

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

This 98.6 +/- acre tract, located along Highway 79 just west of Palestine, offers a prime location with exceptional versatility. Whether you're looking to build, hunt, invest, or develop, this property is ready for your vision.

With nearly 640 feet of highway frontage, electricity at the road, and a location outside city limits, you'll enjoy both convenience and freedom. The land features a mix of open pasture and mature timber, ideal for livestock, recreation, or residential use. Fenced on three sides, the

property also includes several ATV trails for easy access and two ponds nestled in the trees, perfect for peaceful retreats or wildlife attractions.

Just minutes from town and with quick access to major highways and I-45, this is a rare opportunity in a growing area.

Seller financing is available, and the seller is willing to install a water well with an acceptable offer.



PROPERTY FEATURES

PRICE: **\$739,455** | 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



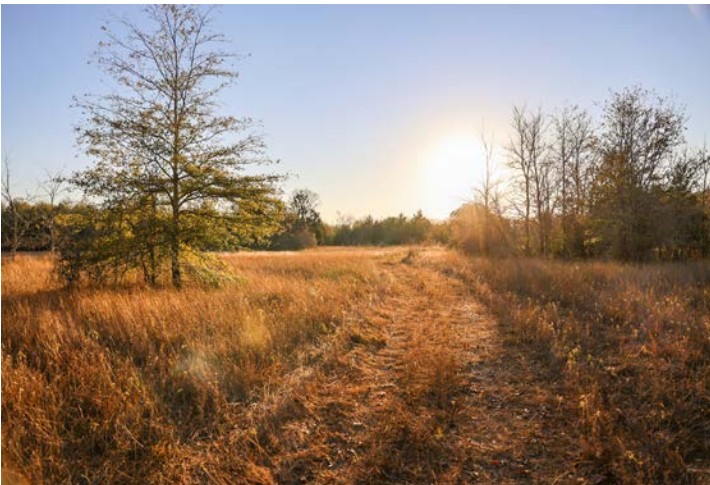
98.6 +/- ACRES



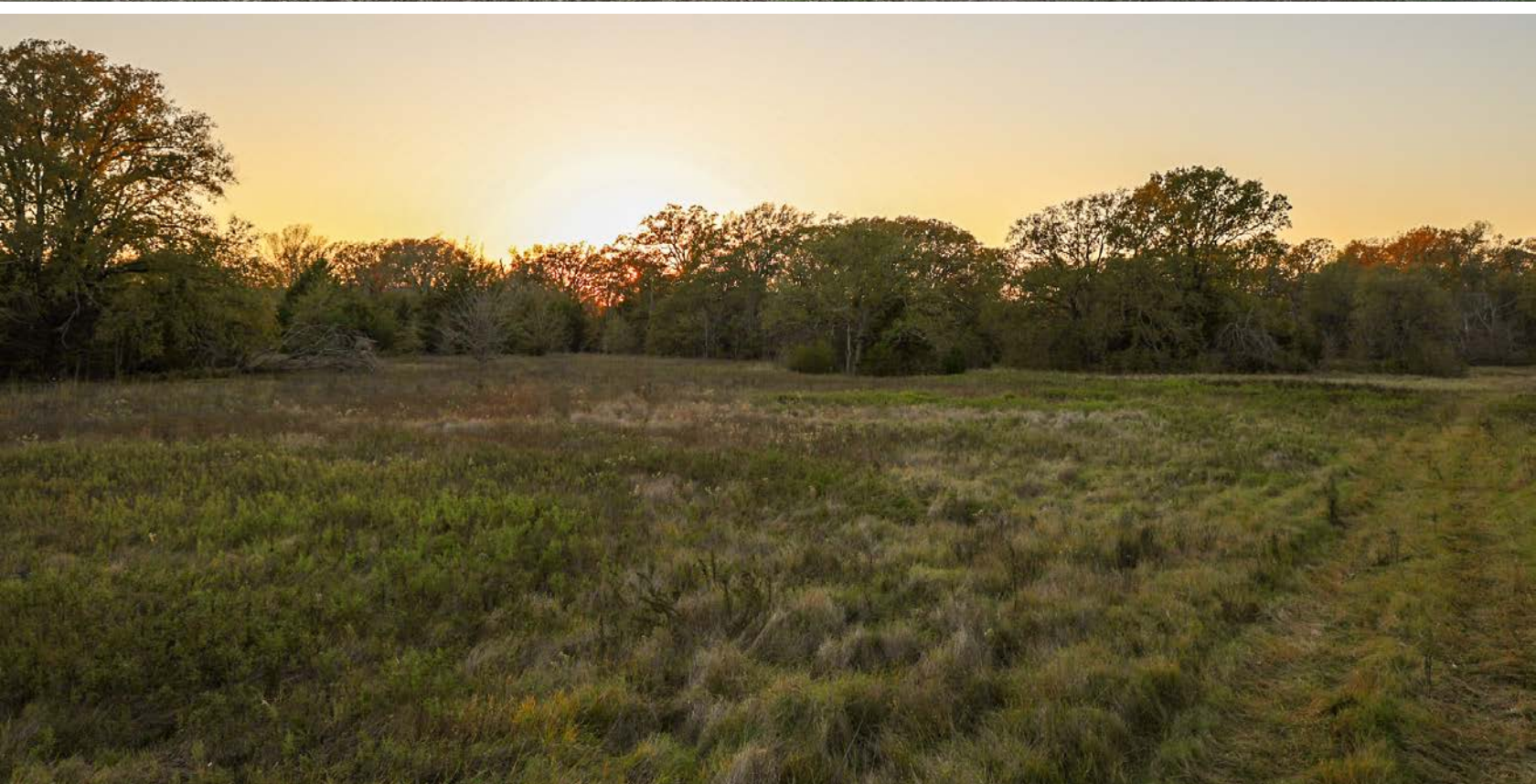
ATV TRAILS



BUILD SITES



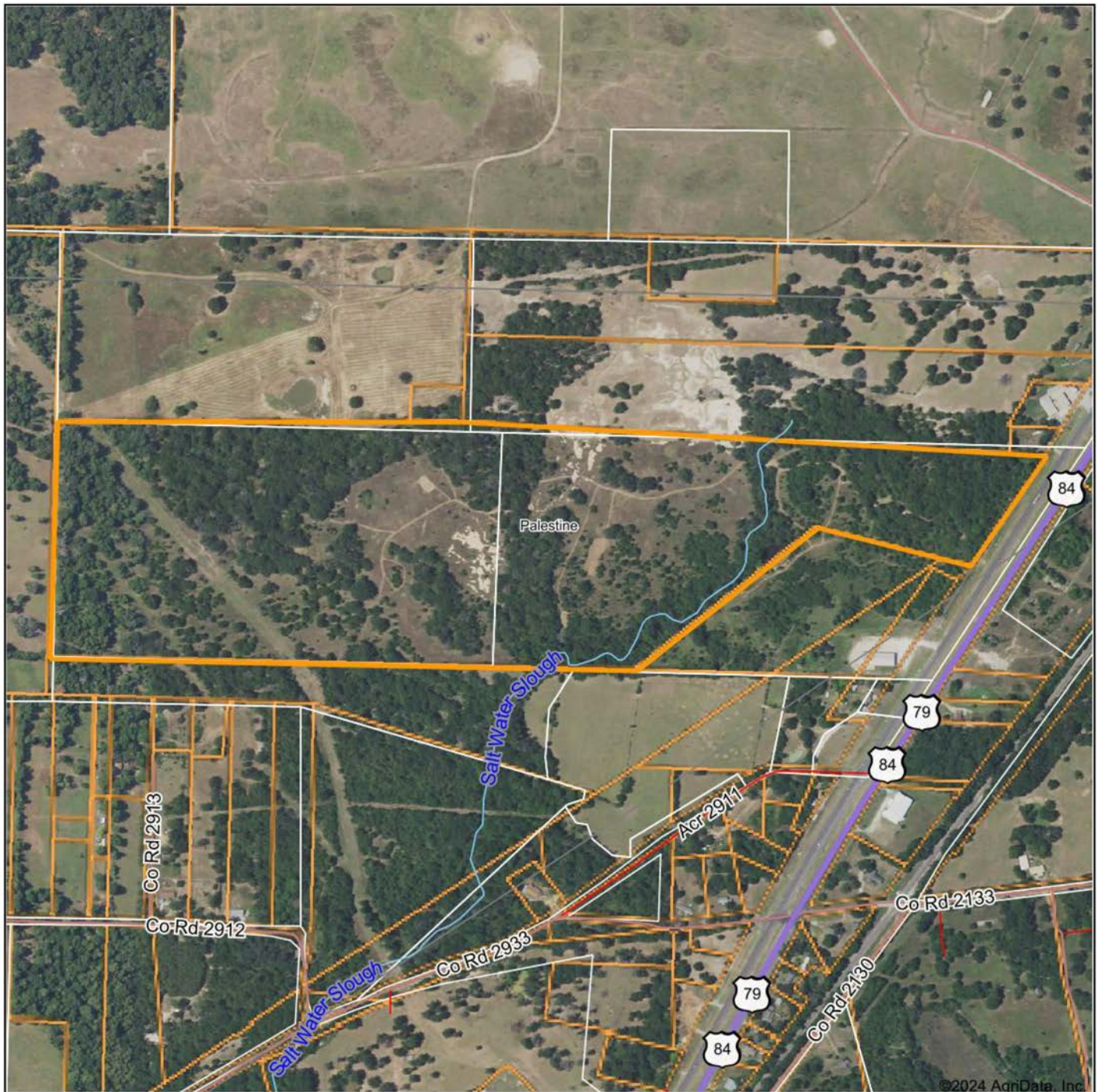
OPEN PASTURES, MATURE TIMBER



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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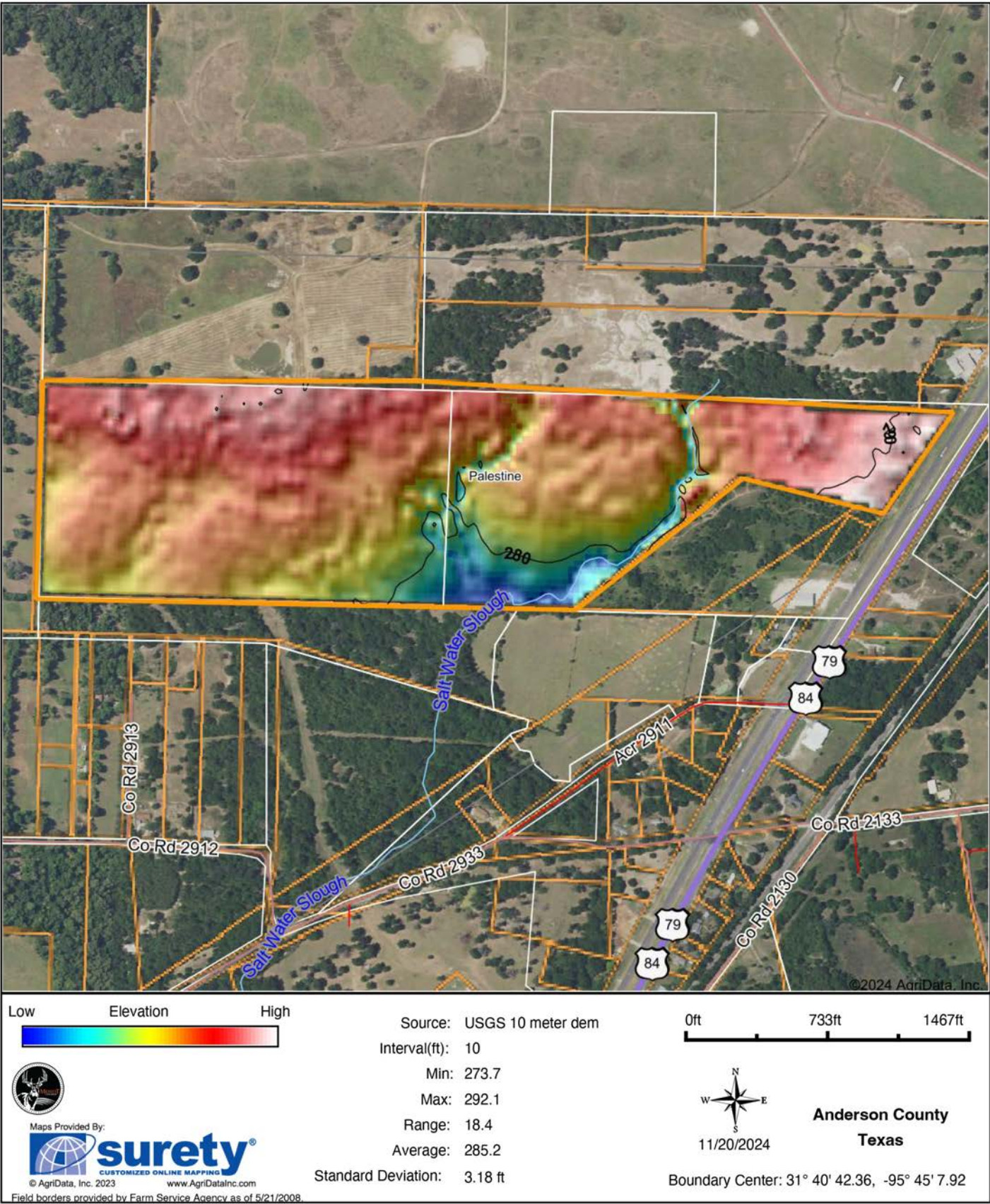
Anderson County
Texas



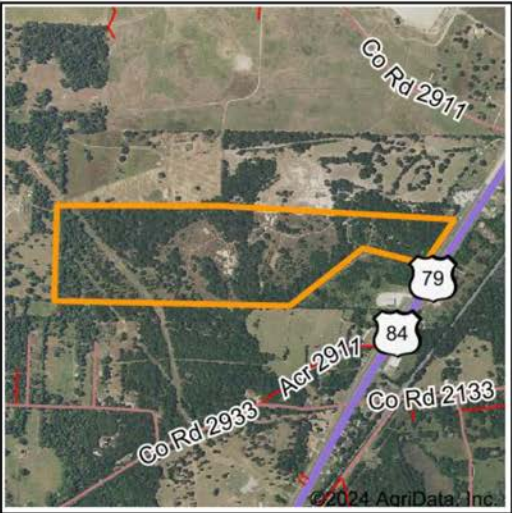
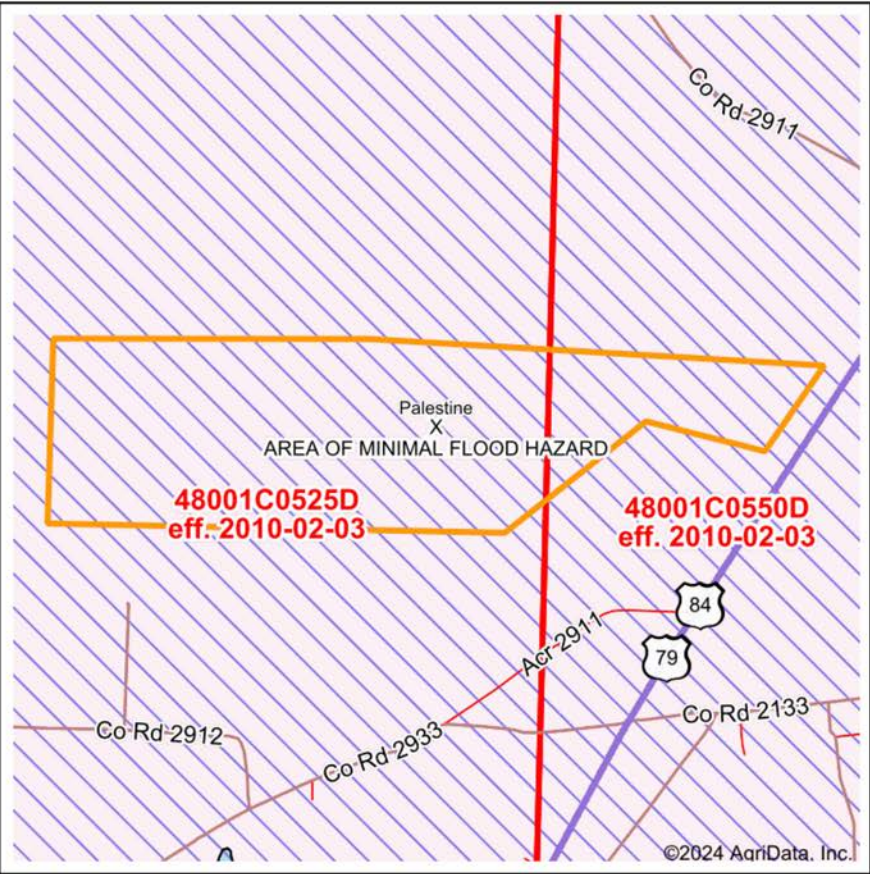
11/20/2024

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

TOPOGRAPHY MAP



FEMA REPORT MAP



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



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

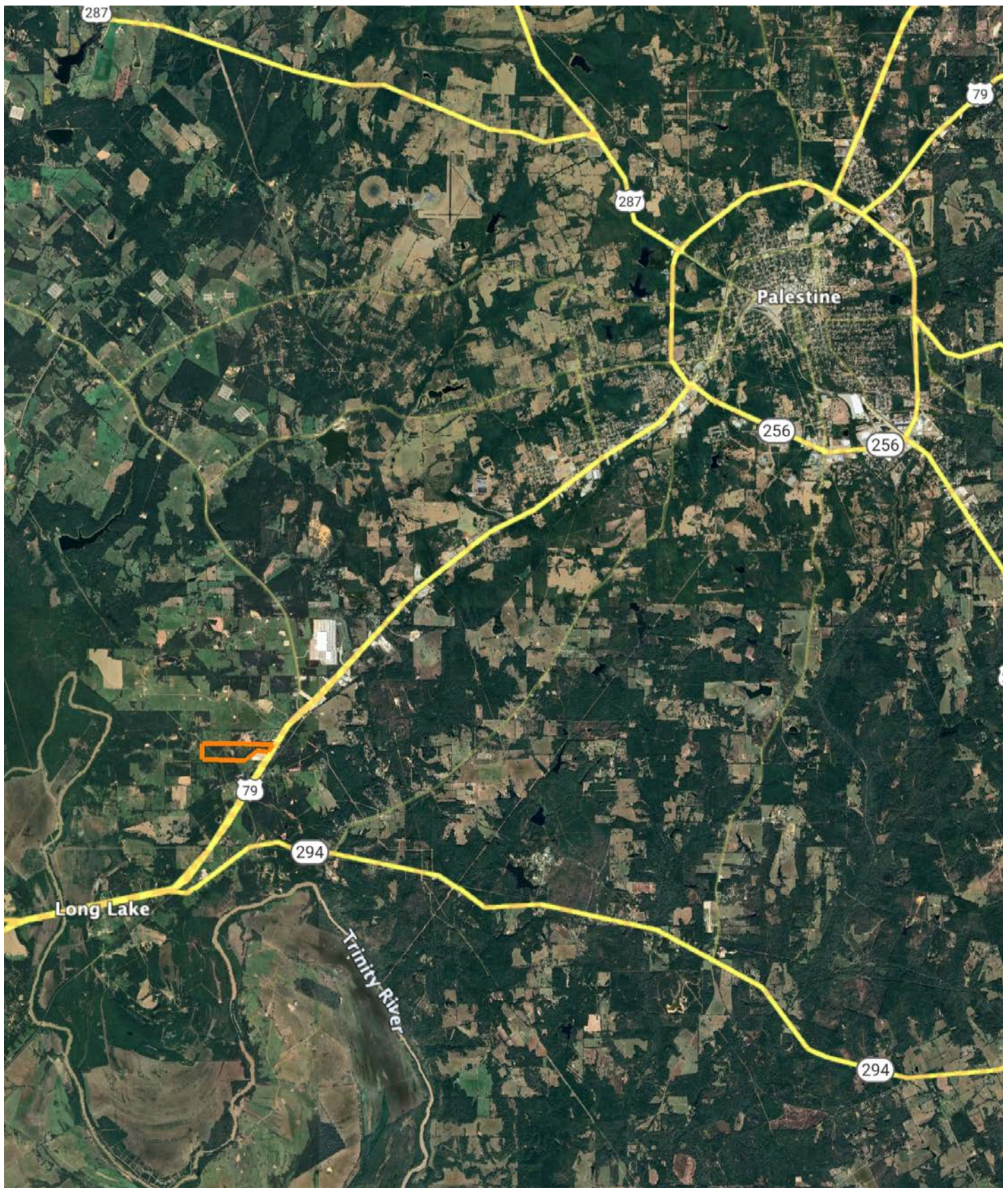
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Name	Number	County	NFIP Participation	Acres	Percent
ANDERSON COUNTY	480001	Anderson	Regular	99.50	100%
Total				99.50	100%
Map Change		Date	Case No.	Acres	Percent
No				0	0%
Zone	SubType		Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD		Outside 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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