

MIDWEST LAND GROUP PRESENTS

116 ACRES IN

HARRISON COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

116 +/- ACRES OF PEACE AND QUIET IN HALLSVILLE ISD

Welcome to a beautiful tract of pasture and timber in acclaimed Hallsville ISD. This 116 +/- acres is partially open, with the majority being wooded. Two spring-fed creeks lace the property, featuring a deep, spring-fed pond.

The current owners run cattle, and you could easily continue a cattle operation, cut hay, hunt the property, or just enjoy slow country living. Panoramic views are everywhere you look highlighted by the rolling terrain

and towering pines. There are several established trails for riding ATVs, horses, or hiking.

Water access is on the road, and there are electric meters on-site. Several great building sites span the property, offering unlimited potential.

Whether you are looking to hunt, ranch, farm, or play, this quiet property offers boundless possibilities in wonderful Hallsville, Texas.



PROPERTY FEATURES

PRICE: **\$949,500** | COUNTY: **HARRISON** | STATE: **TEXAS** | ACRES: **116**

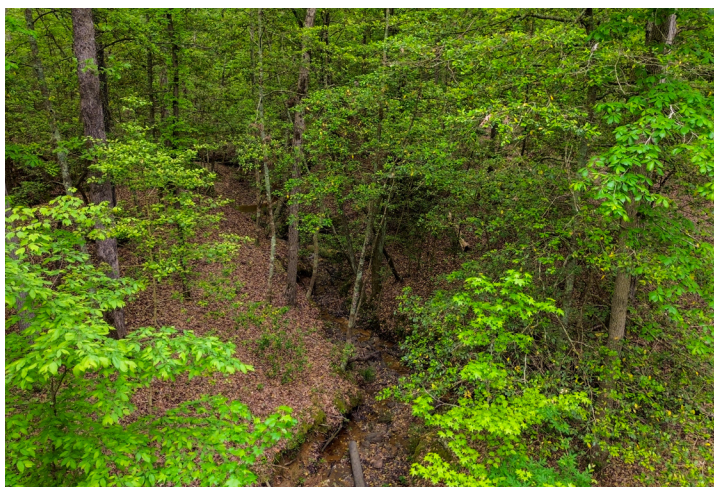
- Spring-fed pond
- Spring-fed creeks
- Timber
- Pastures
- Hunting
- Hallsville ISD
- Build sites
- ATV trails
- Rolling terrain
- Panoramic views



SPRING-FED POND



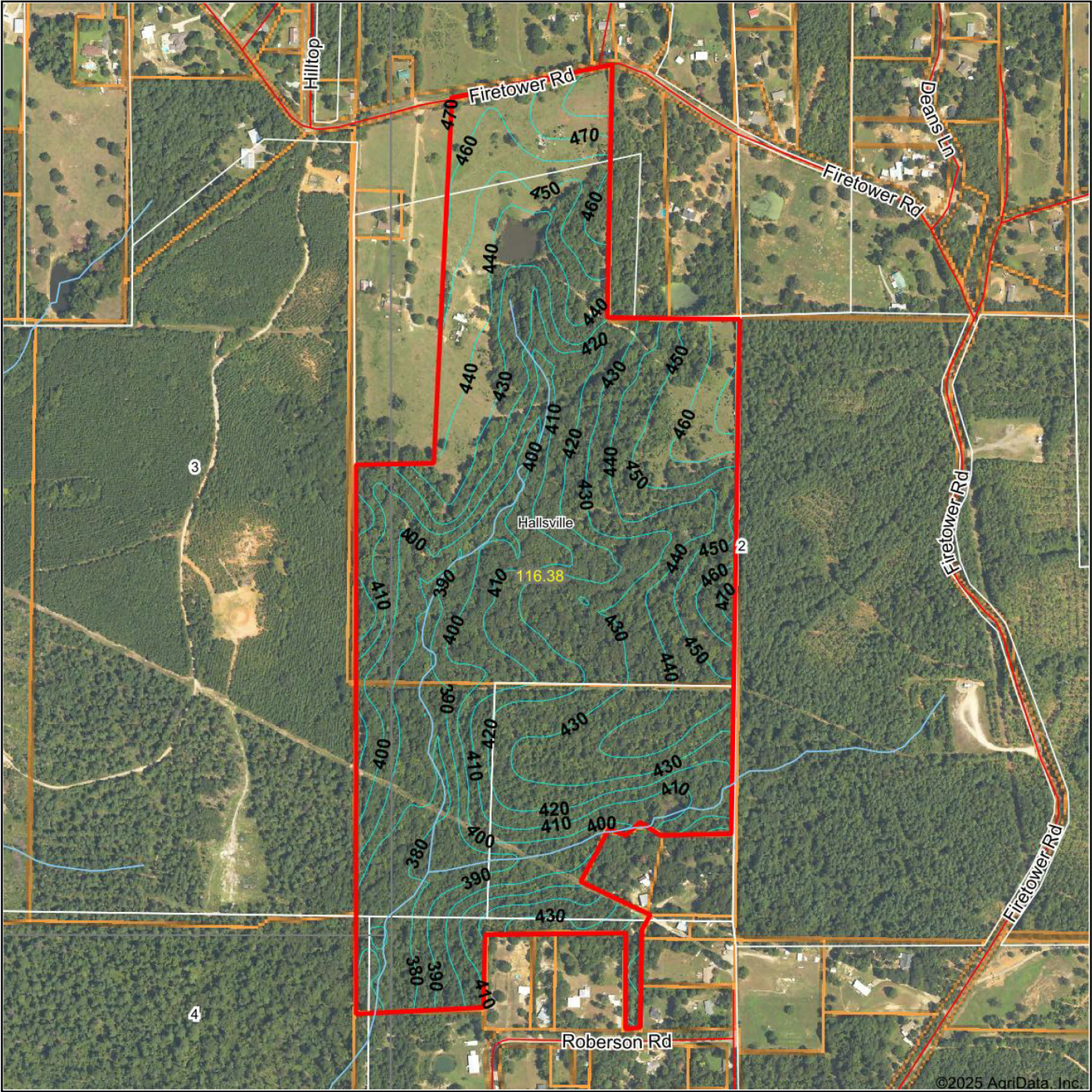
SPRING-FED CREEKS & ATV TRAILS



TIMBER & HUNTING



TOPOGRAPHY MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

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

Source: USGS 10 meter dem
Interval(ft): 10.0
Min: 361.6
Max: 489.5
Range: 127.9
Average: 424.3
Standard Deviation: 25.56 ft

0ft 688ft 1376ft

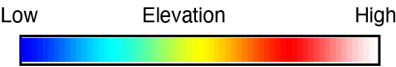
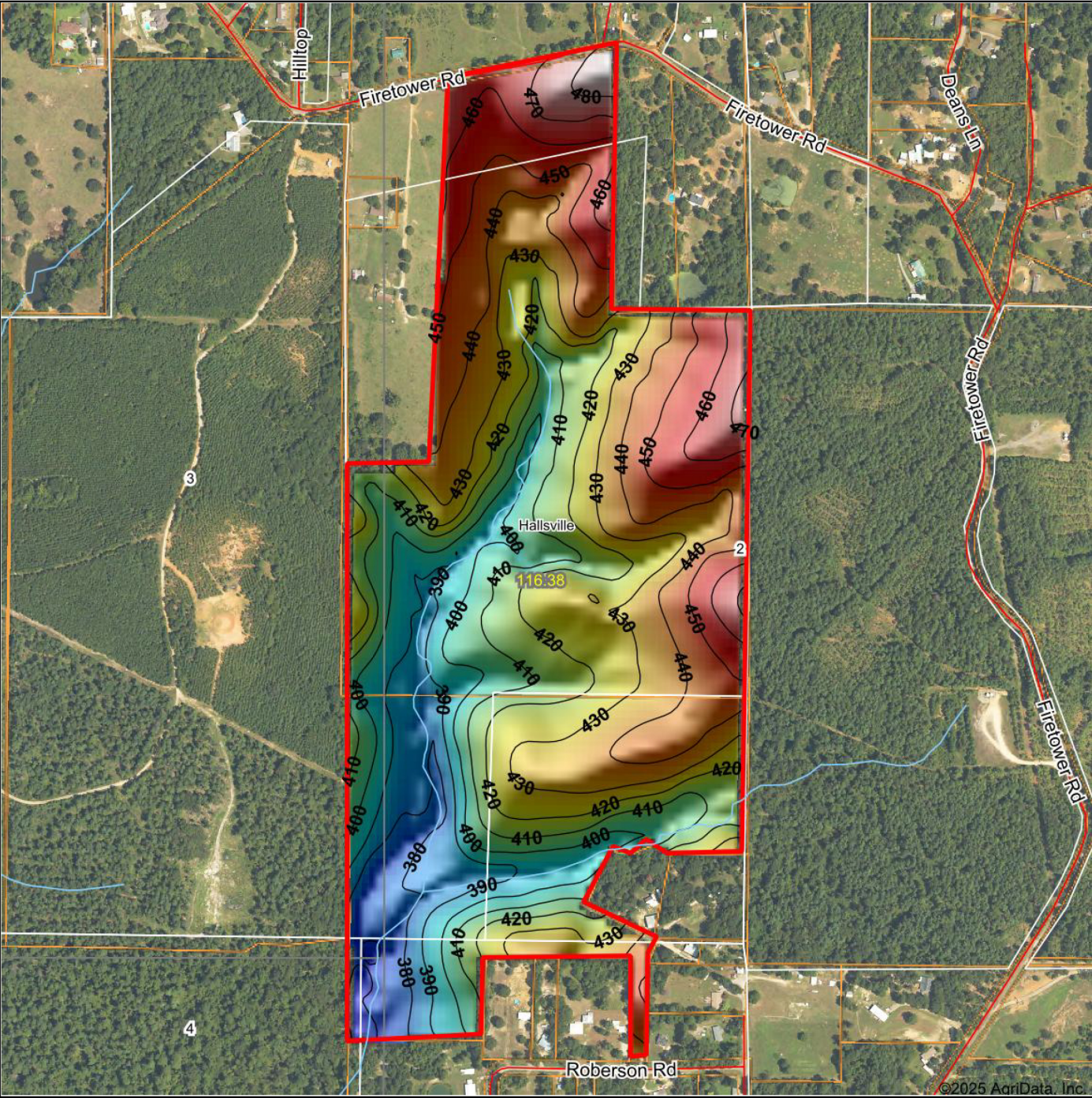


1/20/2025

**Harrison County
Texas**

Boundary Center: 32° 32' 3.38, -94° 30' 48.73

HILLSHADE MAP



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

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

Source: USGS 10 meter dem
Interval(ft): 10
Min: 361.6
Max: 489.5
Range: 127.9
Average: 424.3
Standard Deviation: 25.56 ft

0ft 658ft 1315ft

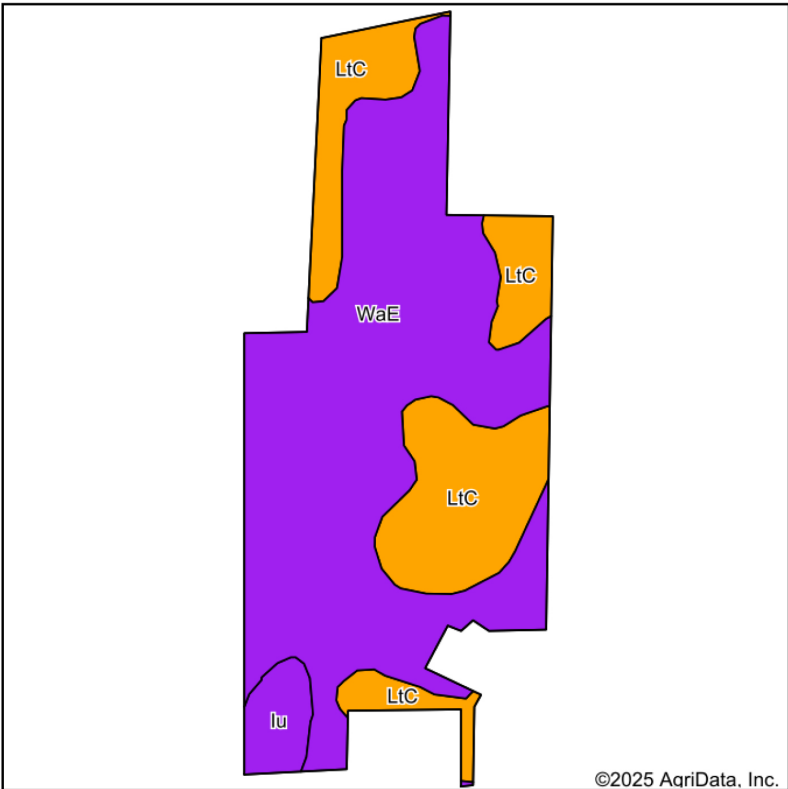


1/20/2025

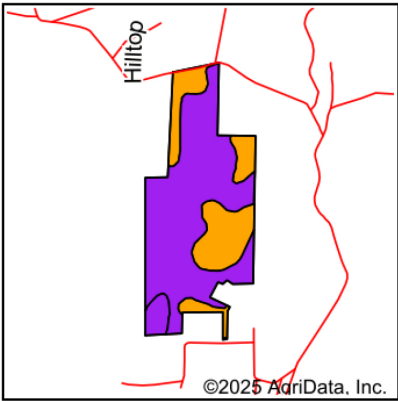
Harrison County
Texas

Boundary Center: 32° 32' 3.38, -94° 30' 48.73

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Texas**
County: **Harrison**
Location: **32° 32' 3.38, -94° 30' 48.73**
Township: **Hallsville**
Acres: **116.38**
Date: **1/20/2025**



Maps Provided By:



Area Symbol: TX203, Soil Area Version: 22

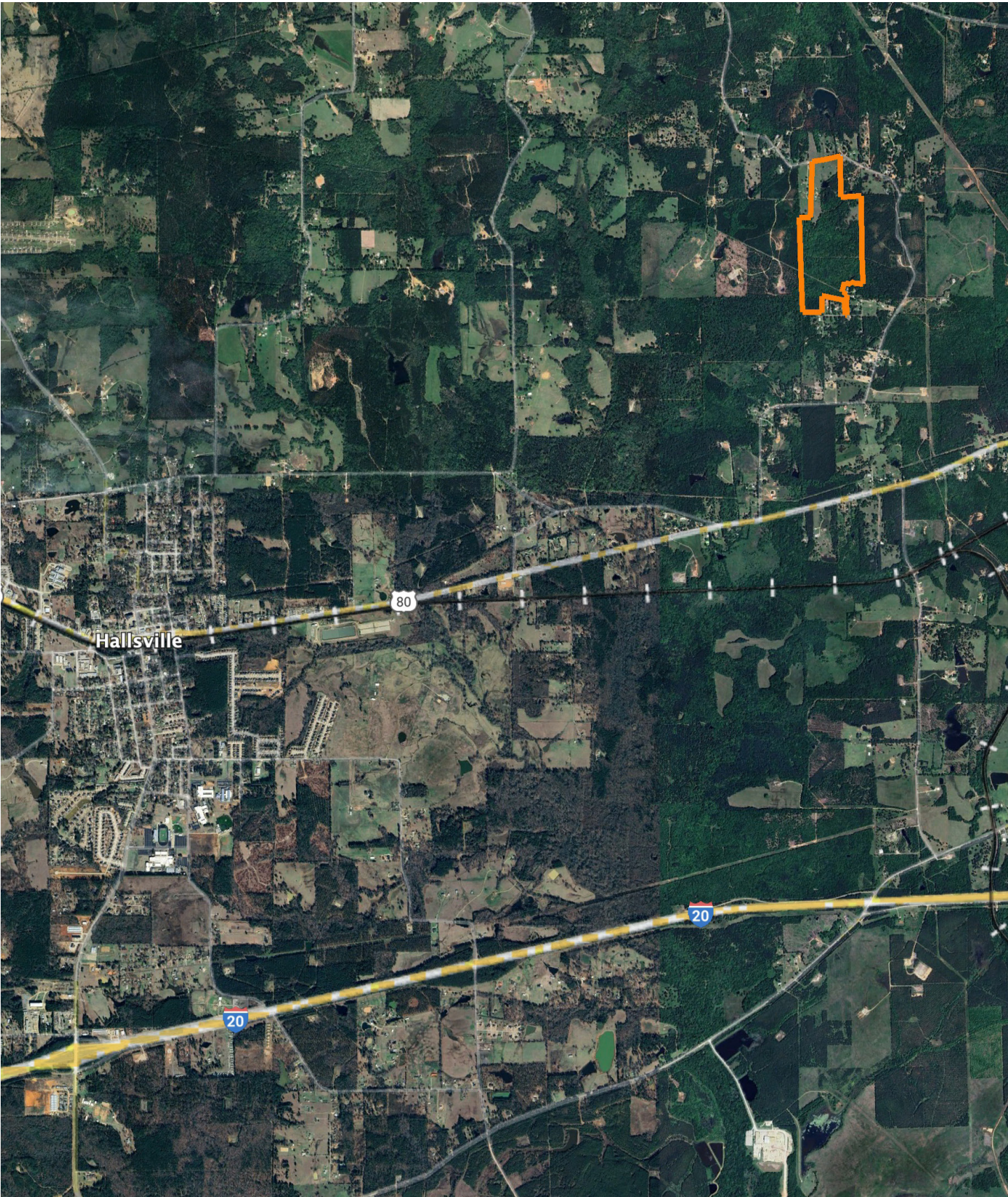
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
WaE	Warnock loamy fine sand, 8 to 15 percent slopes	78.04	67.1%		> 6.5ft.	Vle	68	46	42	42	68
LtC	Lilbert loamy fine sand, 2 to 5 percent slopes	33.76	29.0%		> 6.5ft.	Ille	51	30	37	27	51
lu	lulus fine sandy loam, 0 to 1 percent slopes, frequently flooded	4.58	3.9%		> 6.5ft.	Vw	73	52	50	52	73
Weighted Average						5.09	*n 63.3	*n 41.6	*n 40.9	*n 38	*n 63.3

*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

903.594.4453

MSmith@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.