

MIDWEST LAND GROUP PRESENTS



# VAN ZANDT COUNTY, TX

143 ACRES



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# WIDE OPEN 143 +/- ACRES IN VAN ZANDT COUNTY

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Situated between Interstate 20 and Highway 80 waits a gorgeous 143.27 +/- acres. Primarily used for cattle, this tract boasts two stocked ponds, a live creek, mature timber including pecan trees, elms, oaks, and plenty of open pasture. Hidden from the busyness of town, this stellar tract of land offers a blend of convenience, functionality, and beauty that is to be desired.

The property sits nicely at the end of County Road 1107, exuding quiet and seclusion. Fully fenced with a barn and pens this tract is ready for your livestock. Recreation and hunting opportunities are readily available.

There are several stunning build sites at high elevations overlooking the property. Beautiful Mill Creek runs through the acreage, bringing a great water source for your animals, or a place for the family to cool off in the hot summer months.

Canton is minutes away, with Tyler and DFW less than an hour down the road. Opportunity, freedom, and pure Texas land await in Van Zandt County!



# PROPERTY FEATURES

PRICE: **\$1,289,430** | COUNTY: **VAN ZANDT** | STATE: **TEXAS** | ACRES: **143**

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- Fenced
- Build sites
- Live creek
- Ponds
- Cattle
- Open pastures
- Hunting
- 3 miles to Hwy 80
- 6 miles to I-20
- Minutes to Canton
- 1 hour to Dallas





# GORGEOUS 143 +/- ACRES

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Primarily used for cattle, this tract boasts two stocked ponds, a live creek, mature timber including pecan trees, elms, oaks, and plenty of open pasture.





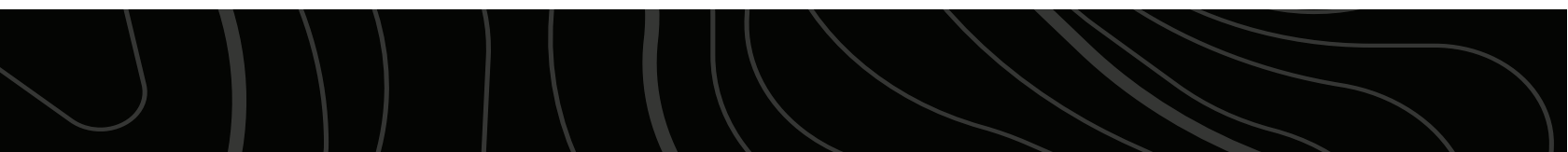
# OPEN PASTURES

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# BUILD SITES

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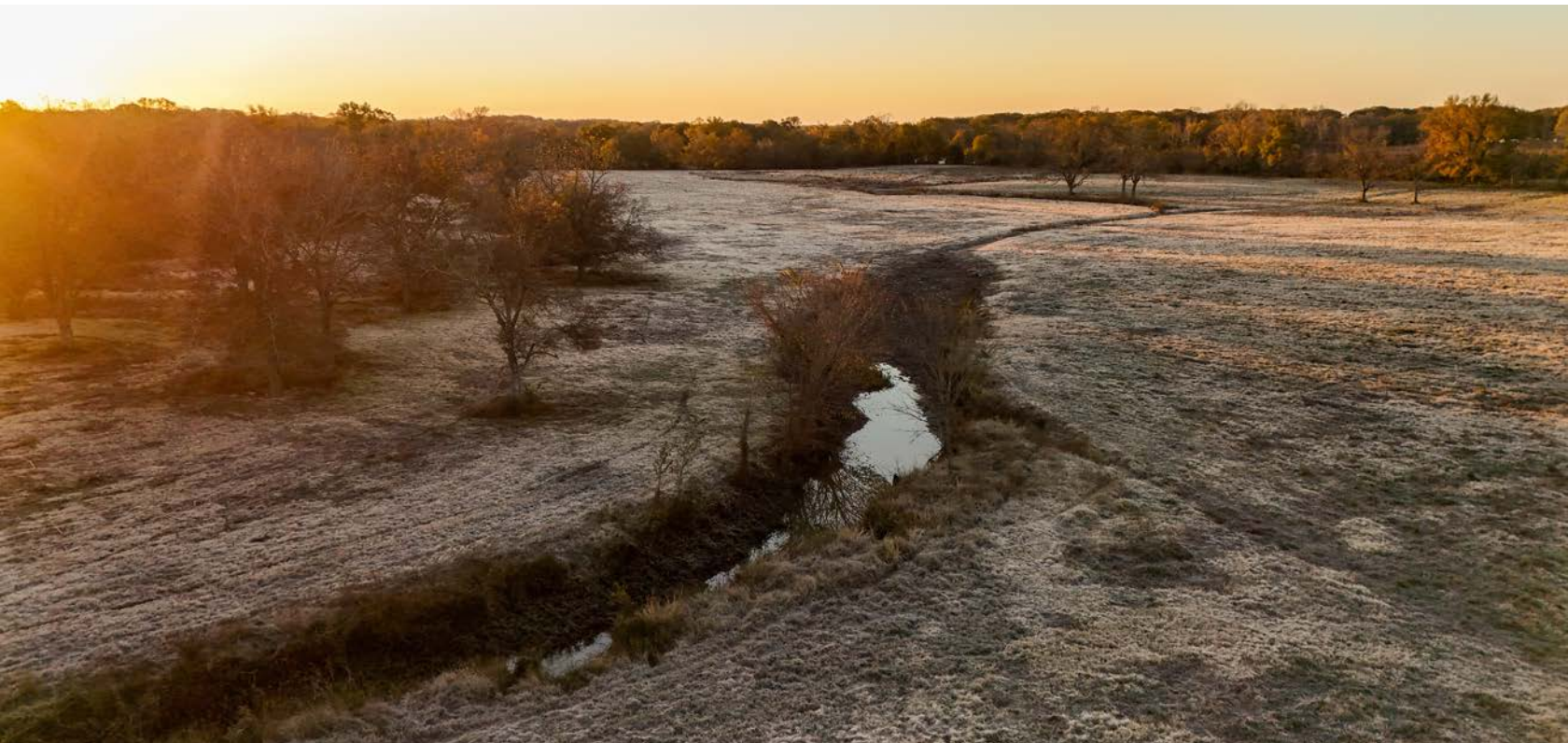




# LIVE CREEK & PONDS

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Beautiful Mill Creek runs through the acreage, bringing a great water source for your animals, or a place for the family to cool off in the hot summer months.





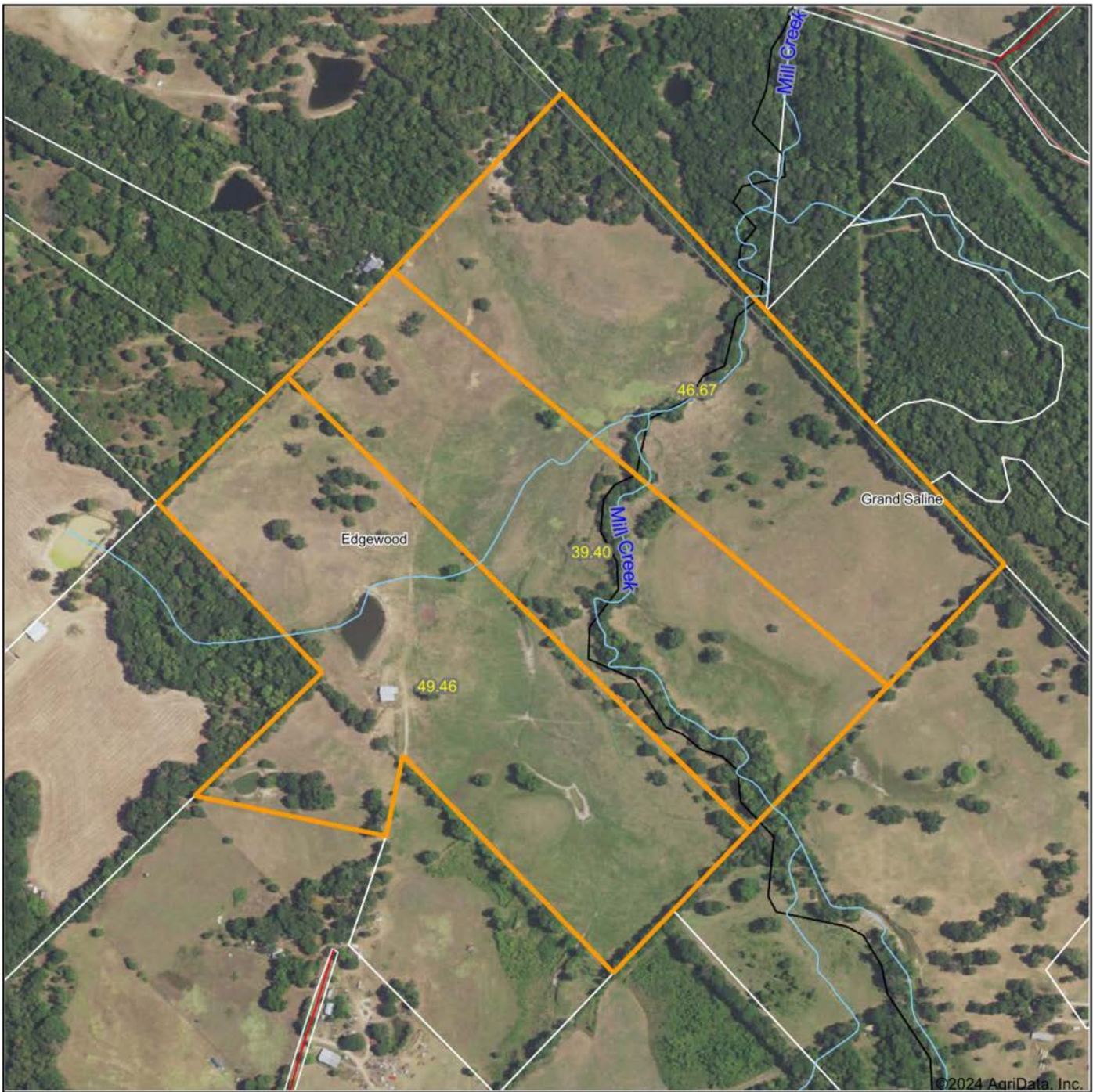
# ADDITIONAL PHOTOS

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# AERIAL MAP



Boundary Center: 32° 39' 23.94, -95° 49' 54.75

0ft 606ft 1211ft



Maps Provided By:



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Van Zandt County  
Texas

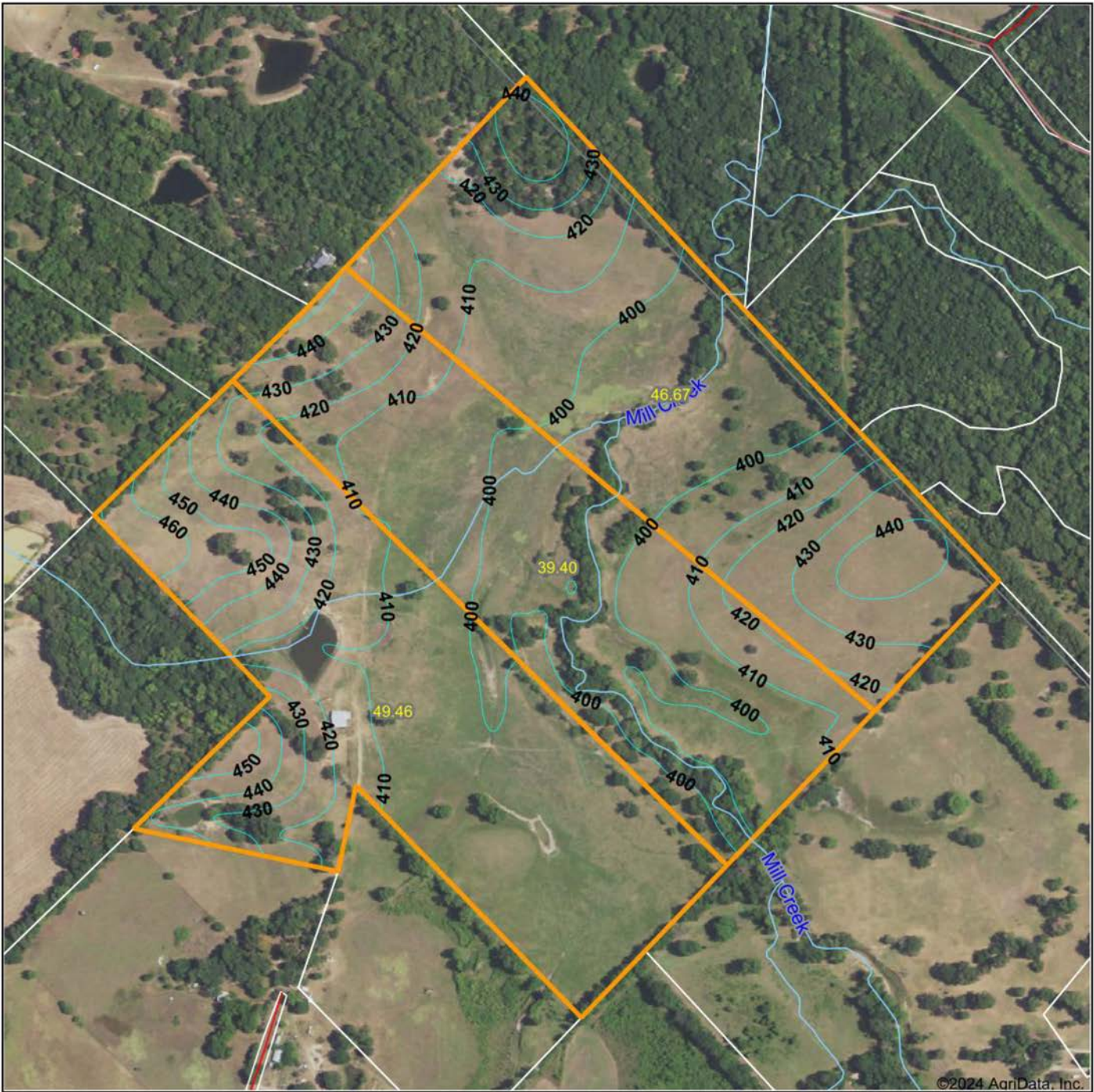


11/22/2024

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



# TOPOGRAPHY MAP



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

Source: USGS 10 meter dem  
Interval(ft): 10.0  
Min: 396.9  
Max: 468.4  
Range: 71.5  
Average: 413.5  
Standard Deviation: 15.52 ft

0ft 567ft 1135ft



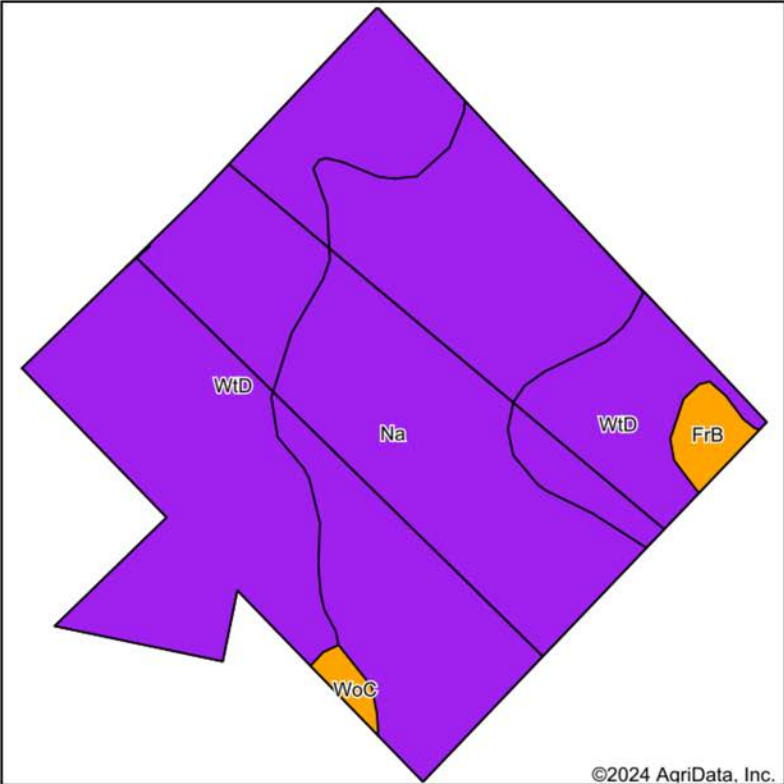
11/22/2024

Van Zandt County  
Texas

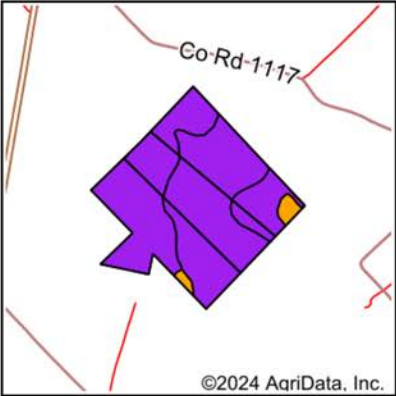
Boundary Center: 32° 39' 23.94, -95° 49' 54.75



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Texas**  
County: **Van Zandt**  
Location: **32° 39' 23.94, -95° 49' 54.75**  
Township: **Edgewood**  
Acres: **135.53**  
Date: **11/22/2024**



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Area Symbol: TX467, Soil Area Version: 21												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
Na	Nahatche loam, 0 to 1 percent slopes, frequently flooded	65.96	48.7%		> 6.5ft.	Vw	3825	54	46	48	46	54
WtD	Woodtell loam, 5 to 12 percent slopes	65.95	48.7%		> 6.5ft.	Vle	2700	61	38	50	39	61
FrB	Freestone fine sandy loam, 1 to 3 percent slopes	2.50	1.8%		> 6.5ft.	Ille	3188	72	43	53	50	72
WoC	Wolfpen loamy fine sand, 1 to 5 percent slopes	1.12	0.8%		> 6.5ft.	Ille	0	55	47	39	33	55
Weighted Average						5.43	3234.2	*n 57.7	*n 42.1	*n 49	*n 42.6	*n 57.7

\*n: The aggregation method is "Weighted Average using all components"

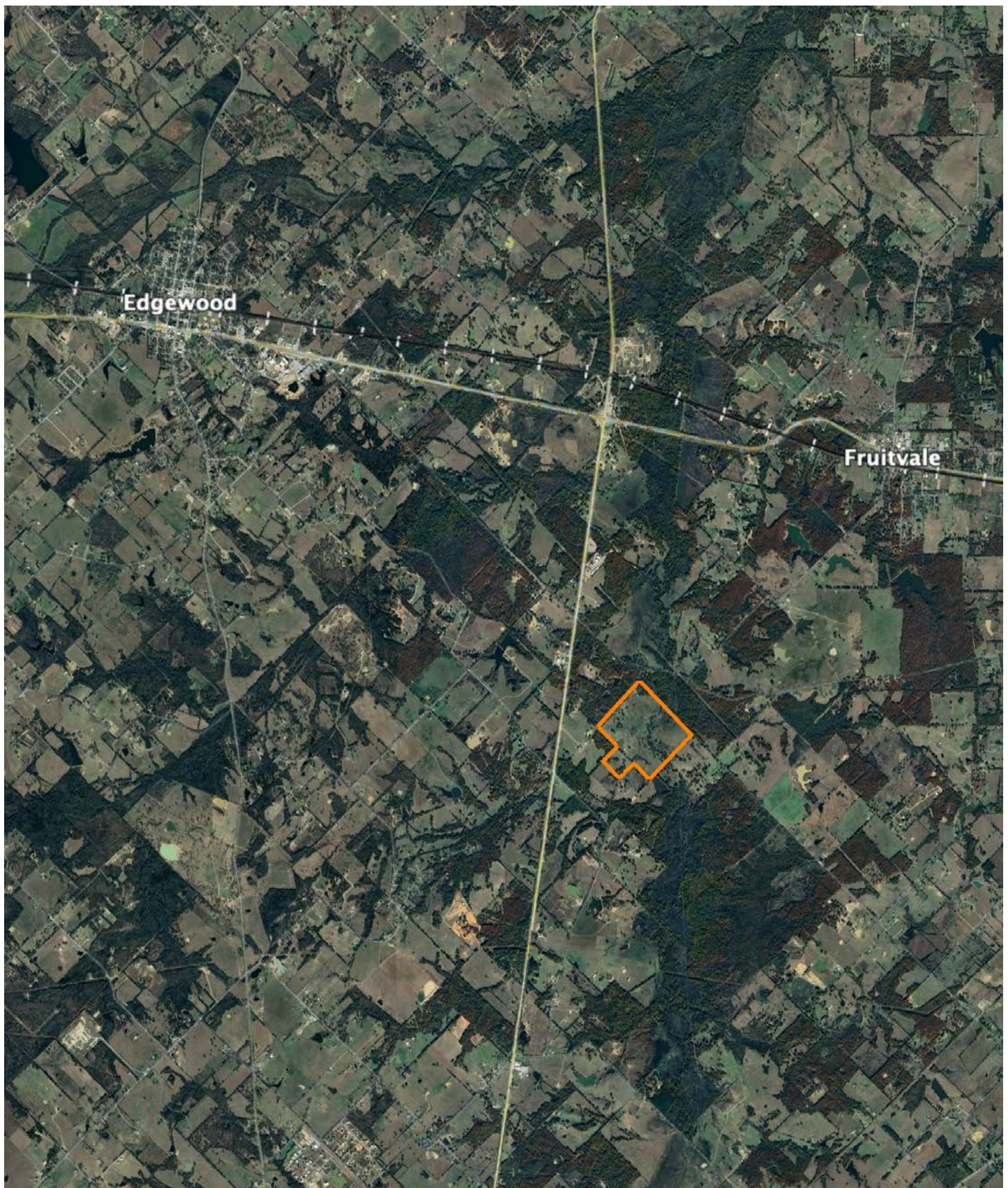
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# OVERVIEW MAP

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# 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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