

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

FRANKLIN COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

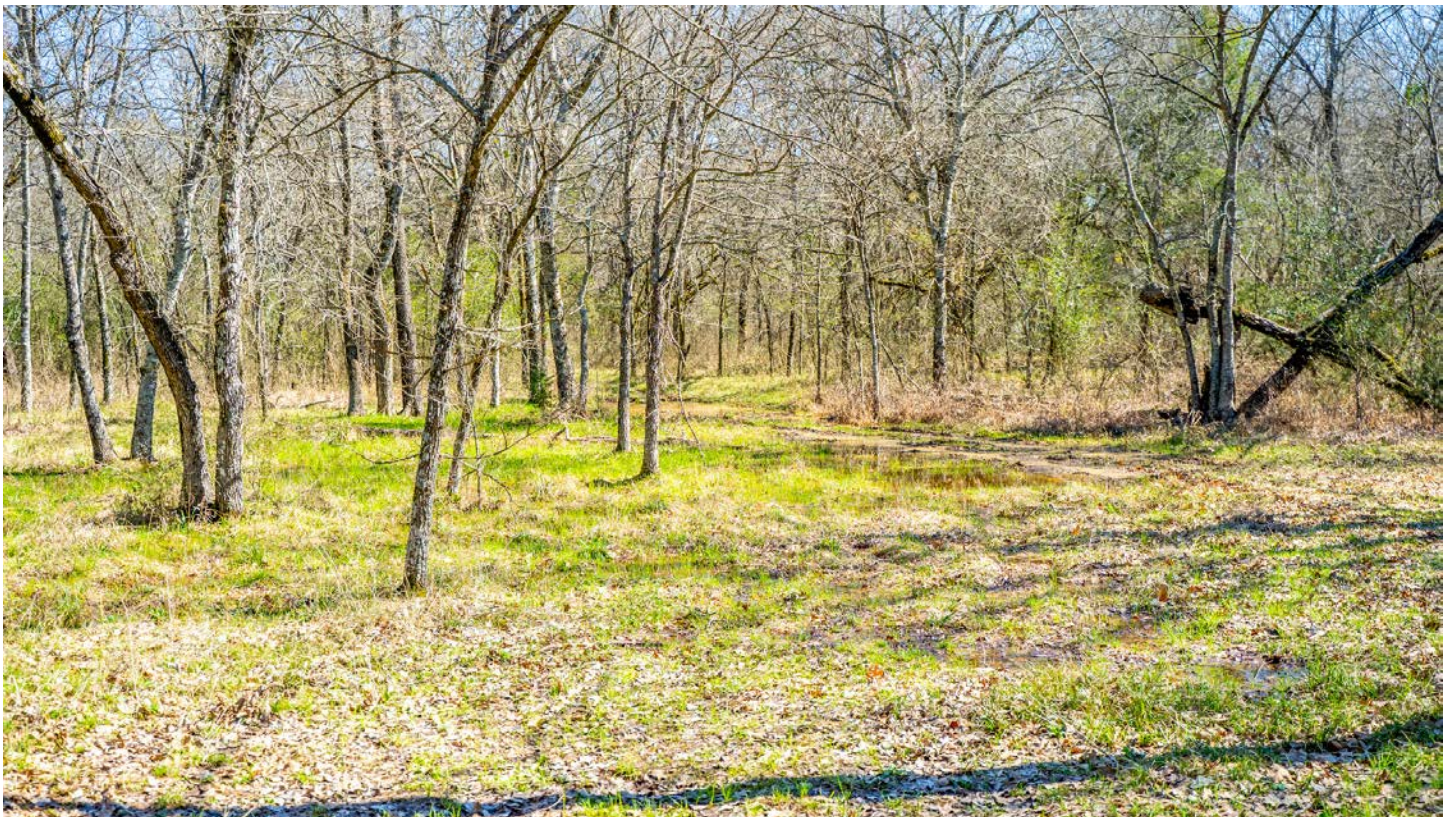
PRIME 80 +/- ACRE HUNTING PROPERTY IN FRANKLIN COUNTY

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.



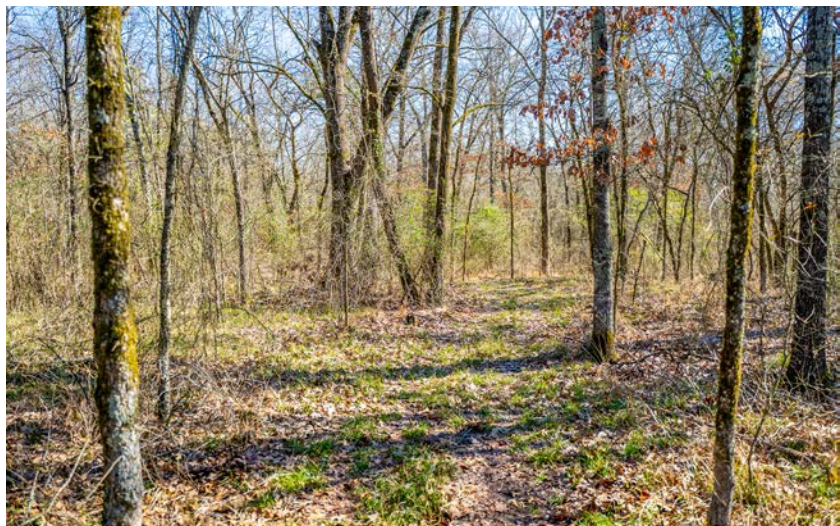
PROPERTY FEATURES

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

- 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



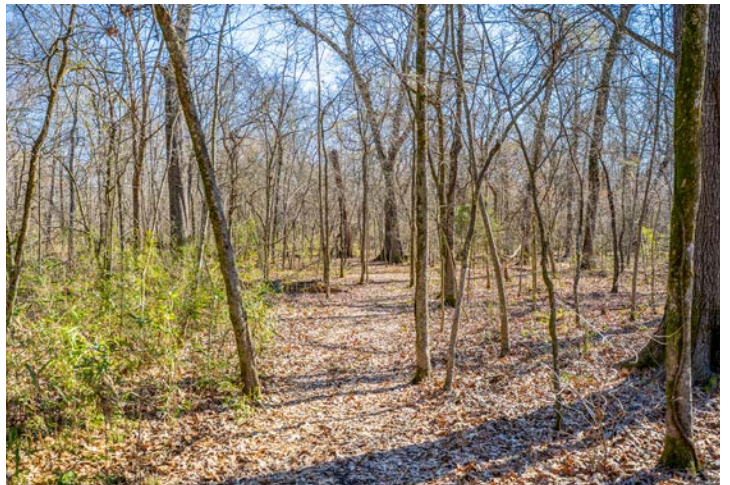
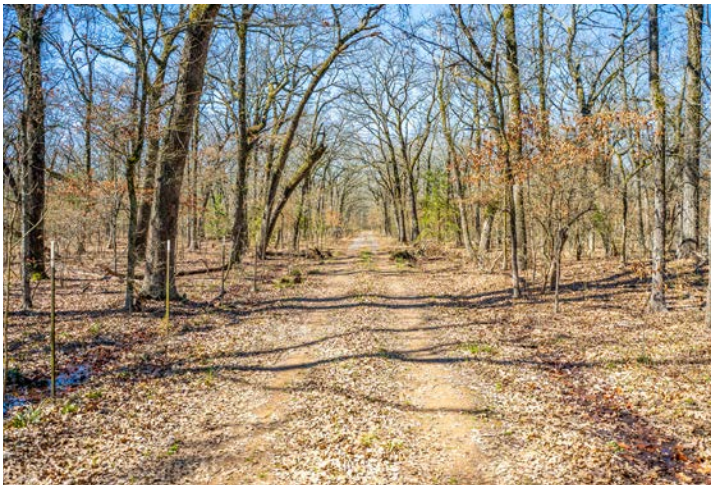
80 +/- WOODED ACRES



LARGE CREEK



TRAIL SYSTEM



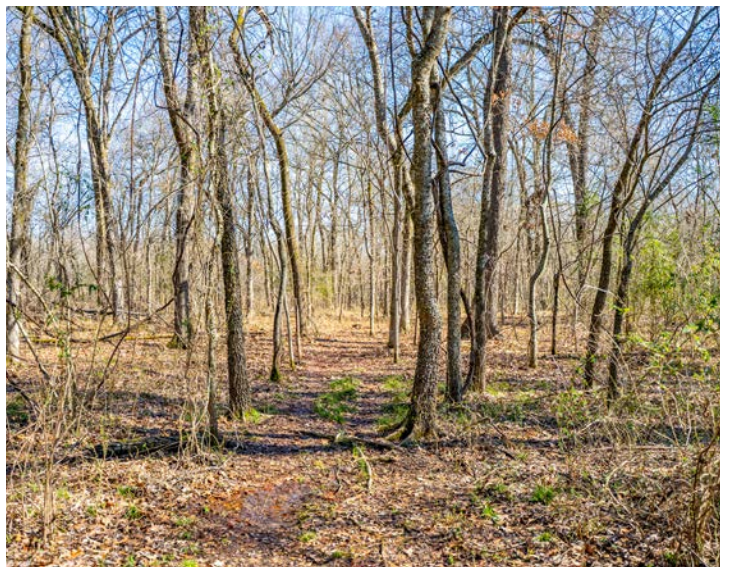
HUNTING OPPORTUNITIES



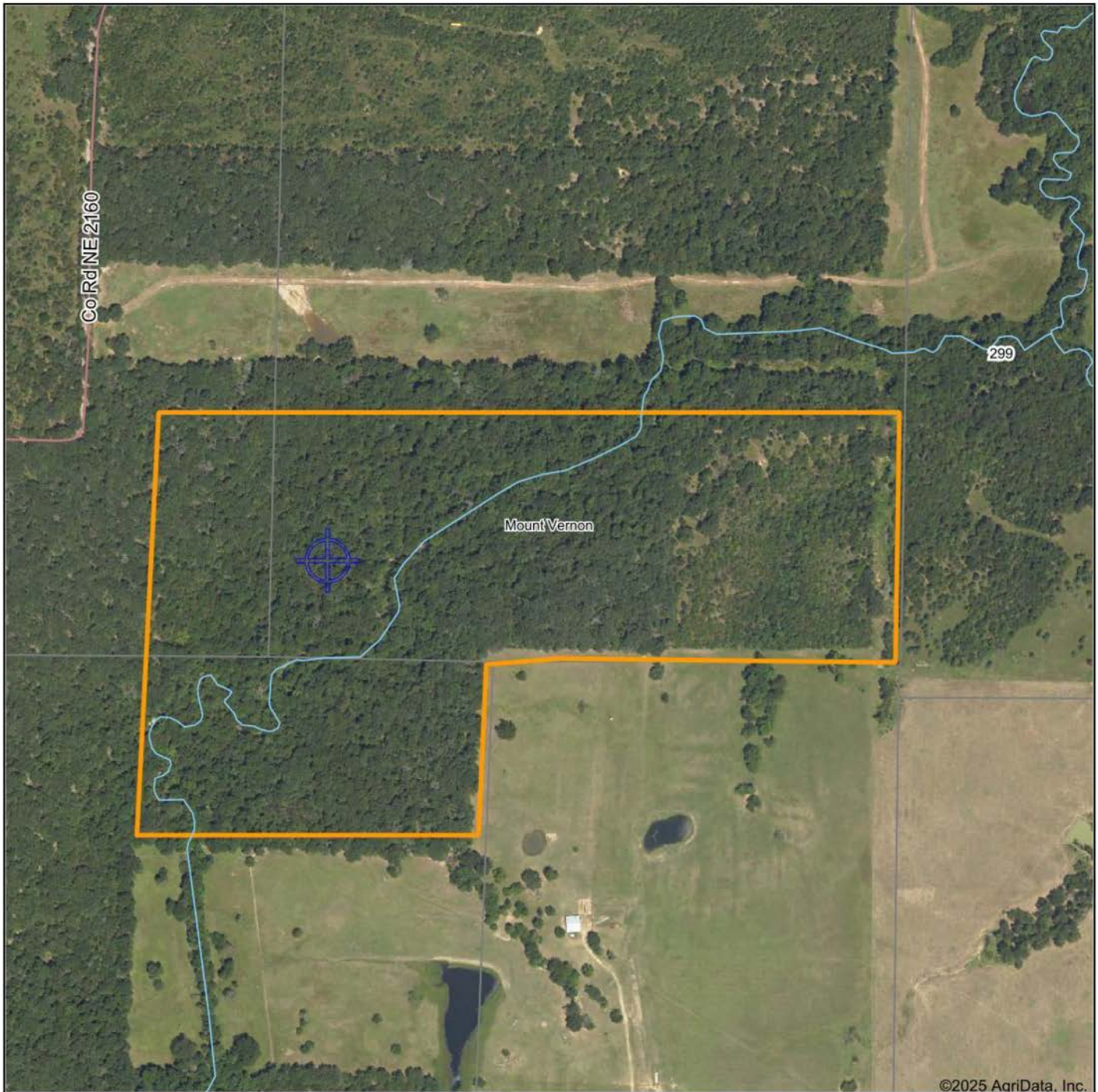
OFF-GRID SMALL CABIN



ADDITIONAL PHOTOS



AERIAL MAP



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

0ft 587ft 1174ft



Maps Provided By:



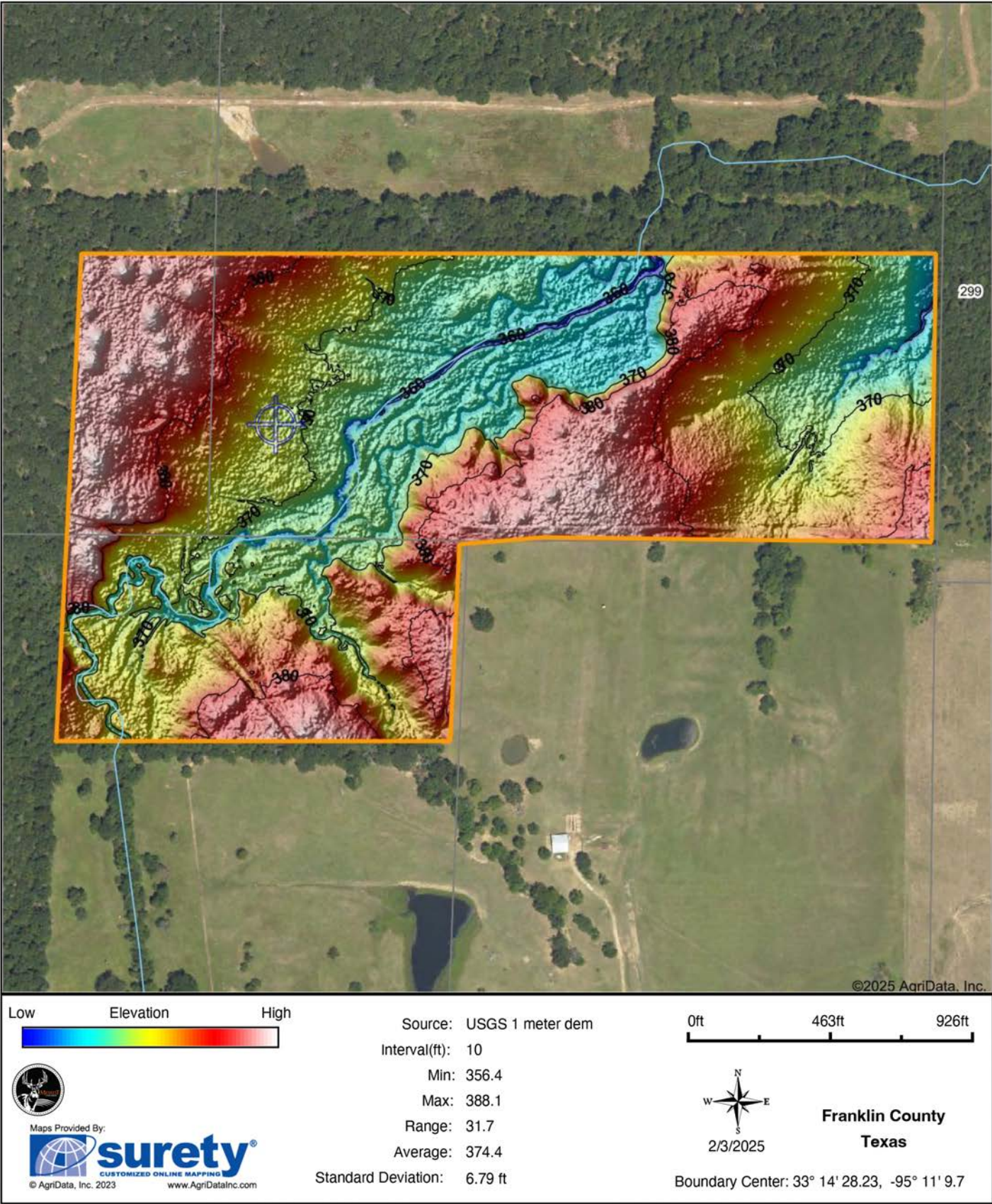
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Franklin County
Texas

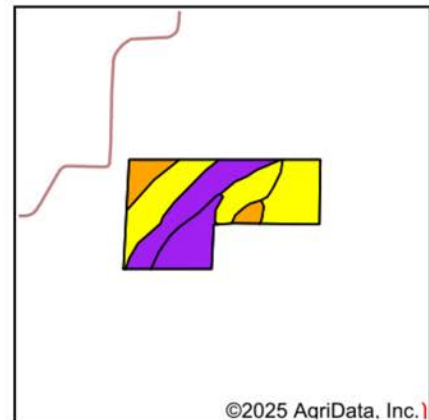
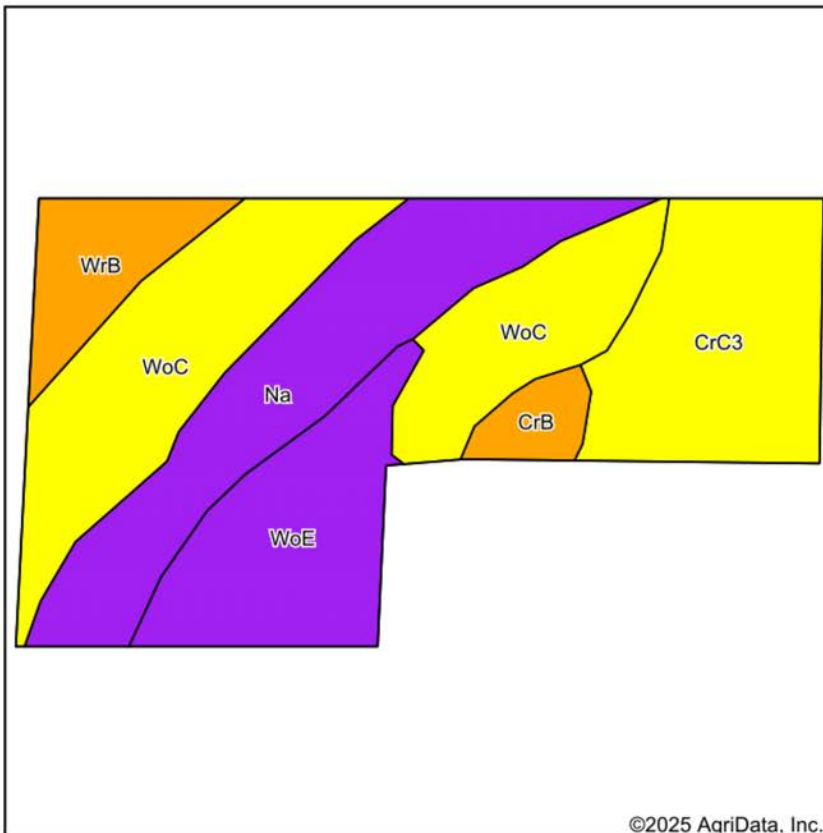


2/3/2025

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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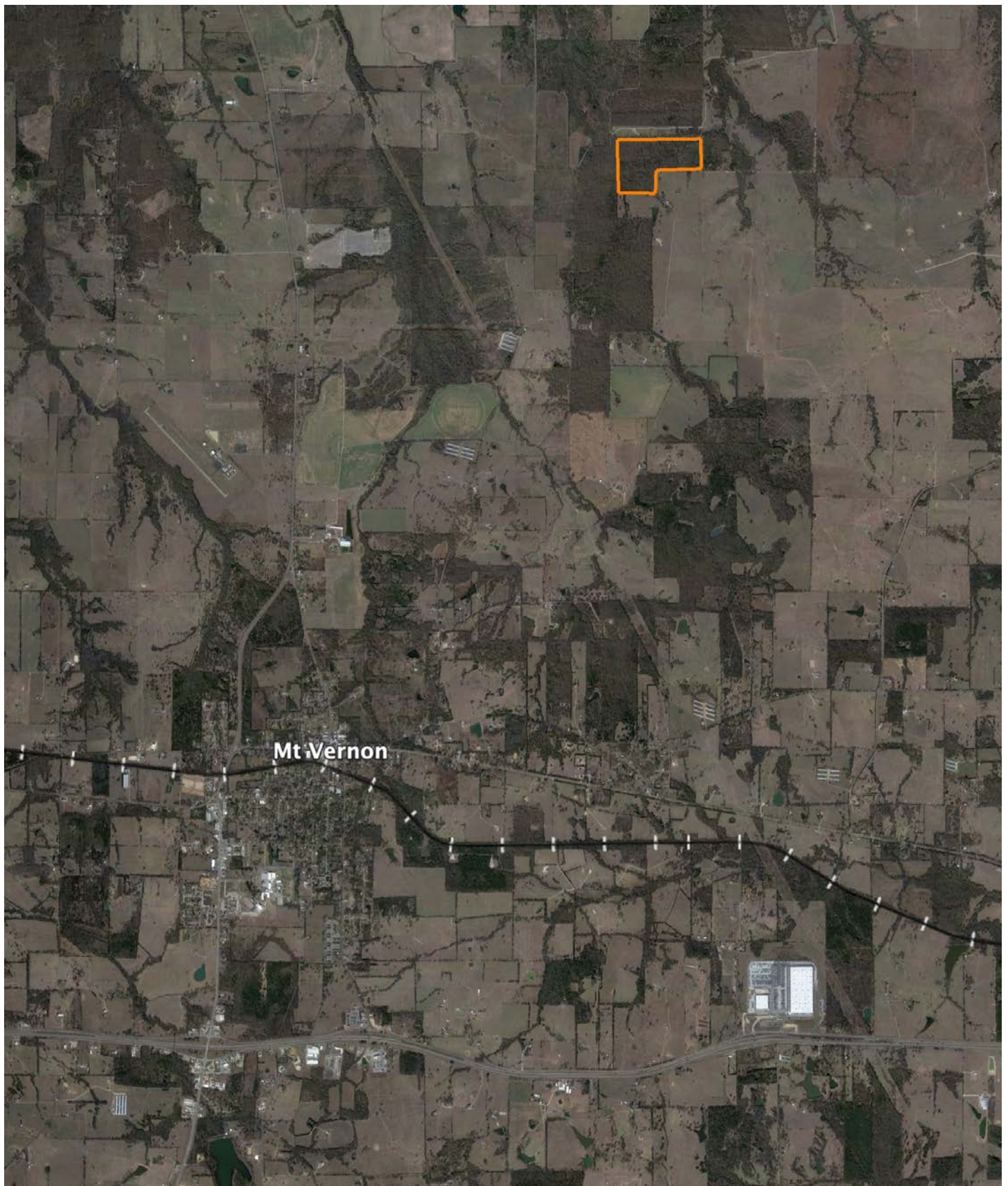
Soils data provided by USDA and NRCS.

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)	IIle	0	56	44	50	46	53
CrB	Crockett silt loam, 1 to 3 percent slopes	2.39	3.0%		4.8ft. (Densic bedrock)	IIle	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



AGENT CONTACT

Wes Armstrong knows what to look for in a piece of ground and how to help others see it too. A lifelong bowhunter with more than 35 years of experience chasing big game across North America, Wes has spent decades studying land, learning how to unlock its full potential, and helping others do the same.

Based in Sulphur Springs, Texas, Wes brings a strong blend of service, leadership, and business experience to his role as a land agent. He served 20 years as a firefighter with the Plano Fire Department, where he built his foundation of integrity, pressure-tested decision-making, and a calm, problem-solving mindset. He's also owned and operated multiple businesses, including a commercial real estate company and two franchise gyms, sharpening his skills in lending, investment, and negotiation.

Today, Wes pairs his outdoor passion with a results-driven approach to help clients pursue land that fits their goals — whether that means a whitetail haven, an investment opportunity, or a future legacy for their family.

He proudly serves land buyers and sellers across Northeast Texas with clarity, commitment, and the kind of firsthand knowledge that only comes from a lifetime outdoors.



WES ARMSTRONG

LAND AGENT

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