

MIDWEST LAND GROUP PRESENTS

344.4 ACRES IN

HOUSTON COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

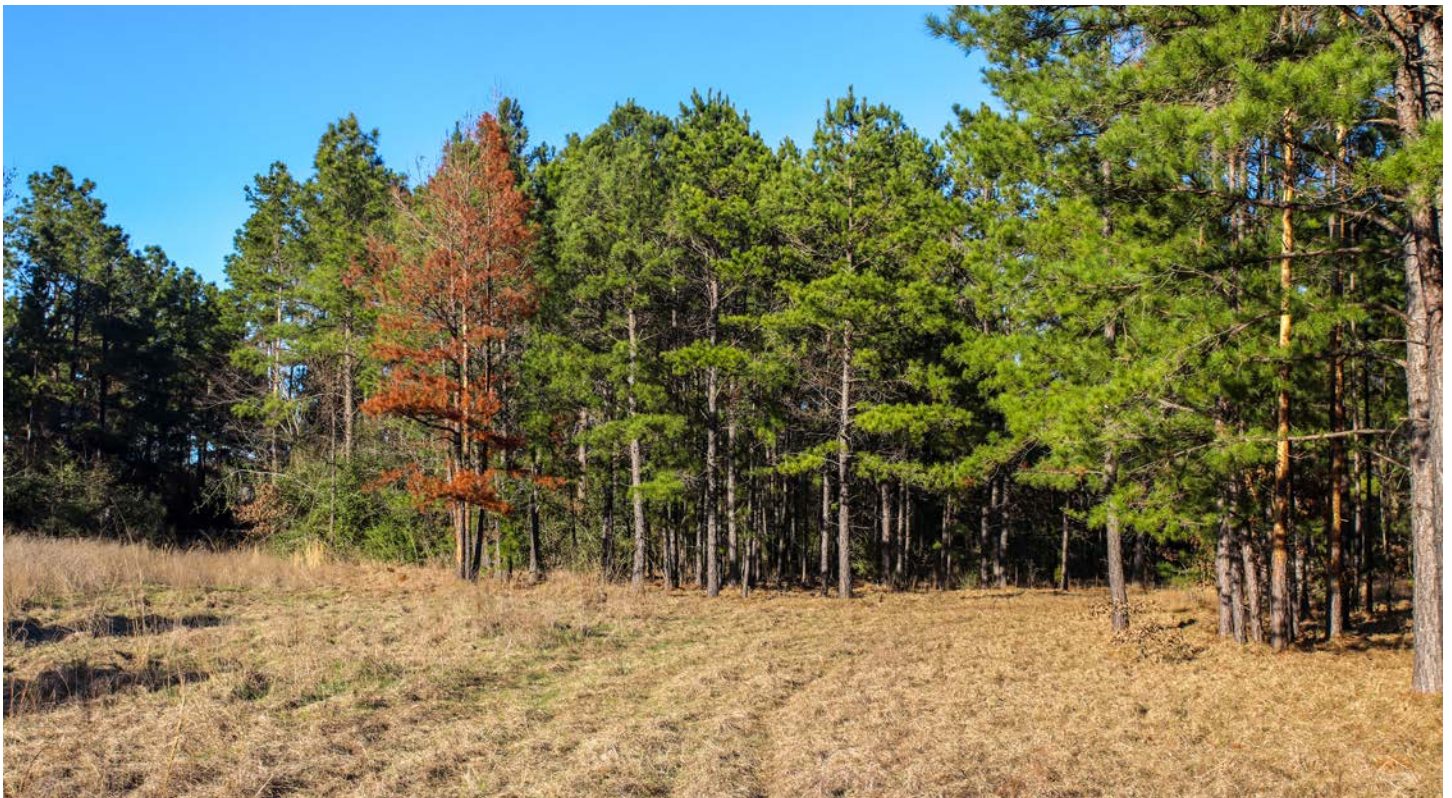
HOUSTON COUNTY 344.4 +/- ACRES OF TIMBER, HUNTING, AGRICULTURE OR DEVELOPMENT

Midwest Land Group is proud to present this remarkable 344 +/- acres tract tucked away in the pines of East Texas. West of Grapeland, Texas you'll find booming pine trees, open pastures, and access to Big Elkhart Creek and Murchison Branch.

This property has endless opportunities from hunting and recreation to cattle and hay operations to development potential with plenty of building sites with high-elevation views. Hay fields have been planted with Tifton 85 and Jiggs grass. There is a 460' well dug in 2019 that you can run with a generator. Electric and Fiber Optic are at the County Road.

Several trails give good access throughout the property. Wildlife including hogs, squirrels, and whitetail deer have a sanctuary in this untouched landscape. The property has had minimal hunting pressure and is sure to offer mature deer.

The land is in timber tax status, and owner financing is available. As soon as you step foot on this property you'll be captured by the expansive views, raw and rugged terrain, and endless opportunities on this exciting Houston County acreage.



PROPERTY FEATURES

PRICE: **\$1,999,350** | COUNTY: **HOUSTON** | STATE: **TEXAS** | ACRES: **344.4**

- 344 +/- acres
- Big Elkhart Creek
- Whitetail deer
- Well water
- Cattle
- Hay
- Timber
- Build sites
- Development
- About 2 hours to DFW
- About 2 hours to Houston



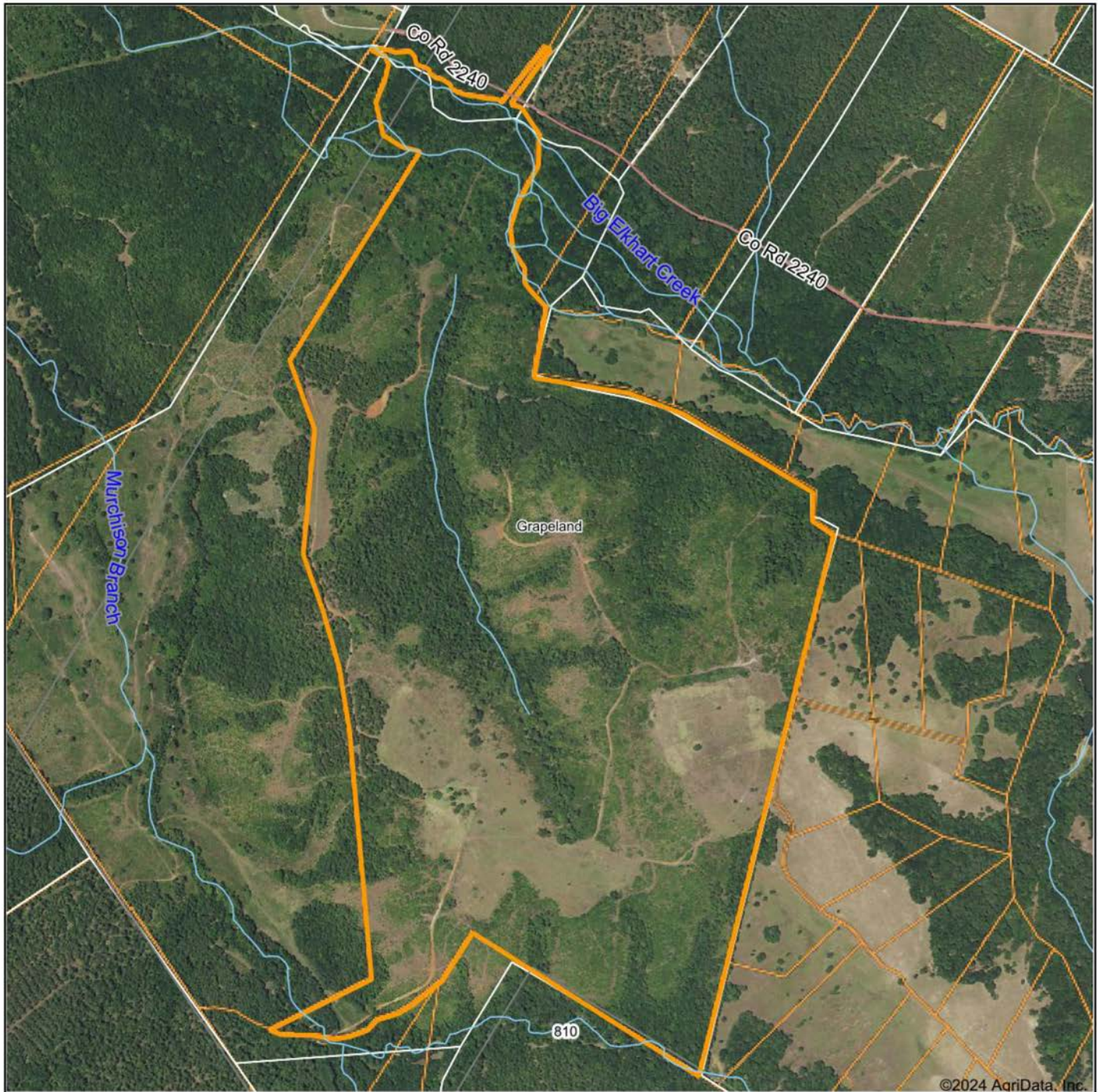
BIG ELKHART CREEK



BUILD SITES



AERIAL MAP



Boundary Center: 31° 29' 10.82, -95° 36' 17.2

0ft 1075ft 2149ft



Maps Provided By:



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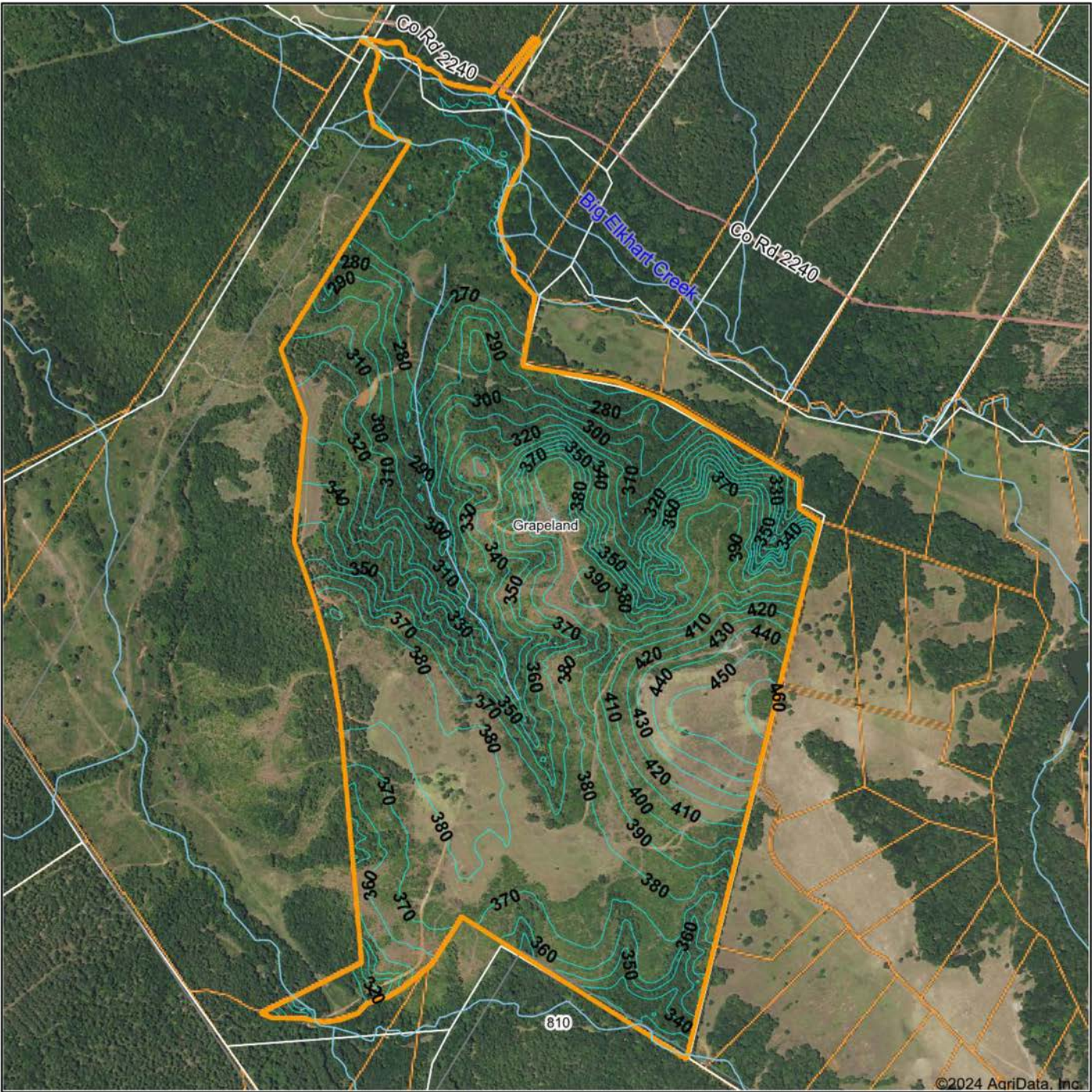
**Houston County
Texas**



11/7/2024

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

TOPOGRAPHY MAP



Maps Provided By:



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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: 254.3

Max: 466.4

Range: 212.1

Average: 349.4

Standard Deviation: 49.93 ft

0ft 1082ft 2165ft

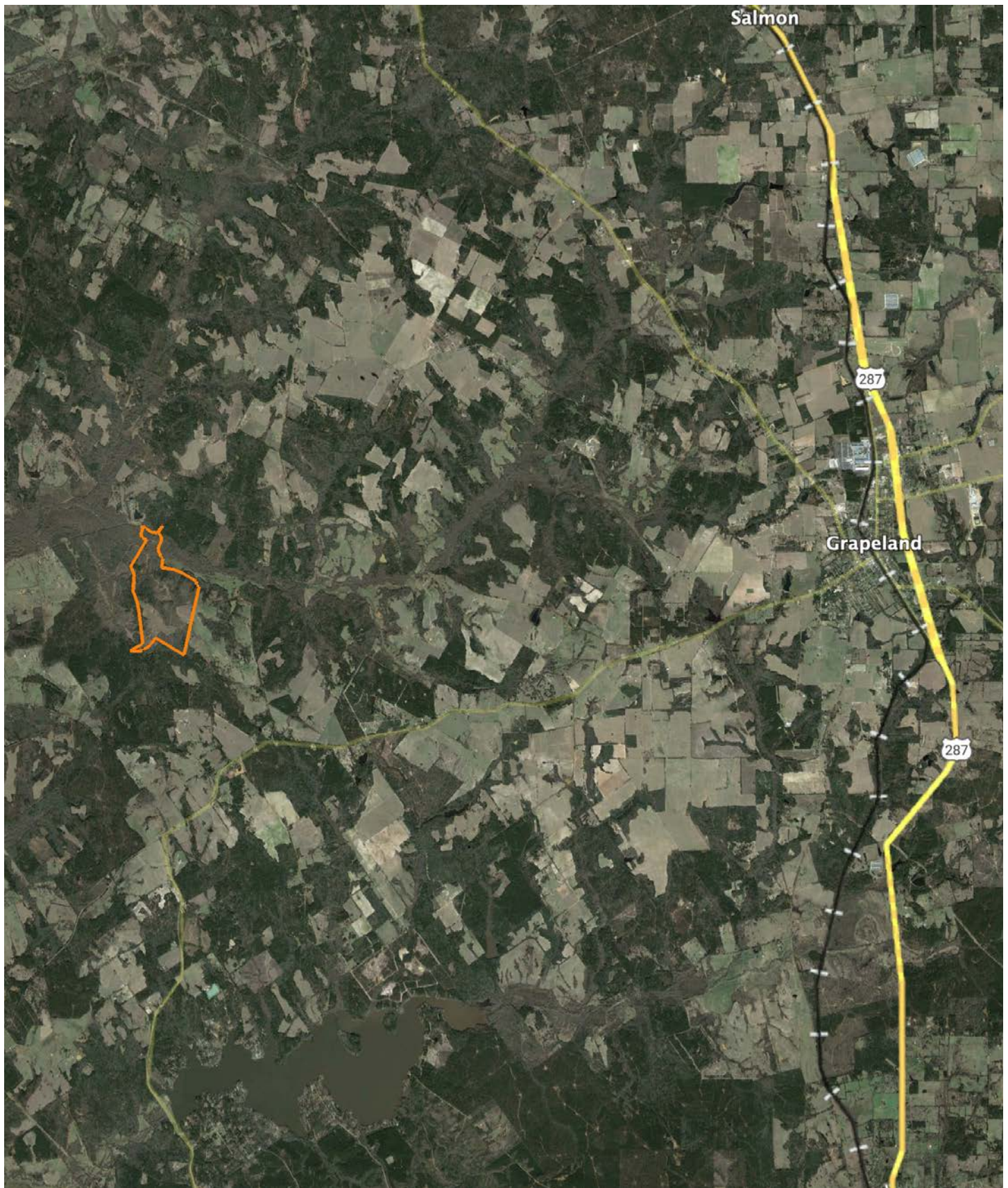


11/7/2024

Houston County
Texas

Boundary Center: 31° 29' 10.82, -95° 36' 17.2

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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