

MIDWEST LAND GROUP PRESENTS



VAN ZANDT COUNTY, TX

143 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

143.27 +/- ACRES WITH MINERAL RIGHTS CONVEYED

Nestled between Interstate 20 and Highway 80 lies an exceptional 143.27 +/- acre tract offering a unique and increasingly rare opportunity—100% of the owned mineral rights convey with the sale. This is more than just land; it's a full stake in everything beneath the surface, offering untapped potential for future value.

Primarily utilized for cattle, the property features two stocked ponds, a year-round live creek, and mature hardwoods, including oaks, elms, and pecans—all framed by wide-open pastures. Located at the end of County Road 1107, this secluded slice of Van Zandt County offers peace and privacy without sacrificing convenience.

Fully fenced and equipped with a barn and pens, it's ready for your livestock. With abundant recreational and hunting potential, this property provides both productivity and play. Scattered across the rolling terrain are several prime build sites with elevated views overlooking the landscape. Mill Creek runs through the heart of the property, offering a consistent water source and a scenic retreat for summer days.

Just minutes from Canton, and less than an hour from Tyler and the DFW metroplex, this land delivers on location, lifestyle, and legacy. With mineral rights included, you're not just buying land—you're securing everything above and below it. Don't miss this opportunity to own a truly complete piece of Texas.



PROPERTY FEATURES

PRICE: **\$1,146,160** | COUNTY: **VAN ZANDT** | STATE: **TEXAS** | ACRES: **143**

- Mineral rights convey
- 143 +/- acres
- Fenced
- Build sites
- Live creek
- Ponds
- Cattle
- Open pastures
- Hunting
- 3 miles to Highway 80
- 6 miles to I-20
- Minutes to Canton
- 1 hour to Dallas



GORGEOUS 143 +/- 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.



OPEN PASTURES



BUILD SITES



LIVE CREEK & PONDS

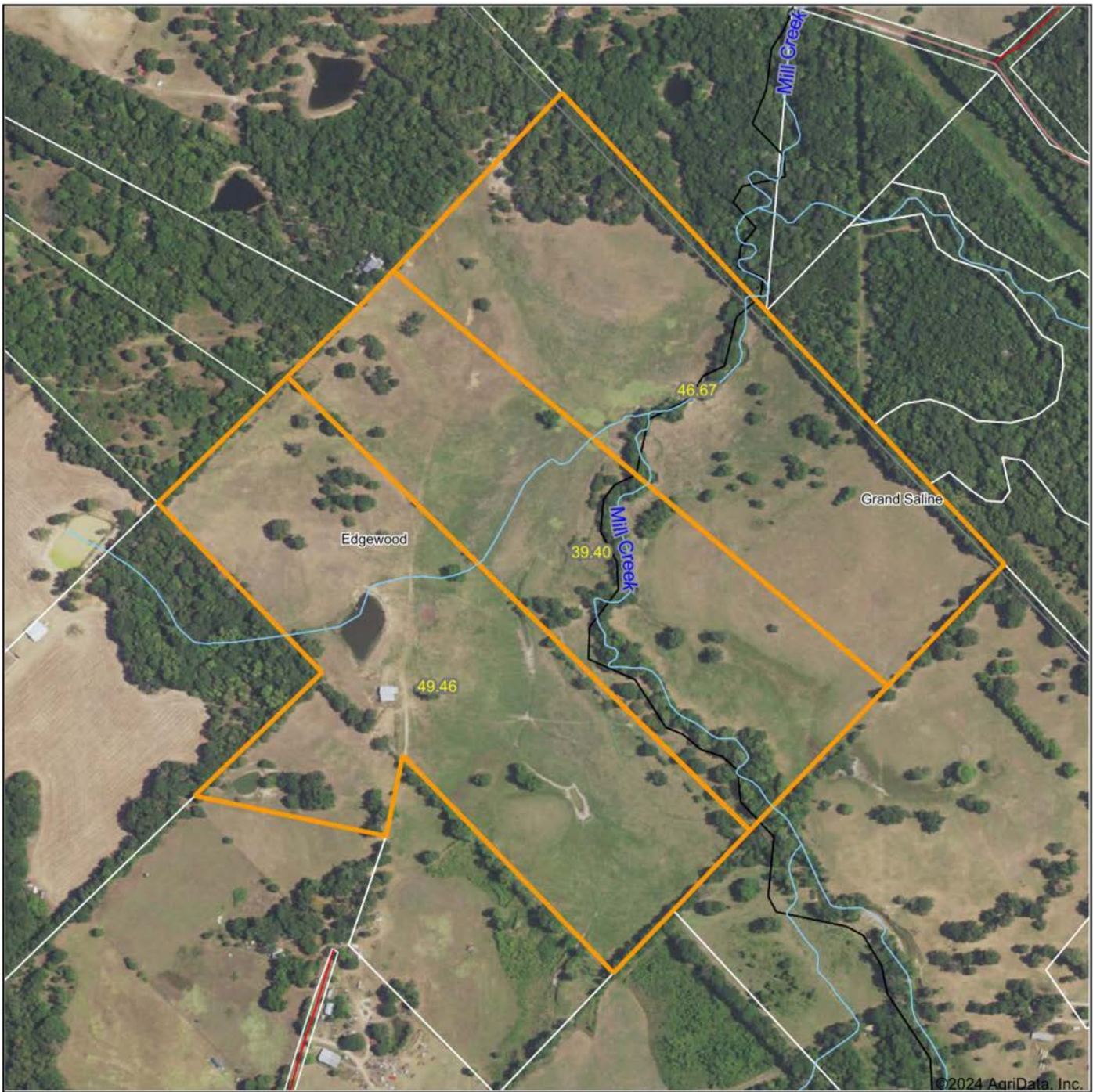
Beautiful Mill Creek runs through the acreage, bringing a great water source for your animals, or a place for the family to cool off in the hot summer months.



ADDITIONAL PHOTOS



AERIAL MAP



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

0ft 606ft 1211ft



Maps Provided By:



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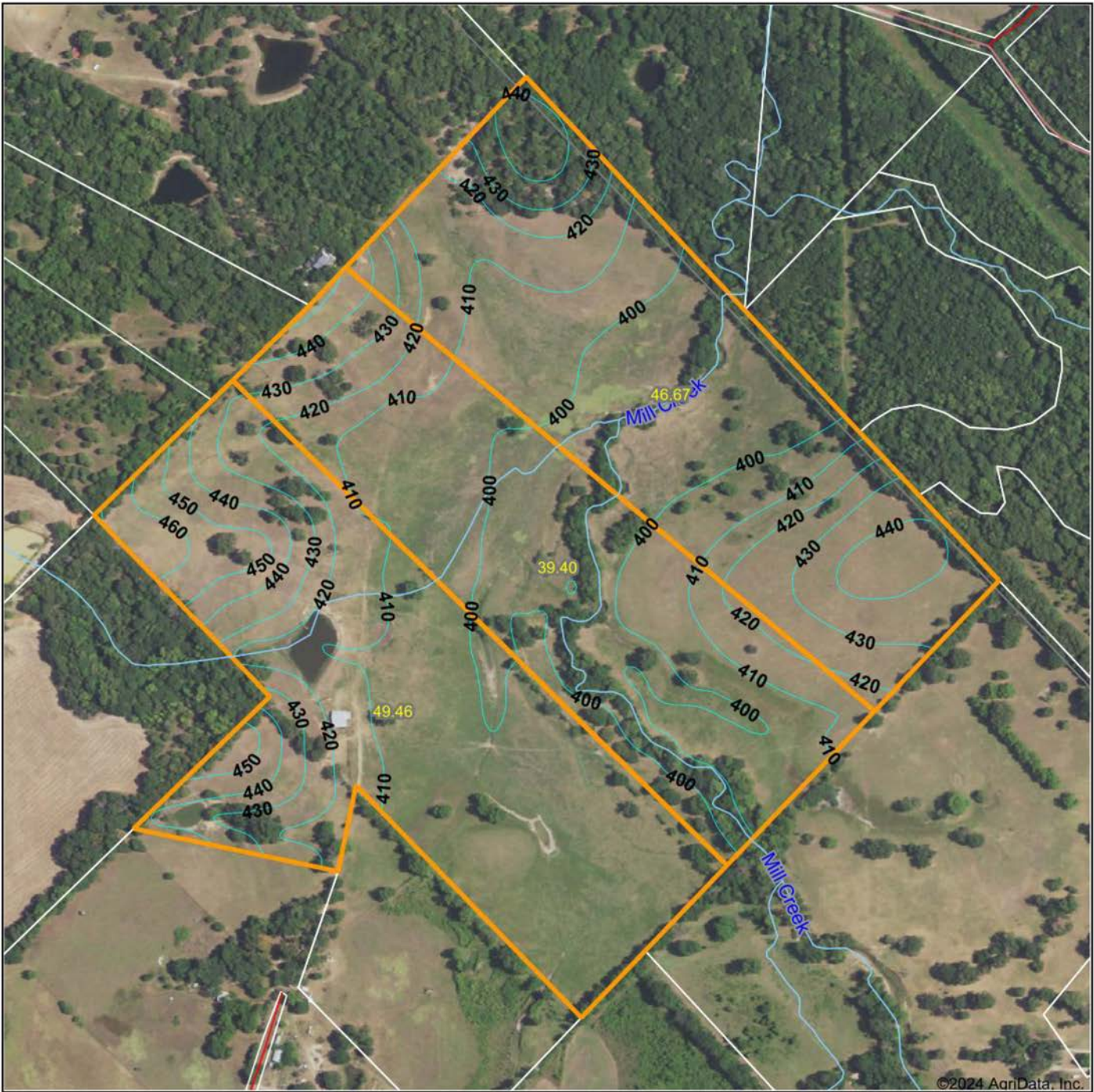
Van Zandt County
Texas



11/22/2024

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

TOPOGRAPHY MAP



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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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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

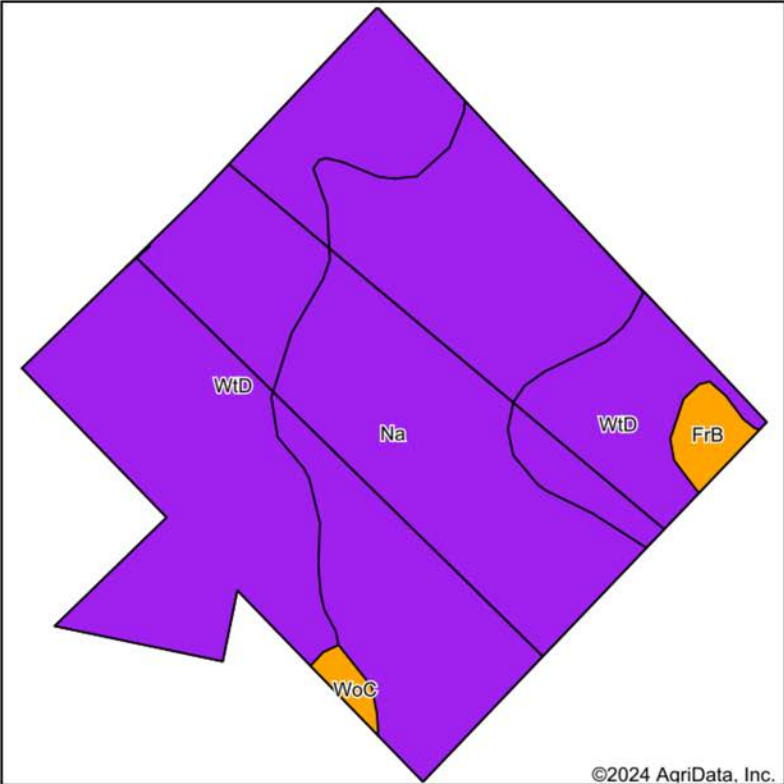


11/22/2024

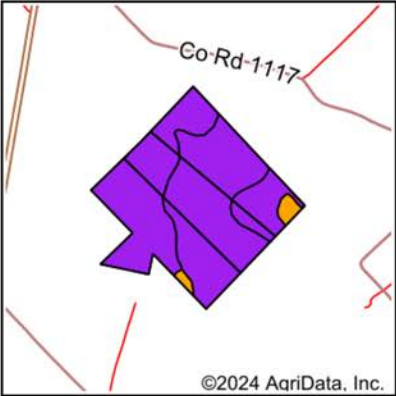
Van Zandt County
Texas

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**



Maps Provided By:



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



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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