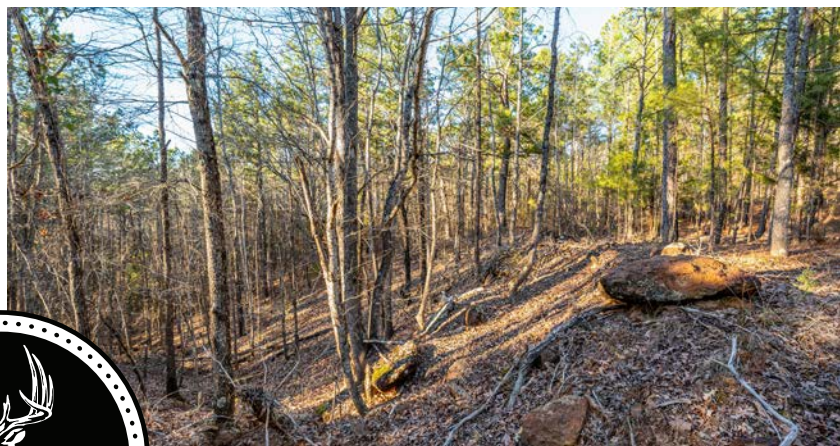


MIDWEST LAND GROUP PRESENTS

26.5 ACRES

HENDERSON COUNTY, TX

17070 COUNTY ROAD 4300, BROWNSBORO, TEXAS, 75756



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BREATHTAKING VIEWS AND HUNTING AT THE LOST CABIN

The Lost Cabin in Brownsboro, Texas is one of a kind! A partially furnished 2 bed, 2 bath 1,100 square-foot cabin sits at the highest elevation of the 26.5 +/- acres retreat. With a picturesque view sitting on the oversized back deck, you will see miles and miles of the rolling terrain in Henderson County.

Built as a weekend refuge, The Lost Cabin has boundless potential for relaxation, entertaining, hunting, and enjoying nature. Within the fenced boundary are miles of trails, deer feeders and stands, mature timber, a pond, and dramatic terrain.

The cabin appliances, electronics, and living room furniture convey. Many of the appliances, including the hot water heater and HVAC, are less than four years

old and have seen minimal use. A semi-finished portal building sits next to the cabin that can be turned into a guest room, game room, office, or hobby shed. A laundry building with an extra shower is tucked in the woods nearby.

The Lost Cabin is loaded with wildlife. Whitetail deer, squirrels, bobcats, and hogs are everywhere you look. All feeders and stands convey. Well-maintained trails are great for hiking or ATV's.

Come hunt and relax at The Lost Cabin. Whether you are looking for a weekend escape, a full-time retreat, or an investment opportunity, 17070 County Road 4300 is sure to check all the boxes!



PROPERTY FEATURES

COUNTY: **HENDERSON** | STATE: **TEXAS** | ACRES: **26.5**

- Hunting
- 1,100 square-foot cabin
- Partially furnished
- Turn-key
- Deer
- Pond
- Trails
- Investment
- Timber
- Breathtaking views
- Magnificent deck



THE LOST CABIN

A partially furnished 2 bed, 2 bath 1,100 square-foot cabin sits at the highest elevation of the 26.5 +/- acres retreat. Built as a weekend refuge, the Lost Cabin has boundless potential for relaxation, entertaining, hunting, and enjoying nature..



INTERIOR PHOTOS

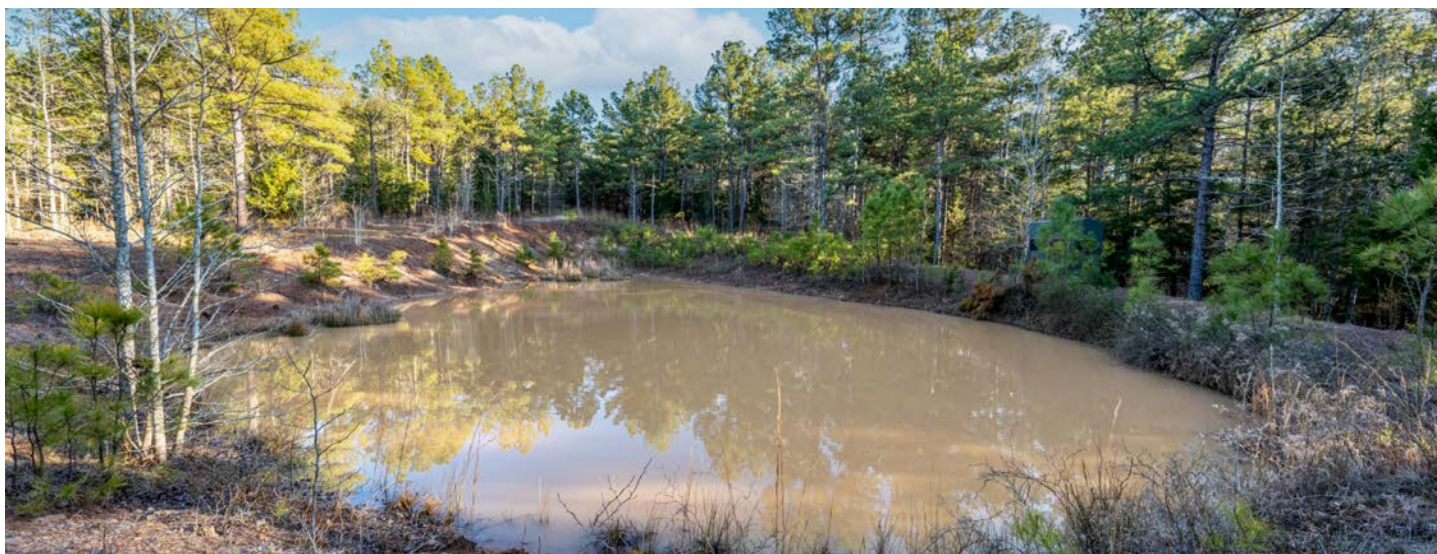


DECK WITH BREATHTAKING VIEWS

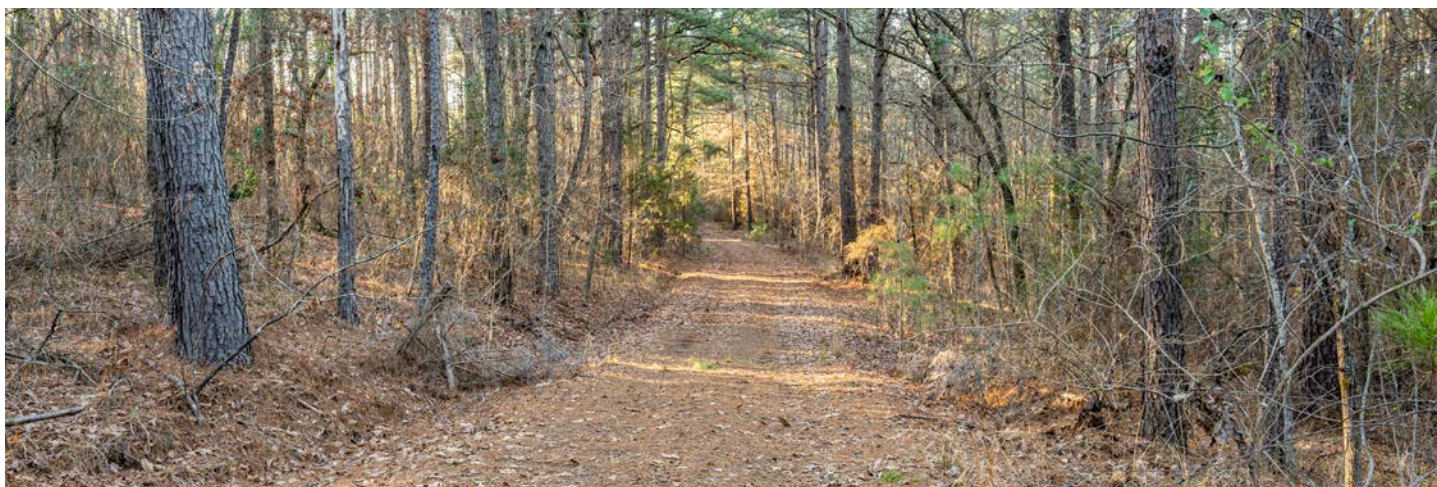
With a picturesque view sitting on the oversized back deck, you will see miles and miles of the rolling terrain in Henderson County.



POND



TRAILS



HUNTING OPPORTUNITIES

Whitetail deer, squirrels, bobcats, and hogs are everywhere you look. All feeders and stands convey.



AERIAL MAP



TOPOGRAPHY MAP



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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 10.0
Min: 421.6
Max: 557.7
Range: 136.1
Average: 470.5
Standard Deviation: 28.05 ft

0ft 271ft 542ft

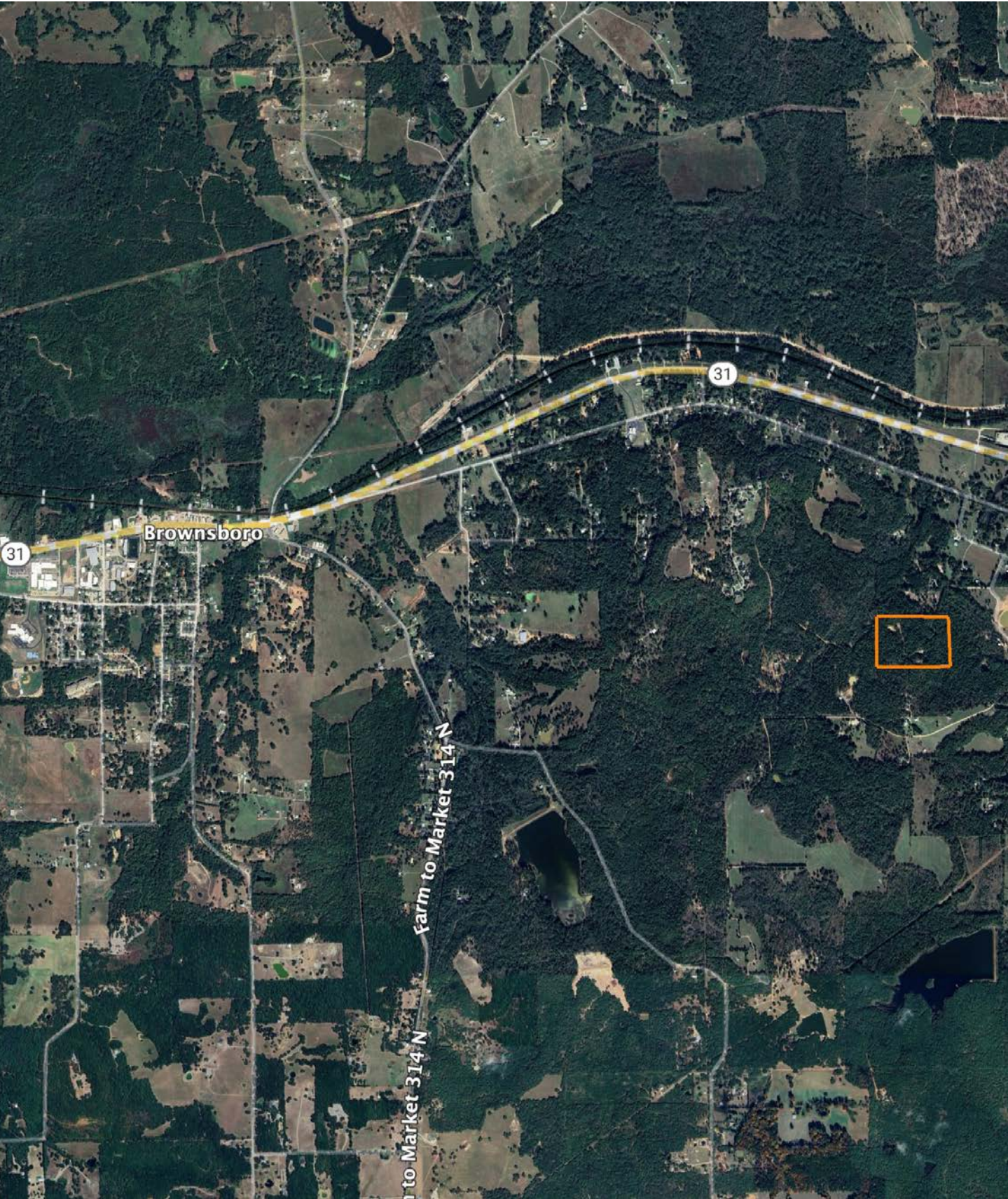


10/16/2024

Henderson County
Texas

Boundary Center: 32° 17' 49.76, -95° 34' 25.62

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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MidwestLandGroup.com

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