

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

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# FRANKLIN COUNTY TEXAS



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# PRIME 80 +/- ACRE HUNTING PROPERTY IN FRANKLIN COUNTY

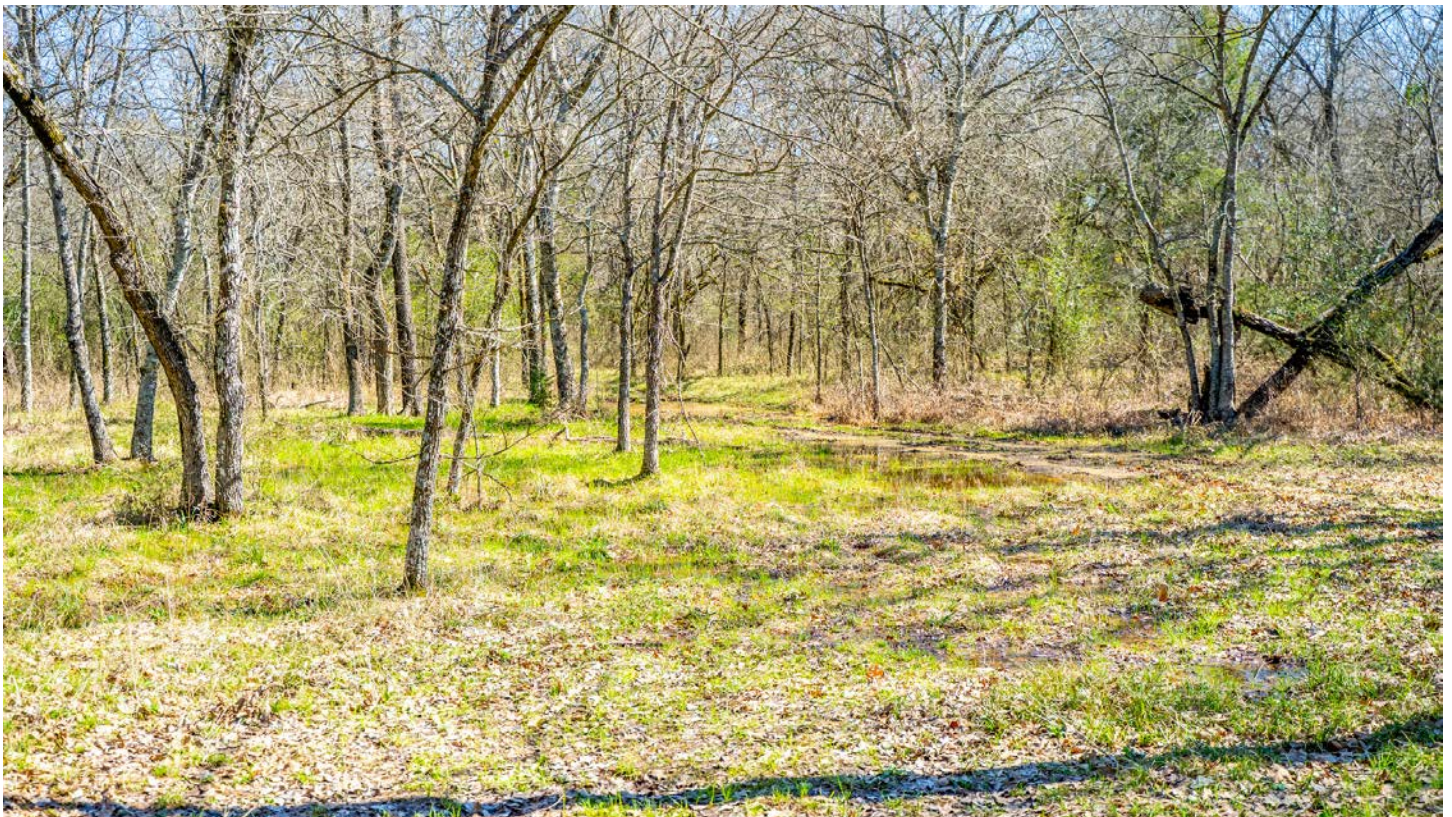
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Welcome to your 80 +/- acre hunting paradise in Franklin County, just north of Mount Vernon. After a scenic drive down a well-maintained dead-end road, you'll arrive at the entrance of this stunning hunting retreat, which is adorned with beautiful hardwoods and features a cozy cabin for crisp autumn nights.

The combination of hardwoods and draws creates an ideal environment for whitetail deer and hogs. A significant creek winds its way across the property, serving as a vital travel corridor for wildlife. This secluded haven is perfect for weekend escapes and family bonding away from the hustle of everyday life. The small cabin and fire ring provide a wonderful setting for storytelling and

creating lasting memories. Situated just 9 miles from Mount Vernon and a few miles from the Sulphur River, this property offers both tranquility and accessibility.

An extensive trail system makes navigating the land easy, allowing for recreational activities like ATV riding. Numerous impressive bucks have been harvested here, alongside a plentiful population of hogs and squirrels. This property is an ideal choice for anyone seeking their own hunting grounds. The mature oaks in the hardwood bottoms attract wildlife and ensure quality deer hunting. Additionally, the property qualifies for timber exemption, making it an even more appealing investment.





# PROPERTY FEATURES

PRICE: **\$450,000** | COUNTY: **FRANKLIN** | STATE: **TEXAS** | ACRES: **80**

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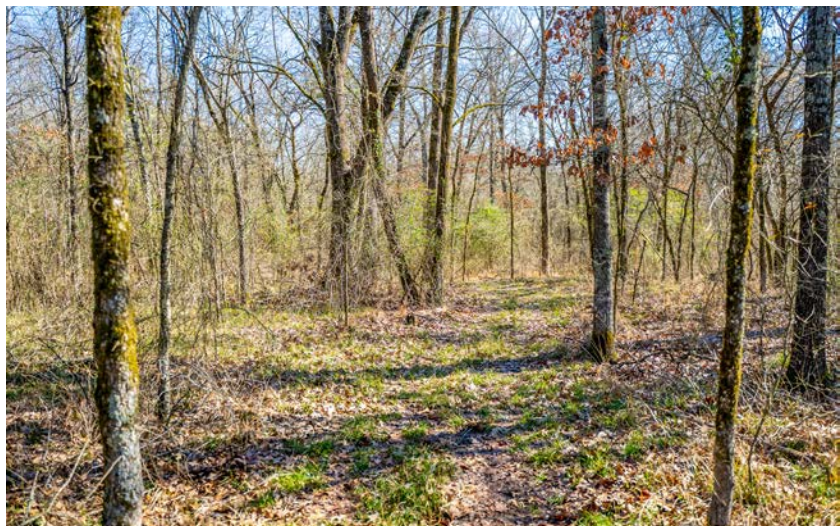
- County Road access
- 80 +/- wooded acres
- Small cabin
- Off-grid
- Trail system
- Abundance of deer and hogs
- 9 miles from Mount Vernon
- 3 miles from the Sulphur River
- Small pond
- Large creek
- Private, peaceful setting
- Bobcat and other small-game





# 80 +/- WOODED ACRES

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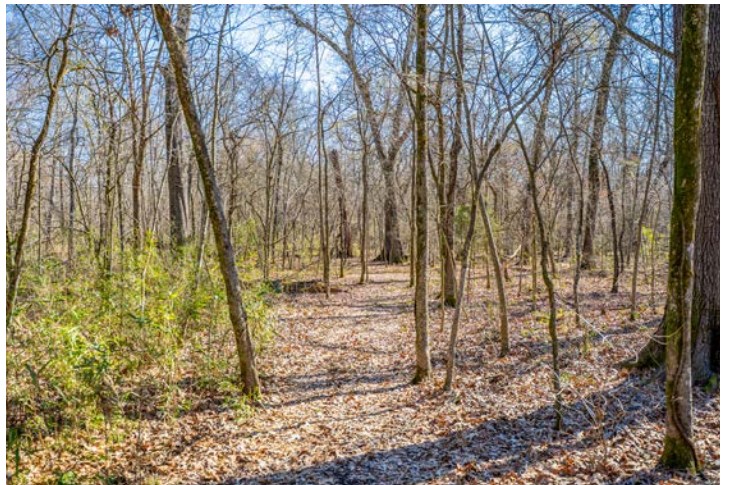
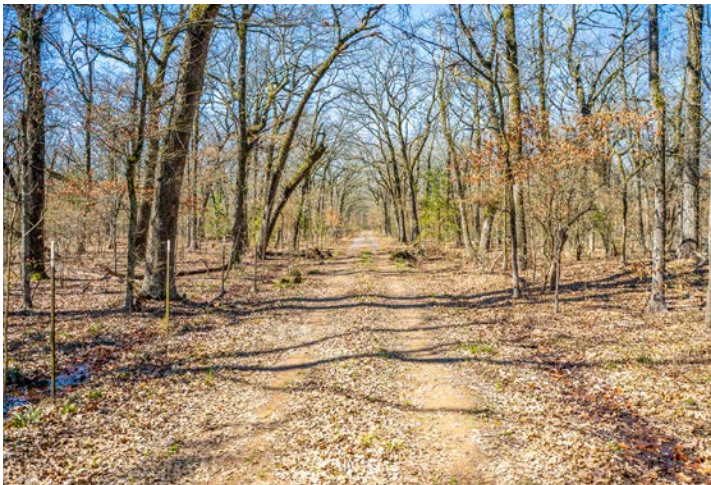
# LARGE CREEK

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# TRAIL SYSTEM

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# HUNTING OPPORTUNITIES

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# OFF-GRID SMALL CABIN

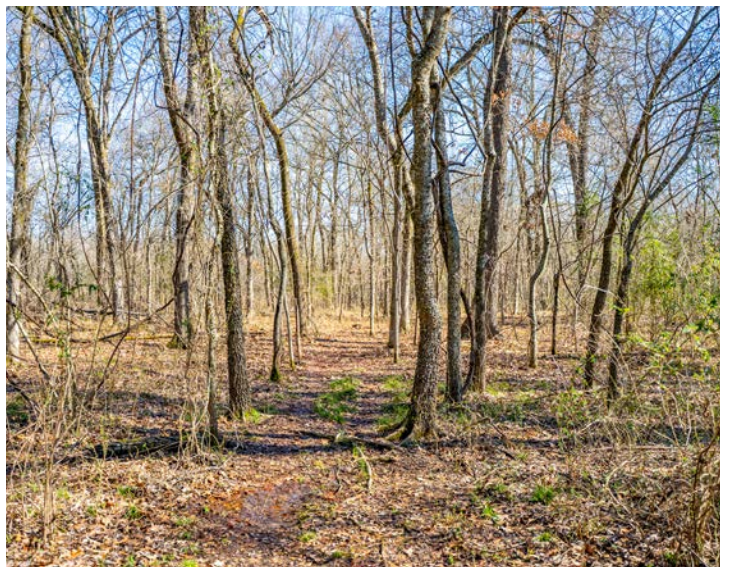
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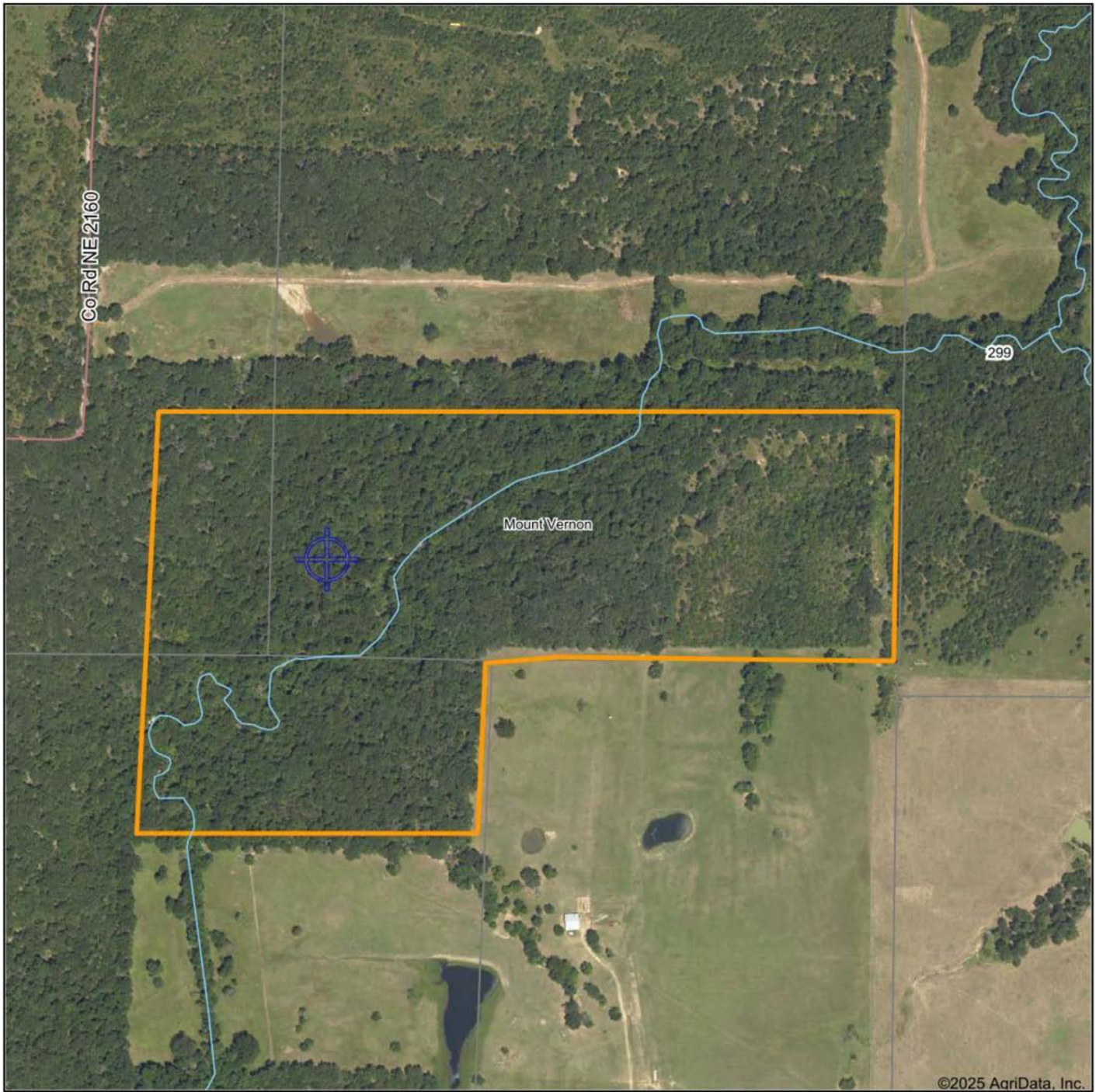
# ADDITIONAL PHOTOS

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# AERIAL MAP



Boundary Center: 33° 14' 28.23, -95° 11' 9.7

0ft 587ft 1174ft



Maps Provided By:



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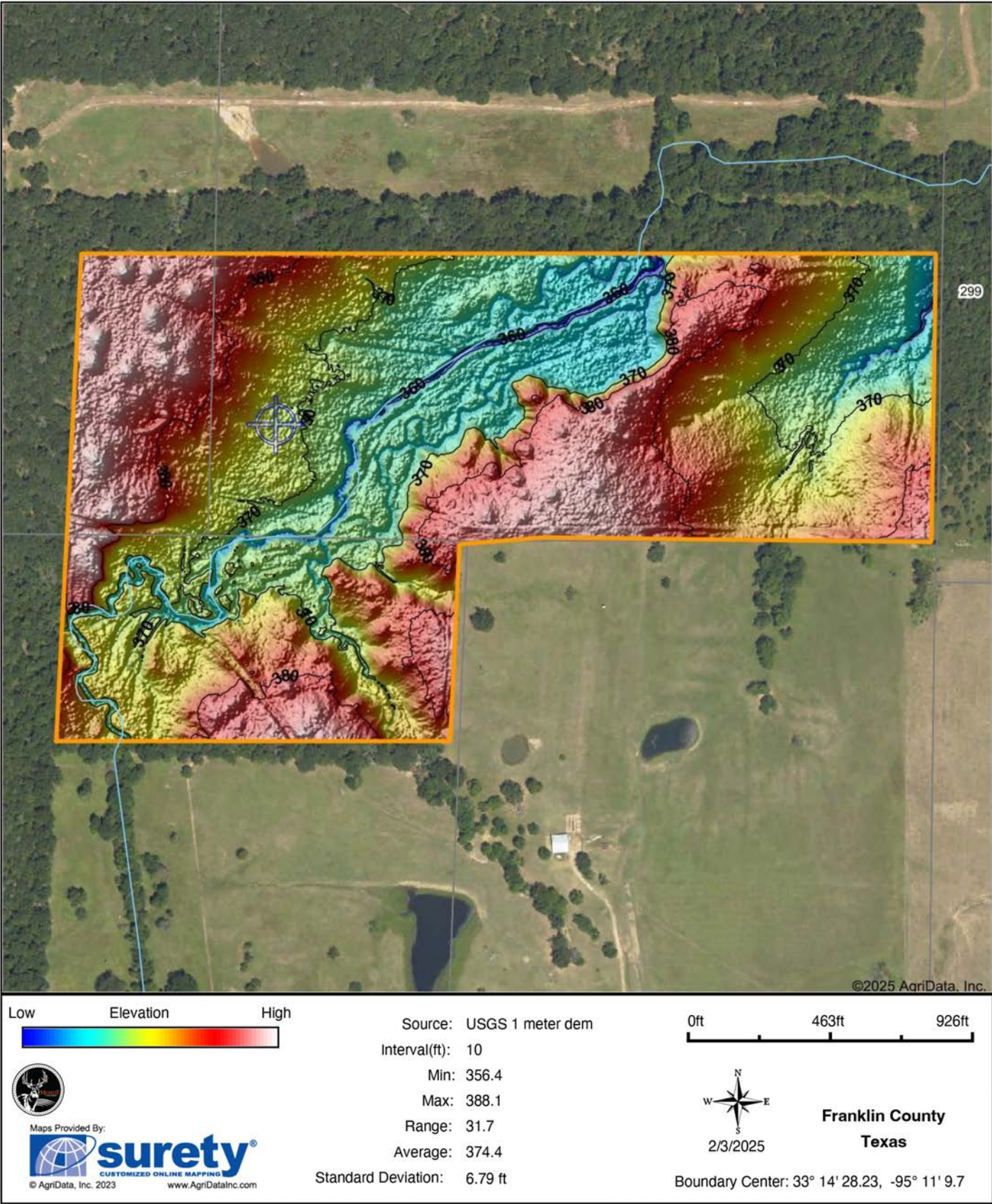
Franklin County  
Texas



2/3/2025

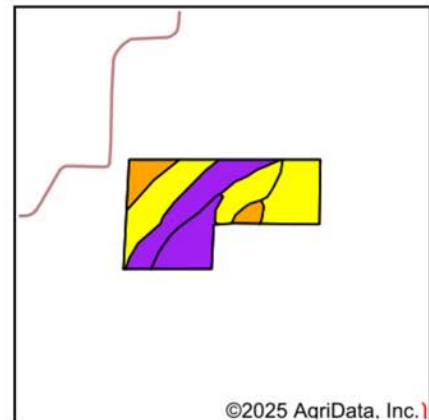
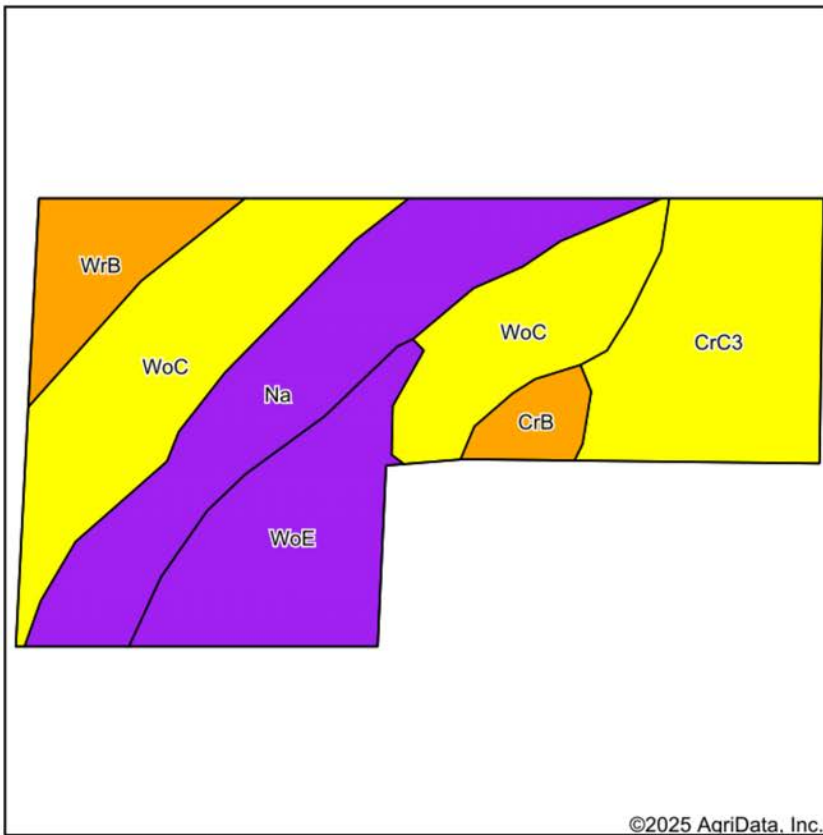


# HILLSHADE MAP





# SOILS MAP



State: **Texas**  
 County: **Franklin**  
 Location: **33° 14' 28.23, -95° 11' 9.7**  
 Township: **Mount Vernon**  
 Acres: **79.94**  
 Date: **2/3/2025**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: TX603, 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
WoC	Woodtell fine sandy loam, 2 to 5 percent slopes	25.27	31.6%		3.9ft. (Densic bedrock)	IVe	0	51	31	43	34	51
Na	Nahatche loam, 0 to 1 percent slopes, frequently flooded	18.15	22.7%		> 6.5ft.	Vw	3825	54	46	48	46	54
CrC3	Crockett silt loam, 2 to 5 percent slopes, severely eroded	15.42	19.3%		3.6ft. (Densic bedrock)	IVe	4500	30	17	30	19	10
WoE	Woodtell fine sandy loam, 5 to 20 percent slopes	13.00	16.3%		> 6.5ft.	Vle	375	58	34	45	35	58
WrB	Woodtell-Raino complex, 1 to 3 percent slopes	5.71	7.1%		4ft. (Densic bedrock)	Ille	0	56	44	50	46	53
CrB	Crockett silt loam, 1 to 3 percent slopes	2.39	3.0%		4.8ft. (Densic bedrock)	Ille	4500	39	29	39	32	19
Weighted Average						4.45	1932	*n 48.8	*n 33.1	*n 42.3	*n 34.8	*n 44.1

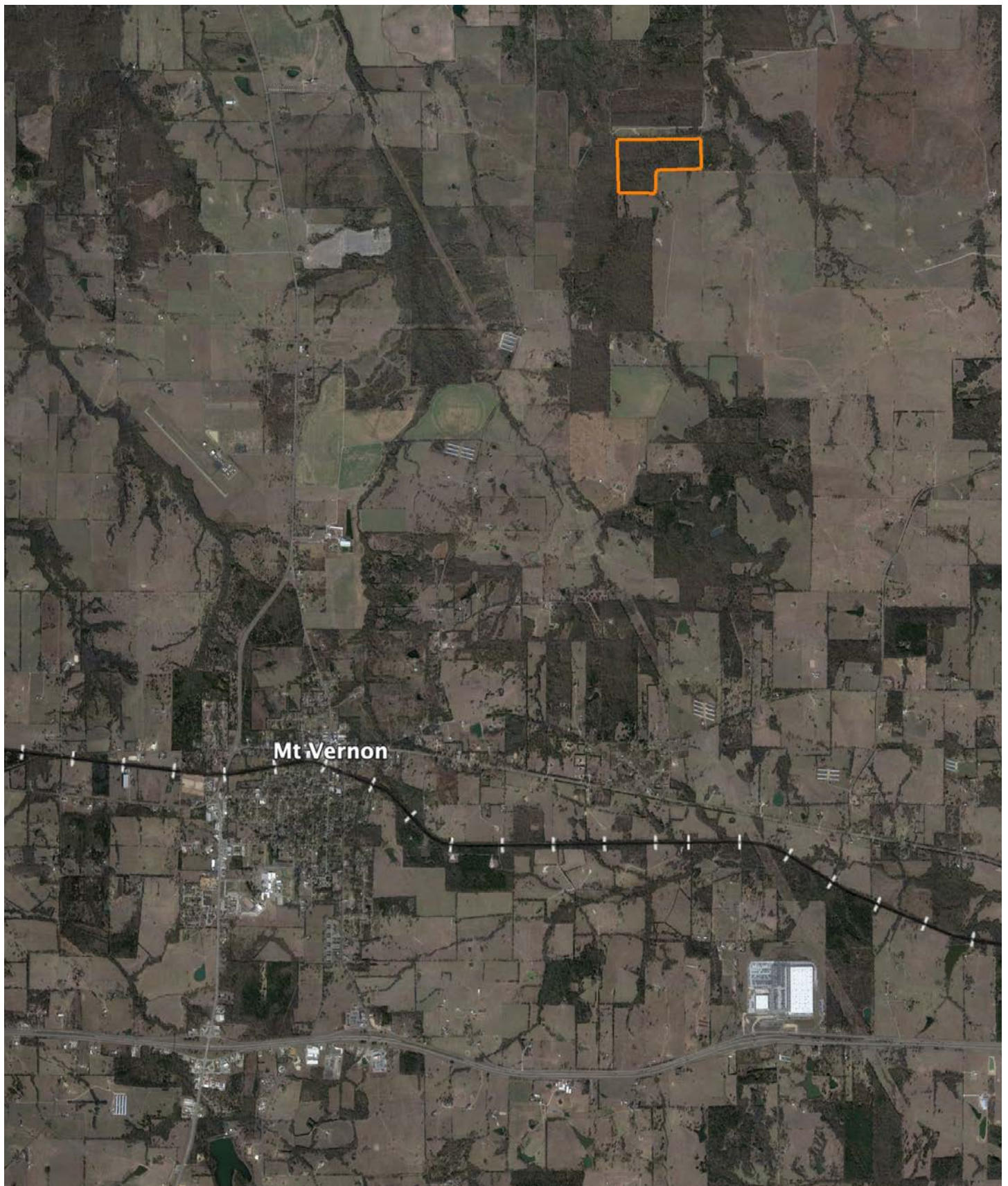
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# OVERVIEW MAP

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# AGENT CONTACT

Born and raised in Sulphur Springs and now residing in Miller Grove with his wife, Ashley, and their three children, Huntleigh, Briar, and Brooks, Hunter has a strong connection to the agricultural and rural landscapes of Texas. With a lifelong connection to the land, Hunter brings a wealth of experience as a farm owner and operator. His expertise in farming, hay production, and his ability to make land productive and profitable are invaluable assets for clients looking to buy or sell rural properties. A passionate outdoorsman with over 25 years of hunting and exploring the woods of West Texas, East Texas, and Southern Oklahoma, Hunter understands the unique qualities and values that make each piece of land special.

Hunter's mission is to bridge the gap between farmers, ranchers, and real estate, ensuring his clients receive the best results tailored to their goals and needs. His commitment to hard work, attention to detail, and refusal to accept failure set him apart.

As a devoted member of Grace Family Church and an active participant in his local community, Hunter is not just a land expert but also a trusted advisor and partner. Whether you're looking to buy or sell agricultural, recreational, or hunting land, Hunter Reppond is ready to guide you every step of the way.



**HUNTER REPPOND**

LAND AGENT

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## MidwestLandGroup.com

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