

MIDWEST LAND GROUP PRESENTS

98.6 ACRES IN

ANDERSON COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

ANDERSON COUNTY 98 +/- ACRE COMBO TRACT

On Highway 79 just west of Palestine sits a beautiful tract of land prime for building, hunting, commercial use, or development. A clean slate with no current improvements, the new owner can make their mark immediately. With nearly 640' of road frontage, utilities at the road, and sitting outside the city limits, freedom awaits.

A mix of open pasture and timber, this property is fenced on three sides and open at the highway. Several

ATV trails throughout the property give great access. The ponds tucked in the trees offer a serene retreat. The convenience of town is right down the road, and several highways and the interstate aren't much further.

This 98 +/- acre tract in Anderson County is sure to check all the boxes. Whether for work, recreation, or a place to call home, you can do it all in Anderson County.



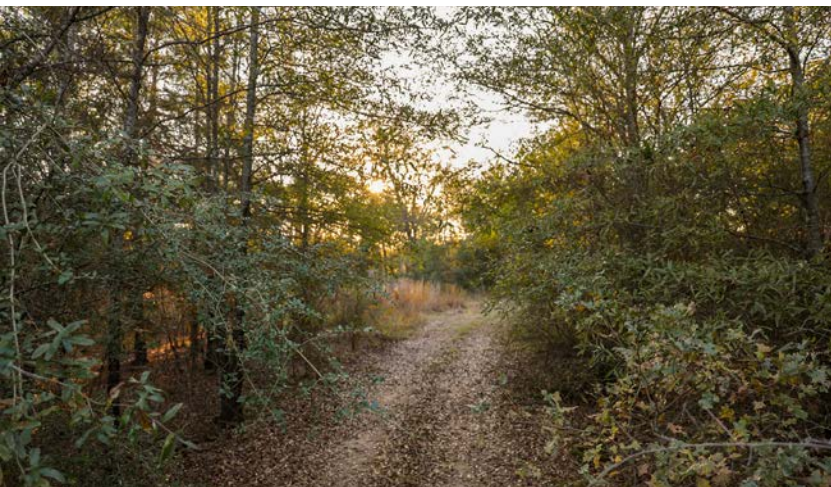
PROPERTY FEATURES

PRICE: **\$788,720** | COUNTY: **ANDERSON** | STATE: **TEXAS** | ACRES: **98.6**

- 9 miles from downtown Palestine
- 27 miles to I-45
- ATV trails
- Open pastures
- Mature timber
- Great hunting
- Build sites
- Commercial opportunities
- Development opportunities
- Utilities at road



98.6 +/- ACRES



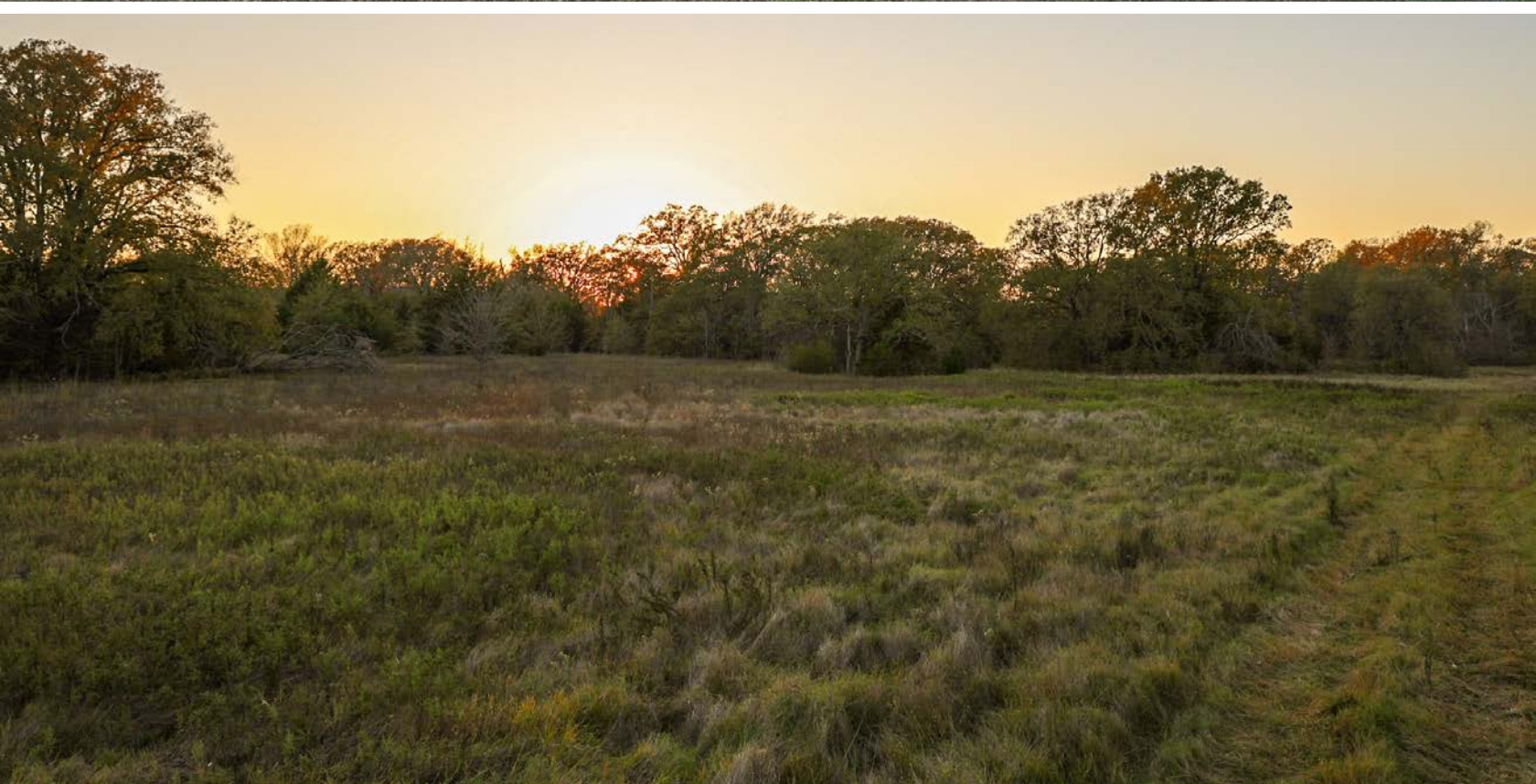
ATV TRAILS



BUILD SITES



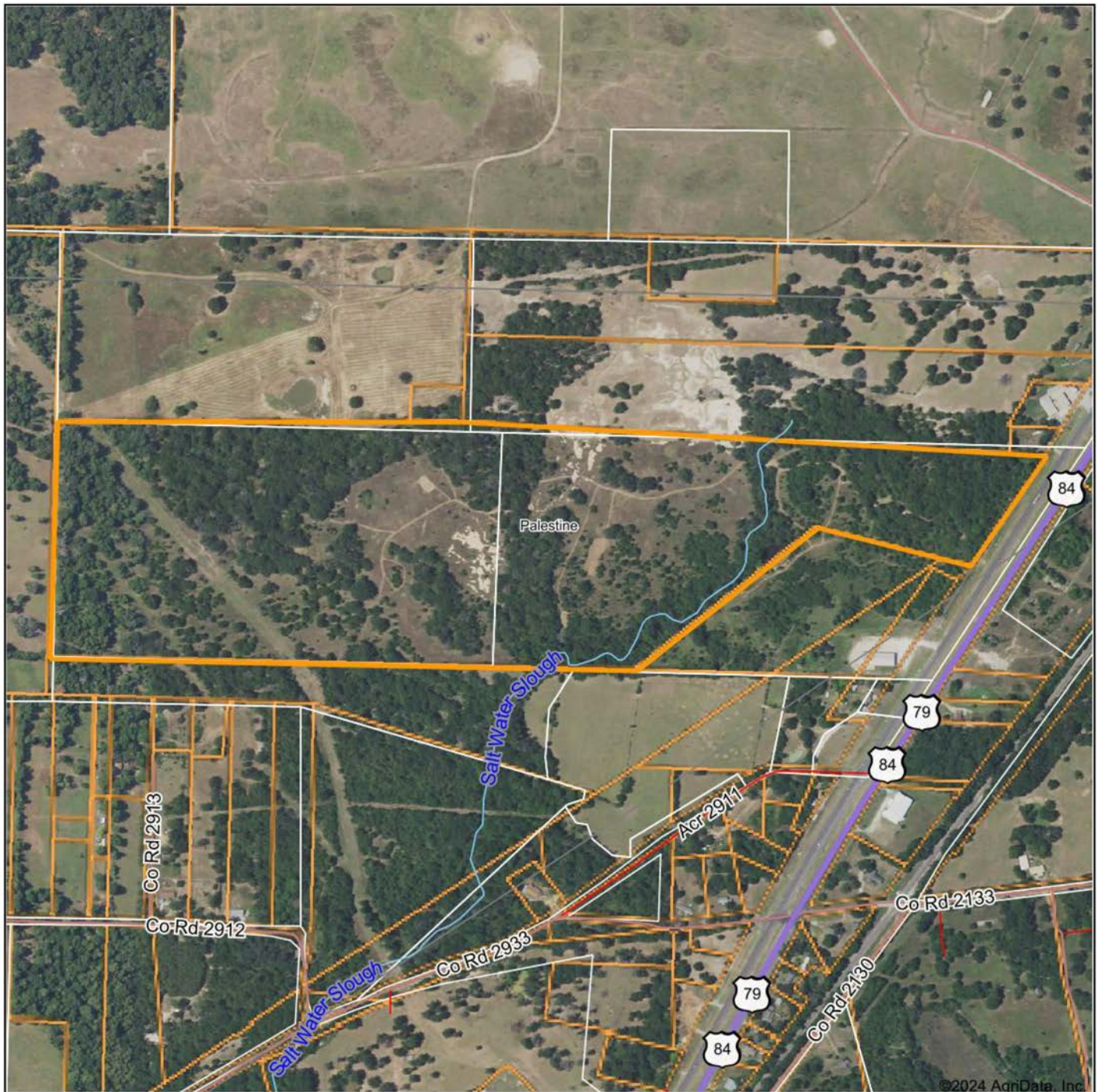
OPEN PASTURES, MATURE TIMBER



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 31° 40' 42.36, -95° 45' 7.92

0ft 743ft 1487ft



Maps Provided By:



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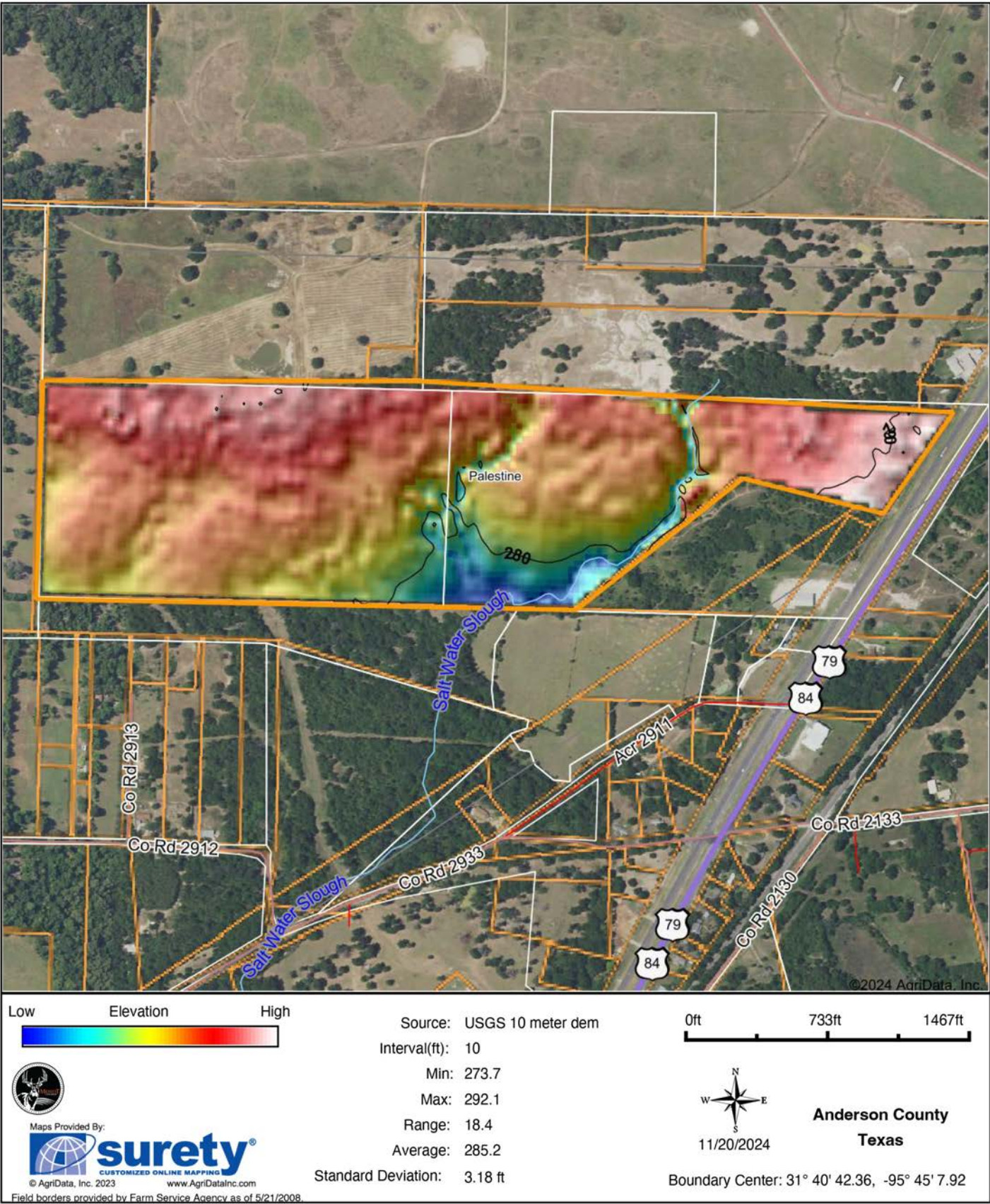
Field borders provided by Farm Service Agency as of 5/21/2008.

Anderson County
Texas

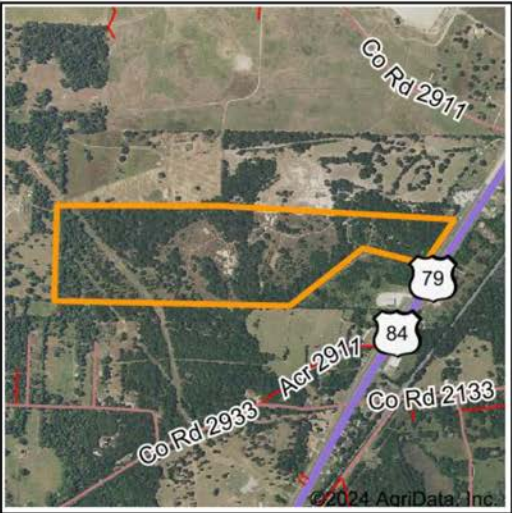
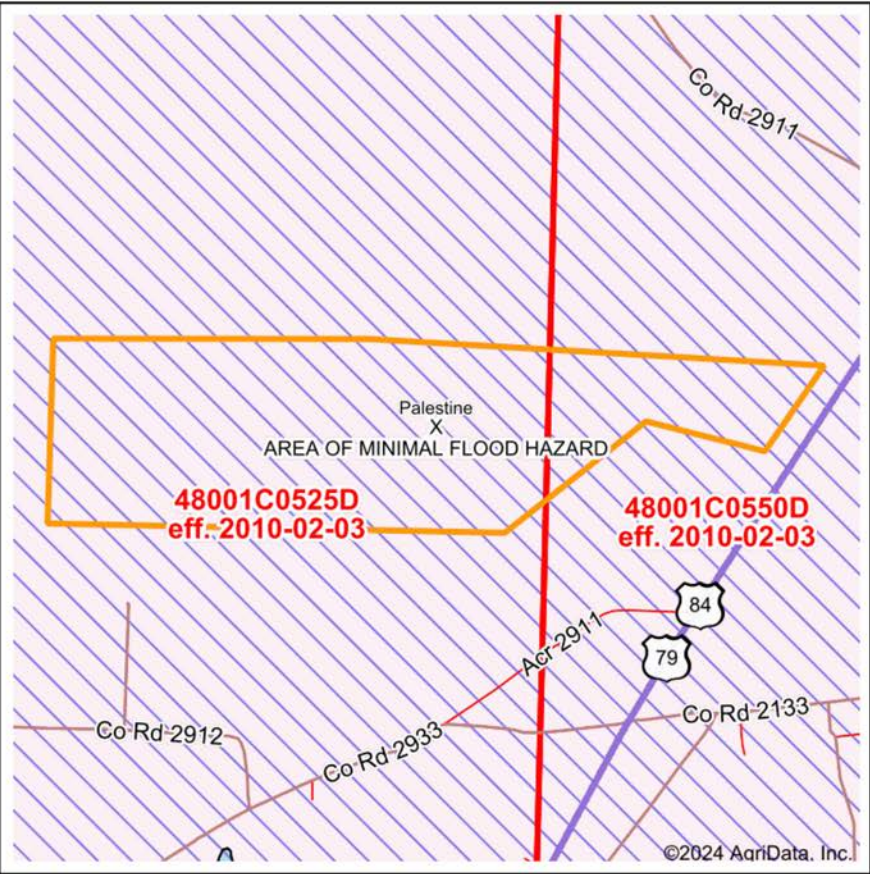


11/20/2024

TOPOGRAPHY MAP



FEMA REPORT MAP



Map Center: 31° 40' 42.33, -95° 45' 7.92
State: TX
County: Anderson
Location: Palestine
Acres: 99.5
Date: 11/20/2024

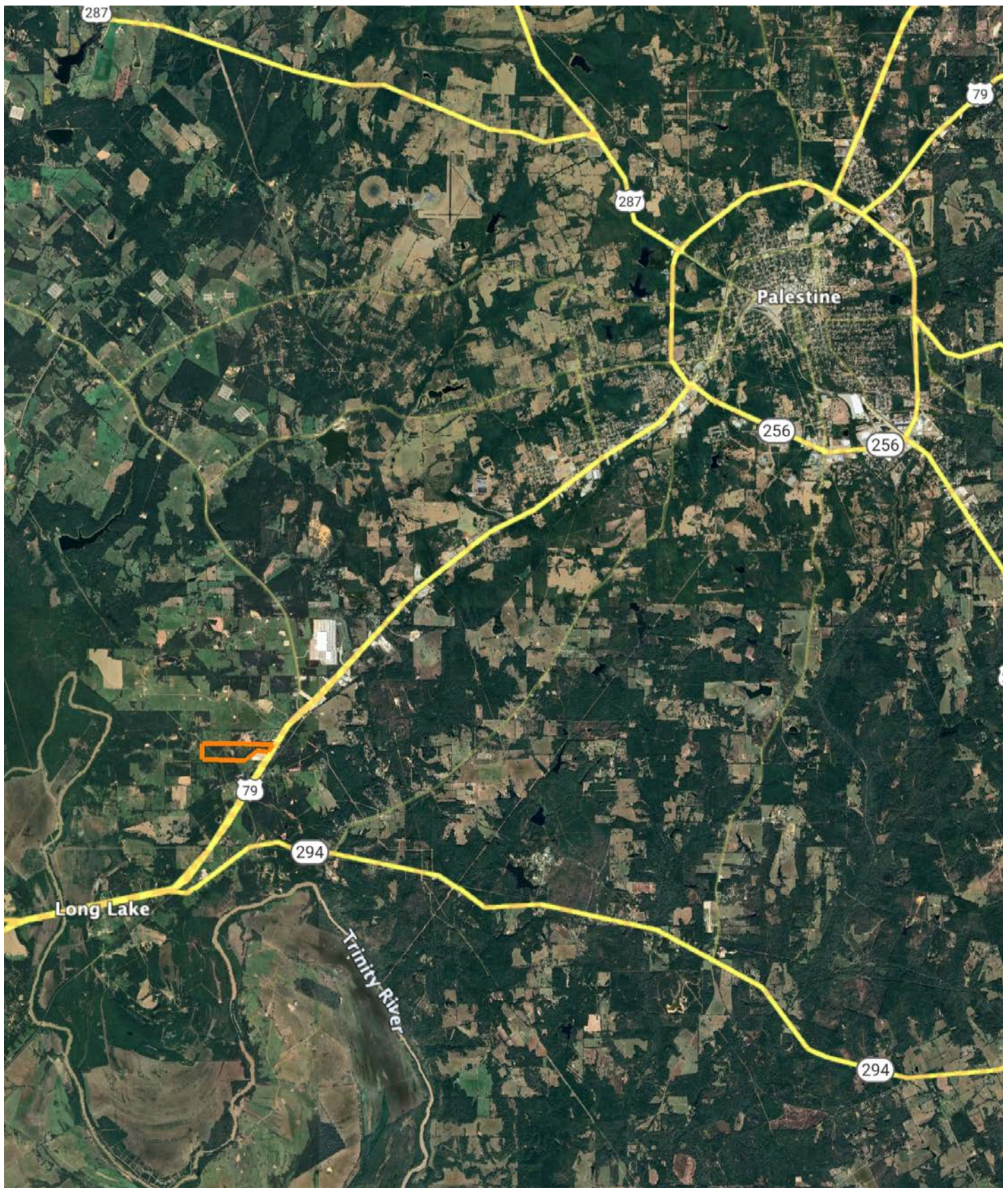


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Name		Number	County	NFIP Participation	Acres	Percent
ANDERSON COUNTY		480001	Anderson	Regular	99.50	100%
Total					99.50	100%
Map Change		Date	Case No.		Acres	Percent
No					0	0%
Zone	SubType		Description		Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD		Outside 500-year Floodplain		99.50	100%
Total					99.50	100%
Panel		Effective Date			Acres	Percent
48001C0525D		2/3/2010			80.09	80.5%
48001C0550D		2/3/2010			19.41	19.5%
Total					99.50	100%

OVERVIEW MAP



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.



MATT SMITH

LAND AGENT

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