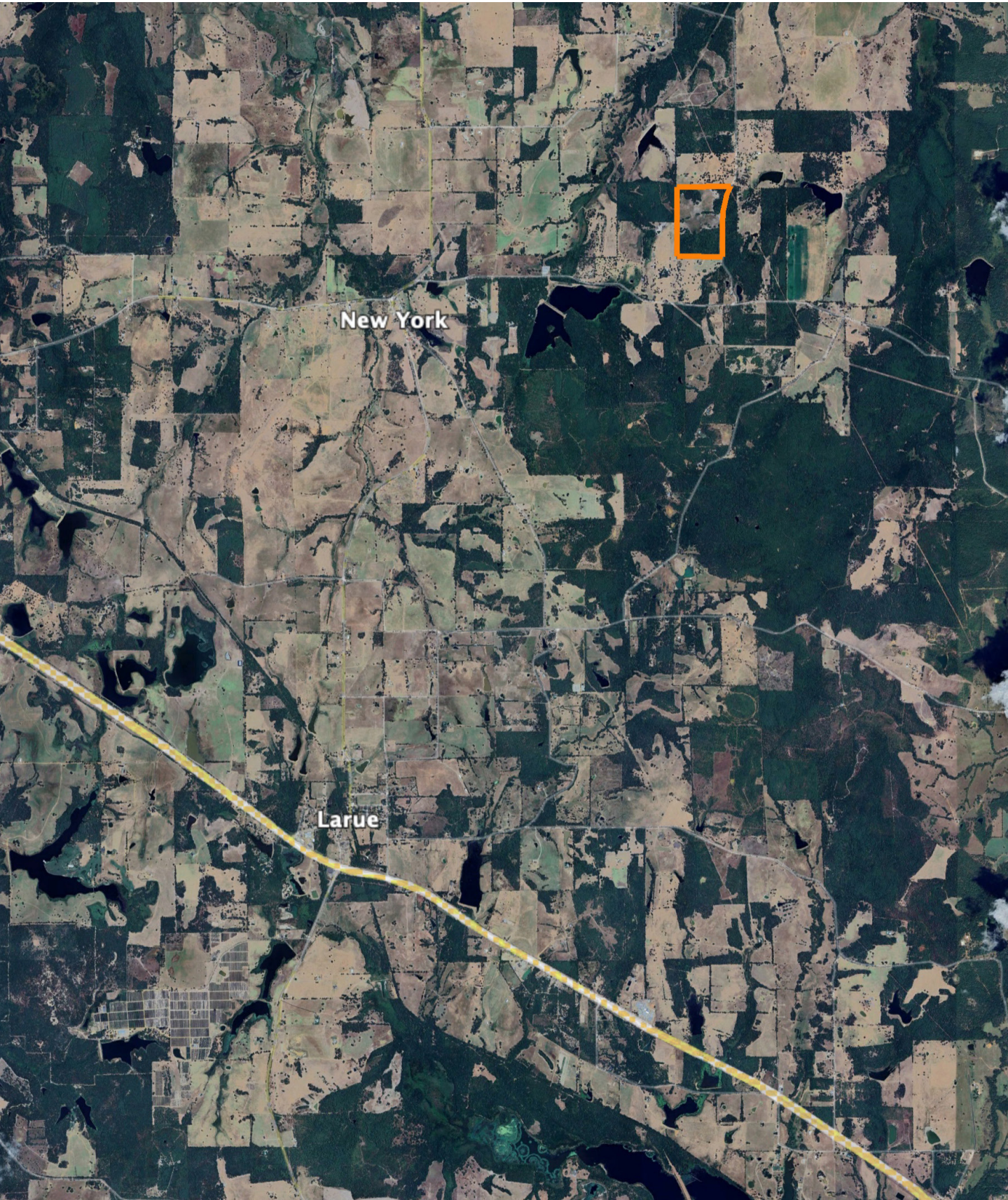
AGENT CONTACT

Before joining Midwest Land Group, Matt captained charter fishing boats in Seward, Alaska, and worked in commercial crab fishing out of San Francisco. These experiences honed his ability to connect with people through the outdoors. Born and raised in Longview, Texas, Matt graduated from Hallsville High School and went on to earn a BS in Health Education from Texas A&M University.

Matt's love for the outdoors began on his grandparents' land, where he spent weekends and summers riding around with cousins, fishing ponds, and exploring the woods. This early connection to rural property laid the foundation for his career in land sales. Matt enjoys cultivating his family's land and hauling hay in the summers. An avid hunter, his adventures have taken him across the country, from whitetails in Texas to mule deer in Colorado and elk in Wyoming.

Matt resides in Bullard, with his wife, Jill, and their children, Jack and Lainey. Matt is actively involved in his community through Grace Community Church and the Tyler/Smith County A&M Club. His commitment to serving others is evident in his approach to land sales, where he strives to answer clients' questions before they even ask. For Matt, owning land in Texas represents freedom and opportunity. His goal is to help clients find their dream property or pass on their cherished land to new owners who will respect and care for it as much as they did.

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