

MIDWEST LAND GROUP PRESENTS

11 ACRES

UPSHUR COUNTY, TX

0000 FM 1002, WINNSBORO, TEXAS, 75494



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

IDEAL, DENSELY WOODED SANCTUARY 11 +/- ACRE PROPERTY IN UPSHUR COUNTY

This picturesque 11 +/- acre tract presents the ideal heavily wooded sanctuary with potential for a home site. Nestled within Harmony ISD, it boasts a central location between Gilmer, Winnsboro, and Quitman, blending the allure of rural life with convenient proximity to local amenities.

The land is densely forested, showcasing a magnificent array of tall pine trees and mature hardwoods that form a breathtaking, seasonally changing shaded canopy. With

its dry terrain, excellent accessibility, minimal neighbors, and ready electricity, this tract is an excellent candidate for constructing your ideal home.

For hunting enthusiasts and nature aficionados, this terrain is a haven. It provides an ideal habitat for deer, turkeys, and a rich variety of wildlife. Whether your passion lies in hunting, hiking, or simply relishing the natural beauty, this property promises endless possibilities for outdoor activities.



PROPERTY FEATURES

PRICE: **\$90,750** | COUNTY: **UPSHUR** | STATE: **TEXAS** | ACRES: **11**

- A picturesque mix of hardwoods, cedars, and pines
- Private and secluded location
- Easily accessible through a paved highway
- Availability of electricity
- Charming combination of hardwoods and pines
- Ready-to-use shooting lanes
- Rich in wildlife
- Potential for homesite development
- Rural lifestyle
- Opportunities for outdoor activities
- Located in Harmony ISD



Property Lines are Approximate
+/- 11 Acres

Not Survey

PRIVATE & SECLUDED 11 ACRES



READY TO USE SHOOTING LANES



RICH IN WILDLIFE

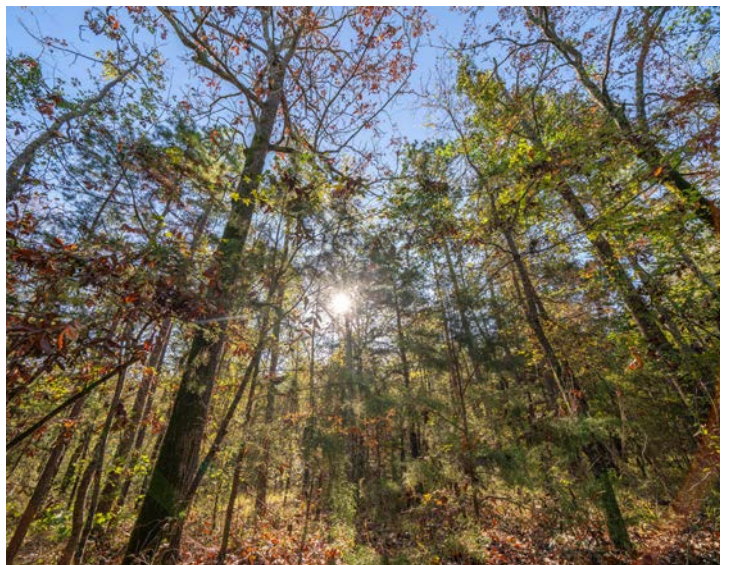
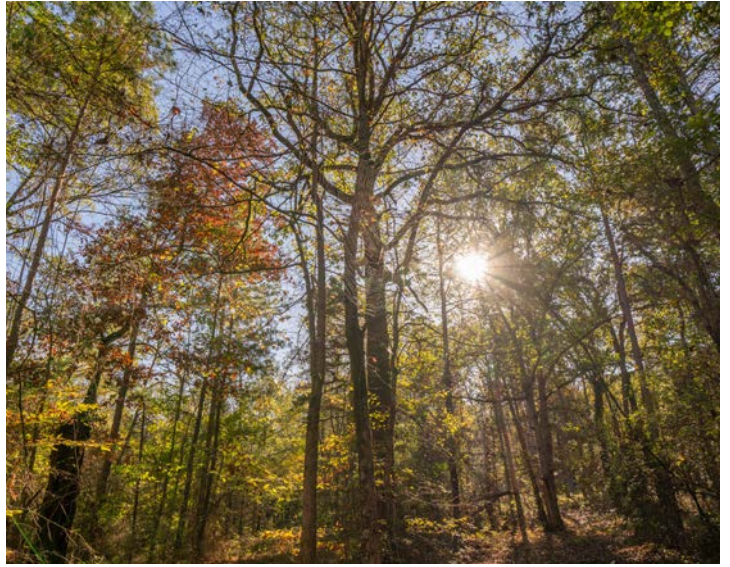
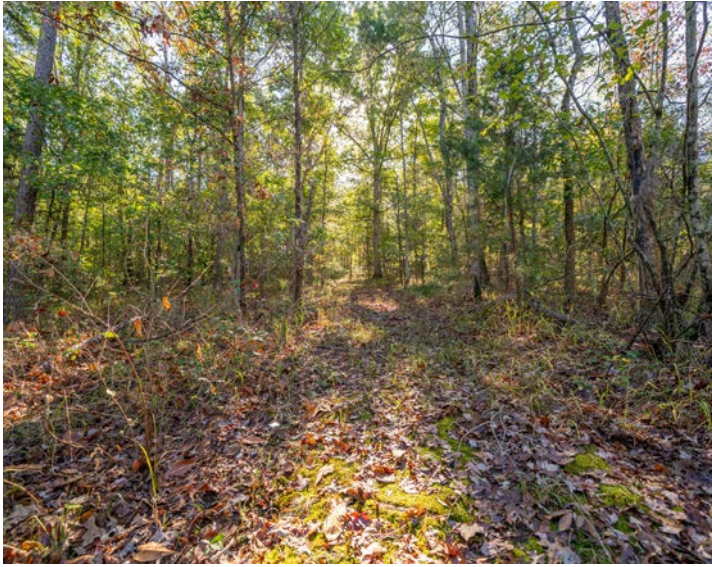


POTENTIAL BUILD SITE

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ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



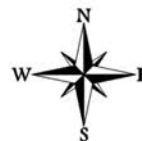
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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 32° 46' 4.23, -95° 8' 8.14

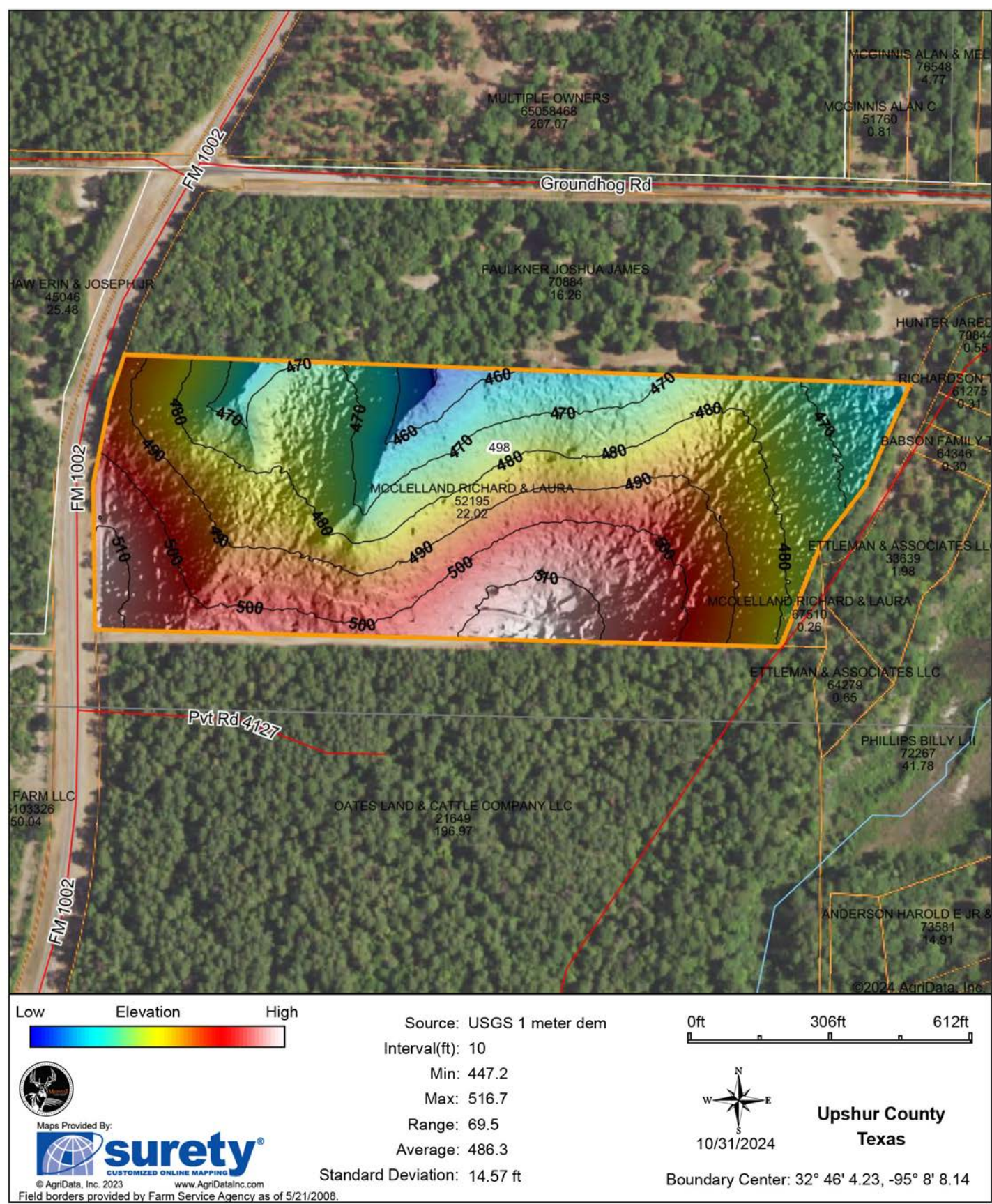
Upshur County
Texas

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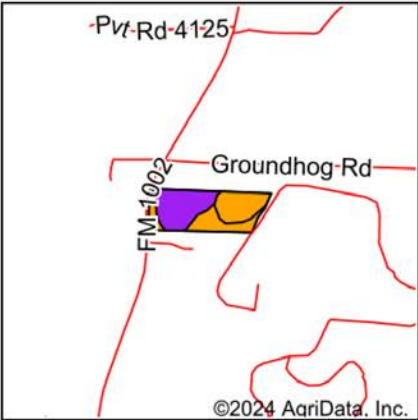
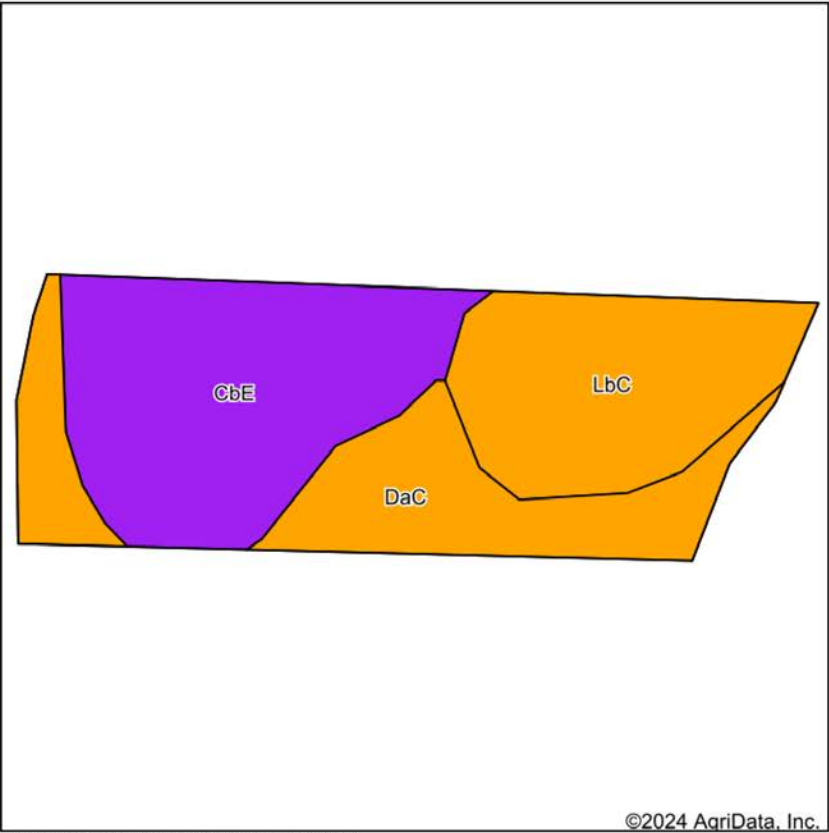


10/31/2024

HILLSHADE MAP



SOILS MAP



State: **Texas**
County: **Upshur**
Location:
Township: **Gilmer**
Acres: **21.95**
Date: **10/31/2024**



Maps Provided By:

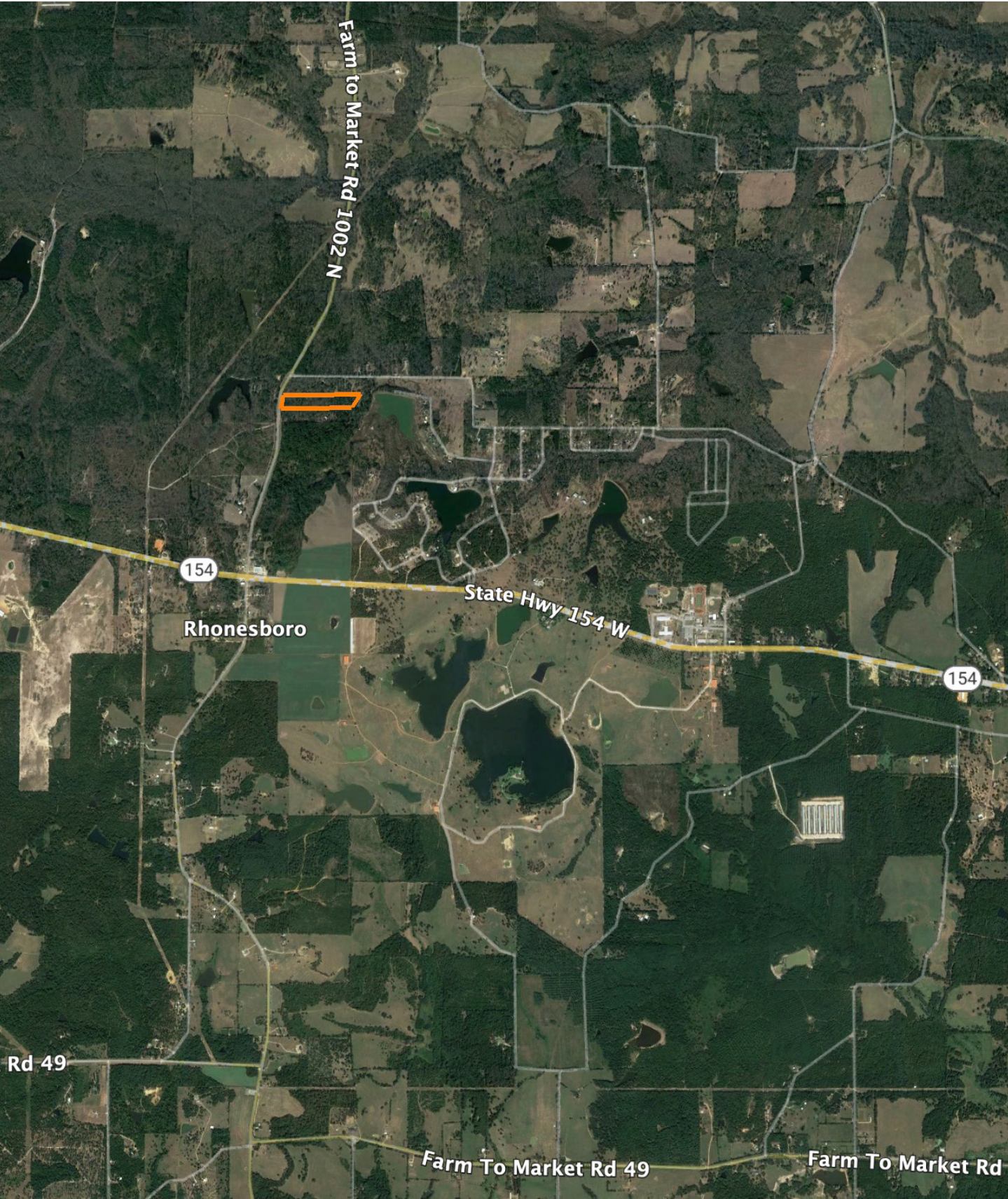


Soils data provided by USDA and NRCS.

Area Symbol: TX608, Soil Area Version: 20											
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
CbE	Cuthbert fine sandy loam, 8 to 25 percent slopes	9.19	41.9%		> 6.5ft.	VIIe	56	26	33	31	56
LbC	Lilbert loamy fine sand, 2 to 5 percent slopes	6.46	29.4%		> 6.5ft.	IIIe	51	30	37	27	51
DaC	Darco fine sand, 2 to 5 percent slopes	6.30	28.7%		> 6.5ft.	IIIs	29	22	26	21	29
Weighted Average						4.67	*n 46.8	*n 26	*n 32.2	*n 27	*n 46.8

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

OVERVIEW MAP



AGENT CONTACT

Based in Longview, Buddy brings a wealth of knowledge about East Texas land, informed by his upbringing in a farming community on the Eastern Shore of Maryland. His lifelong passion for the outdoors, hunting, and exploring rural landscapes is rooted in a tradition of land stewardship, which continues on his family's 200-acre property in Arkansas. This personal connection to rural living, combined with years of hands-on experience, gives Buddy a unique insight into the needs of his clients.

Buddy's background is enriched by his service in the Marine Corps, where he honed valuable skills in leadership, land navigation, and problem-solving. His time as a recruiter and safety manager has equipped him with strong communication skills and a talent for overcoming challenges, all of which he applies to ensure a smooth and successful experience for his clients.

As a member of the VFW, American Legion, and Disabled Veterans Association, Buddy is committed to serving his community with integrity and honor. His firsthand experience as a Midwest Land Group client provides him with a unique perspective on both sides of the buying process. Guided by the Marine Corps motto of "Semper Fidelis," Buddy is dedicated to treating every client with fairness, honesty, and respect, helping them find the property of their dreams.



BUDDY TAYLOR

LAND AGENT

903.374.7095

BTaylor@MidwestLandGroup.com



MidwestLandGroup.com

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