

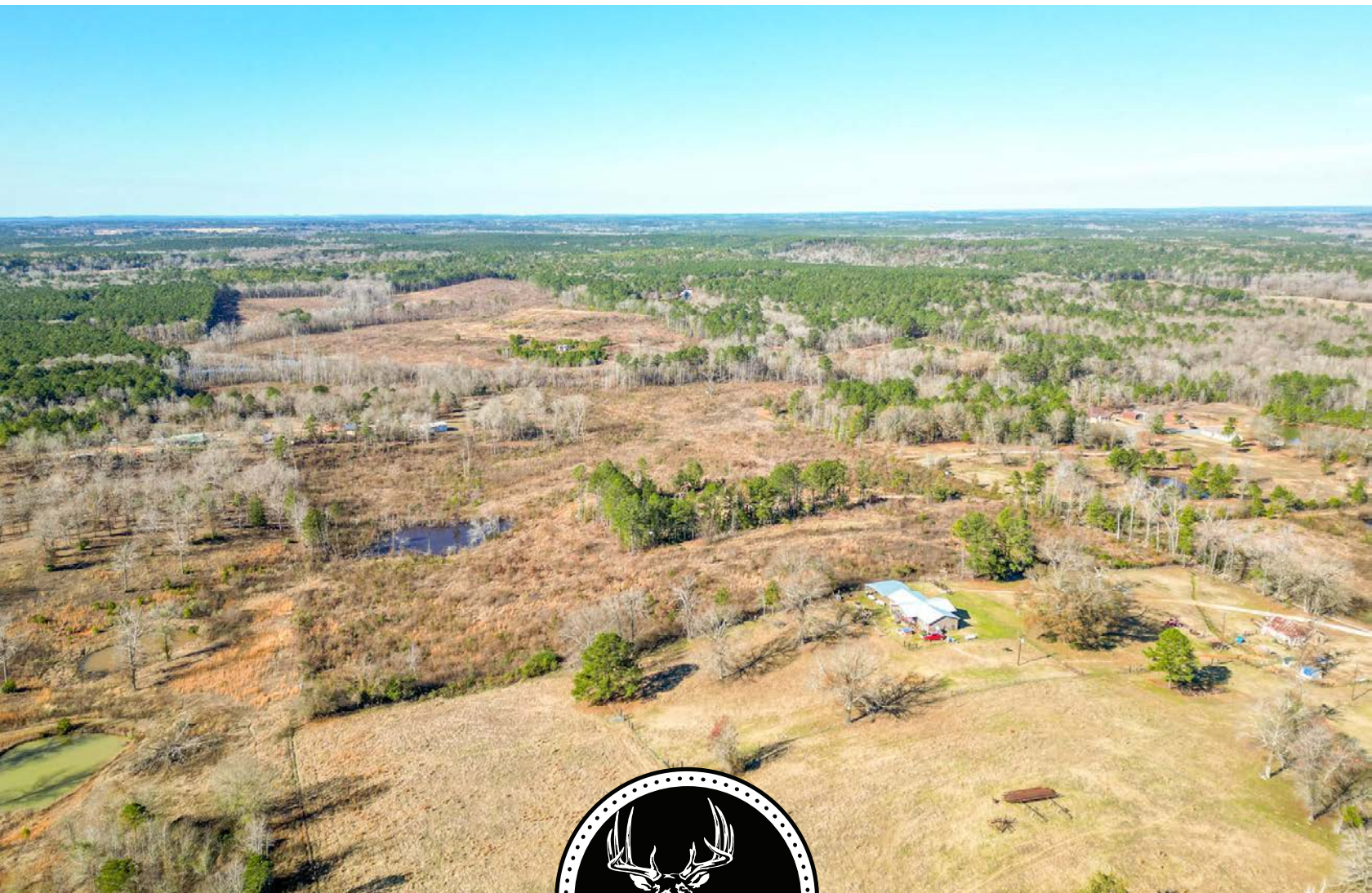
MIDWEST LAND GROUP PRESENTS

146 ACRES IN

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# MARION COUNTY TEXAS

LIBERTY ROAD 2, JEFFERSON, TEXAS, 75657



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# 146 +/- ACRES OF IDYLIC LAND OFFERING A UNIQUE OPPORTUNITY TO BRING YOUR VISION TO LIFE

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This 146 +/- acre property located northwest of historic Jefferson, Texas, offers a prime opportunity for hunters, outdoor enthusiasts, or those seeking a peaceful retreat. The land features rolling terrain with approximately 90 feet of elevation change, providing beautiful panoramic views. Two creeks run through the property, adding to its natural charm, along with a duck slough perfect for waterfowl hunting.

The majority of the tract has been replanted in pine, ensuring future timber returns, while the property is

well-accessed with internal roads and trails for hunting, ATV riding, and exploration. Electricity is available throughout the property, making it an ideal site for a home or cabin.

This area is known for abundant wildlife, especially large whitetail bucks, making it a hunter's paradise. Whether you're looking for a recreational property, a potential future home site, or a secluded haven for wildlife, this property offers it all.





# PROPERTY FEATURES

PRICE: **\$598,600** | COUNTY: **MARION** | STATE: **TEXAS** | ACRES: **146**

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- ATV trails
- Great hunting
- Build site
- Seclusion
- Rolling terrain
- Breathtaking views
- Pond
- Abundant wildlife
- Deer
- Hogs
- Creek





# MULTIPLE BUILD SITES

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Electricity is available throughout the property, making it an ideal site for a home or cabin.





## ATV TRAILS

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## HUNTING OPPORTUNITIES

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# ROLLING TERRAIN AND CREEKS

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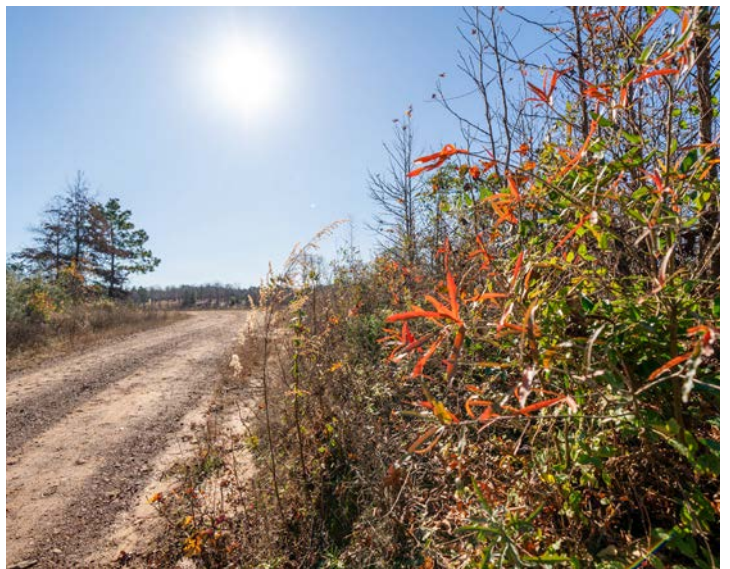
The land features rolling terrain with approximately 90 feet of elevation change, providing beautiful panoramic views. Two creeks run through the property, adding to its natural charm, along with a duck slough perfect for waterfowl hunting.





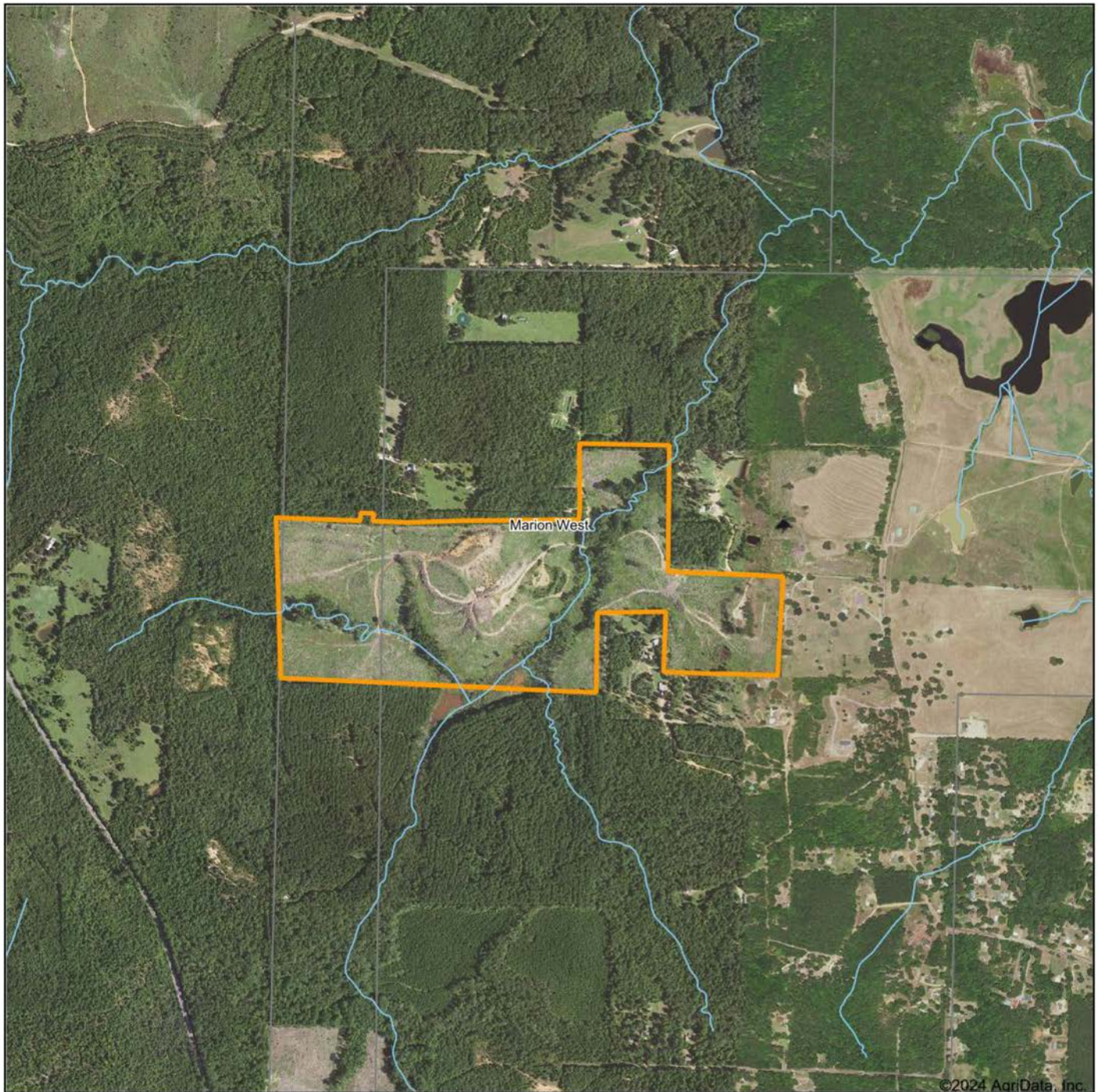
# ADDITIONAL PHOTOS

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# AERIAL MAP



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Boundary Center: 32° 49' 1.96, -94° 25' 22.8

0ft 1410ft 2820ft



Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

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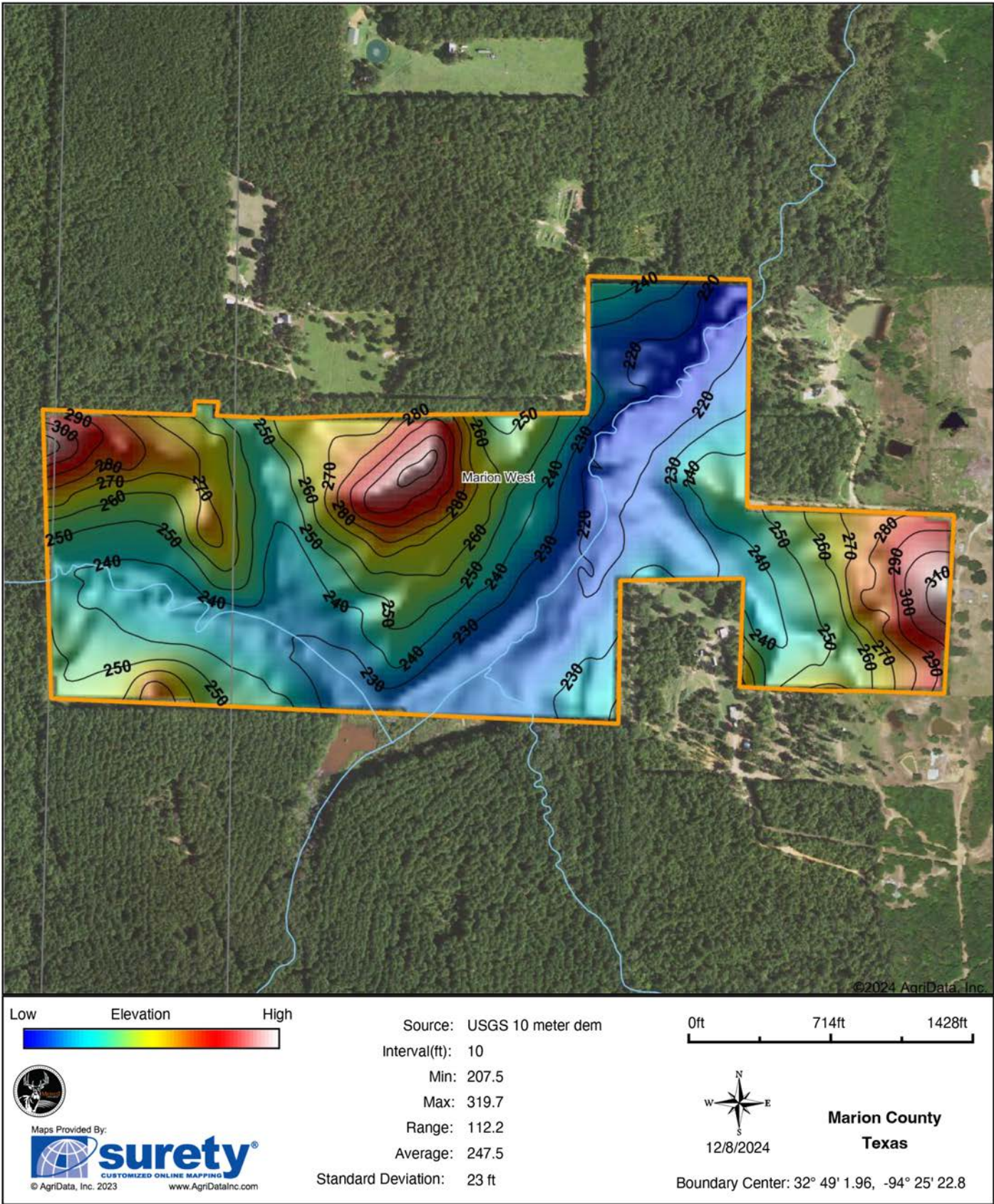
**Marion County  
Texas**



12/8/2024

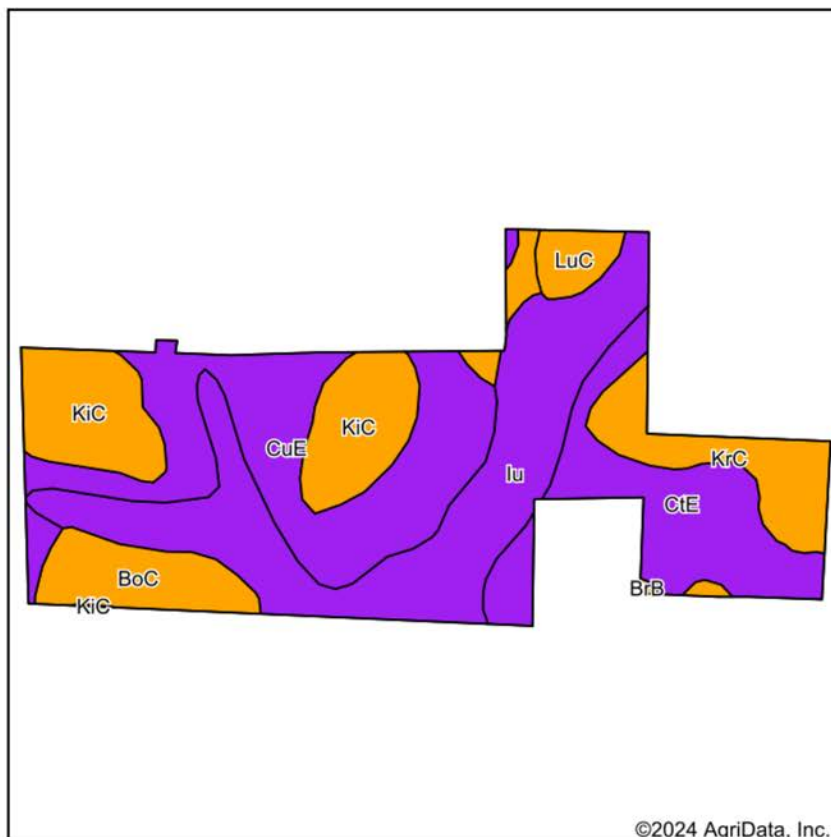


# HILLSHADE MAP

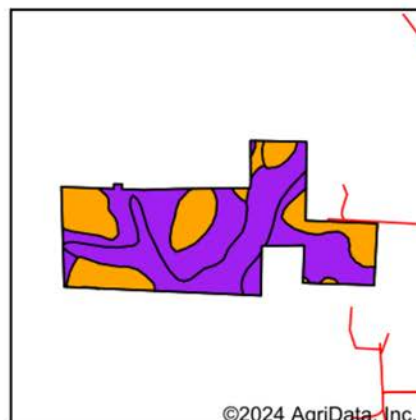




# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Texas**  
 County: **Marion**  
 Location: **32° 49' 1.96, -94° 25' 22.8**  
 Township: **Marion West**  
 Acres: **146.06**  
 Date: **12/8/2024**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: TX616, Soil Area Version: 26

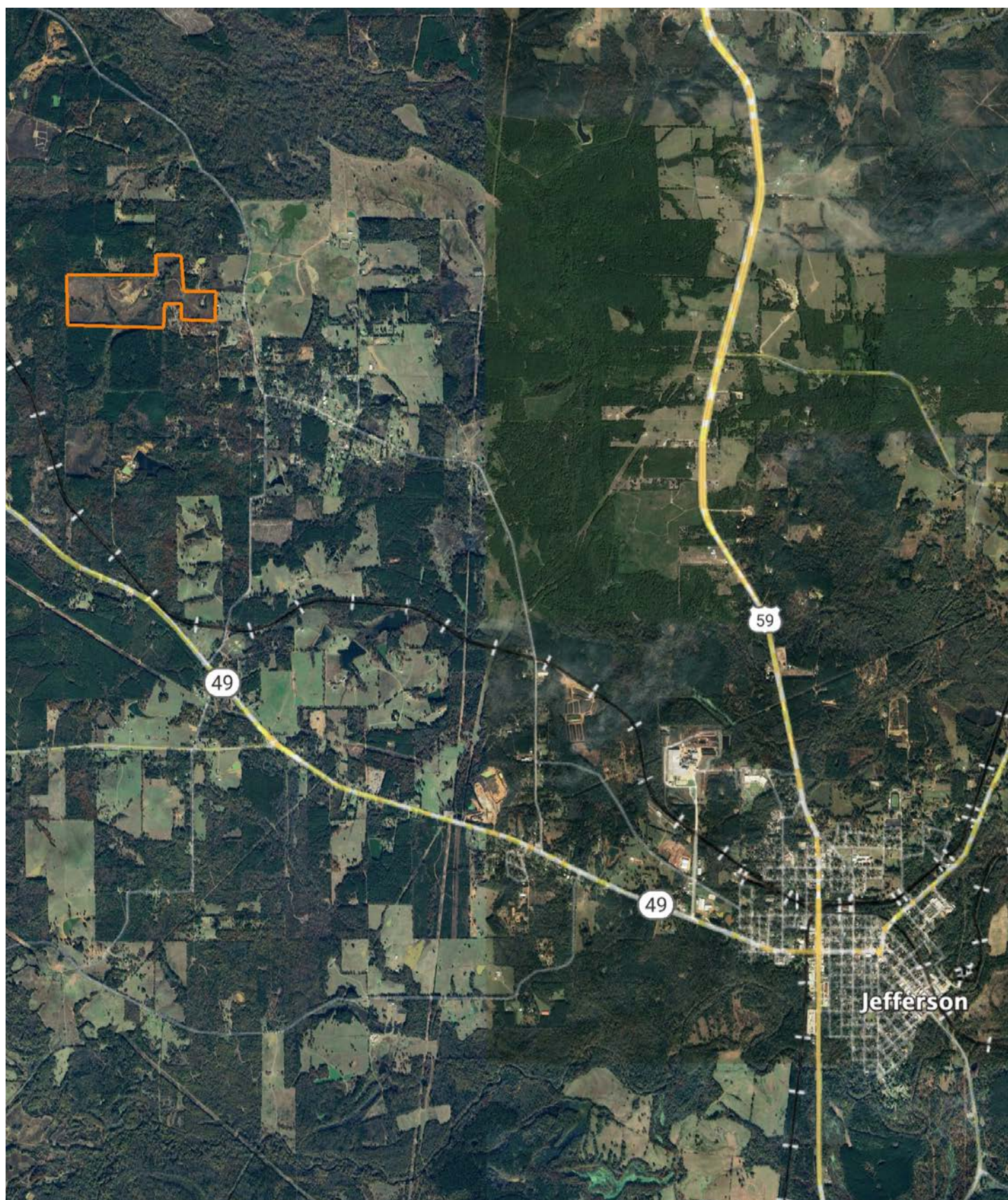
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
lu	lulus fine sandy loam, 0 to 1 percent slopes, frequently flooded	40.70	27.9%		> 6.5ft.	Vw	73	52	50	52	73
CuE	Cuthbert gravelly fine sandy loam, 5 to 15 percent slopes	35.65	24.4%		> 6.5ft.	Vle	65	30	41	35	65
KiC	Kirvin gravelly fine sandy loam, 1 to 5 percent slopes	23.24	15.9%		> 6.5ft.	Ille	68	35	44	43	68
CtE	Cuthbert fine sandy loam, 5 to 15 percent slopes	22.04	15.1%		3.1ft. (Densic bedrock)	Vle	60	30	42	35	60
KrC	Kirvin very fine sandy loam, 1 to 5 percent slopes	11.46	7.8%		> 6.5ft.	Ille	65	36	42	42	65
BoC	Bowie fine sandy loam, 1 to 5 percent slopes	9.36	6.4%		> 6.5ft.	Ille	80	51	57	48	80
LuC	Lilbert loamy fine sand, 2 to 5 percent slopes	3.48	2.4%		> 6.5ft.	Ille	51	30	37	27	51
BrB	Briley loamy fine sand, 1 to 5 percent slopes	0.13	0.1%		> 6.5ft.	Ille	60	39	40	32	60
Weighted Average						4.74	*n 67.6	*n 38.8	*n 45.1	*n 42.2	*n 67.6

\*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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