

MIDWEST LAND GROUP PRESENTS

344.4 ACRES IN

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# HOUSTON COUNTY TEXAS



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

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

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Tucked away in the towering pines of East Texas, this 344 +/- acre tract offers a rare blend of seclusion, productivity, and natural beauty. Located just west of Grapeland, you'll find a diverse landscape of booming pine timber, open hay fields, and year-round water features with Big Elkhart Creek and Murchison Branch both crossing the property.

Whether you're looking for a private hunting retreat, a working cattle or hay operation, or land with development potential, this property delivers. Multiple build sites offer scenic, high-elevation views, while established trails provide easy access across the property. Hay fields are planted in Tifton 85 and Jiggs, ideal for livestock

or income production. A 460' deep well (dug in 2019) can be operated with a generator, and electric and fiber optic service are available at the county road.

The land is teeming with wildlife, including whitetail deer, hogs, and squirrels. With minimal hunting pressure over the years, this tract offers excellent potential for mature game. The property also benefits from Timber tax status, helping reduce holding costs.

Owner financing is available. Don't miss this unique opportunity to own a prime piece of East Texas with endless possibilities.





# PROPERTY FEATURES

PRICE: **\$1,860,240** | 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

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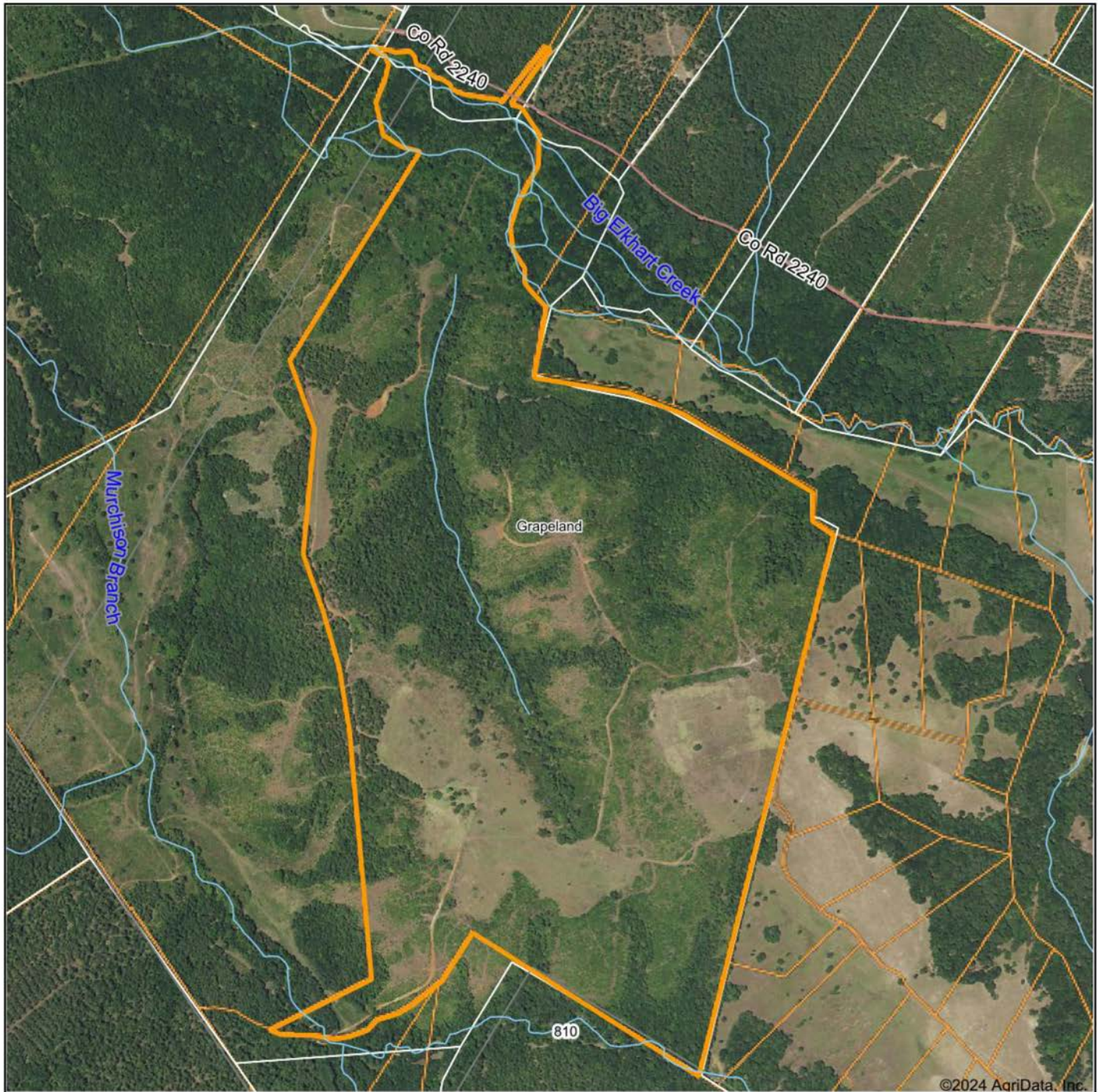
## BUILD SITES

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# 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

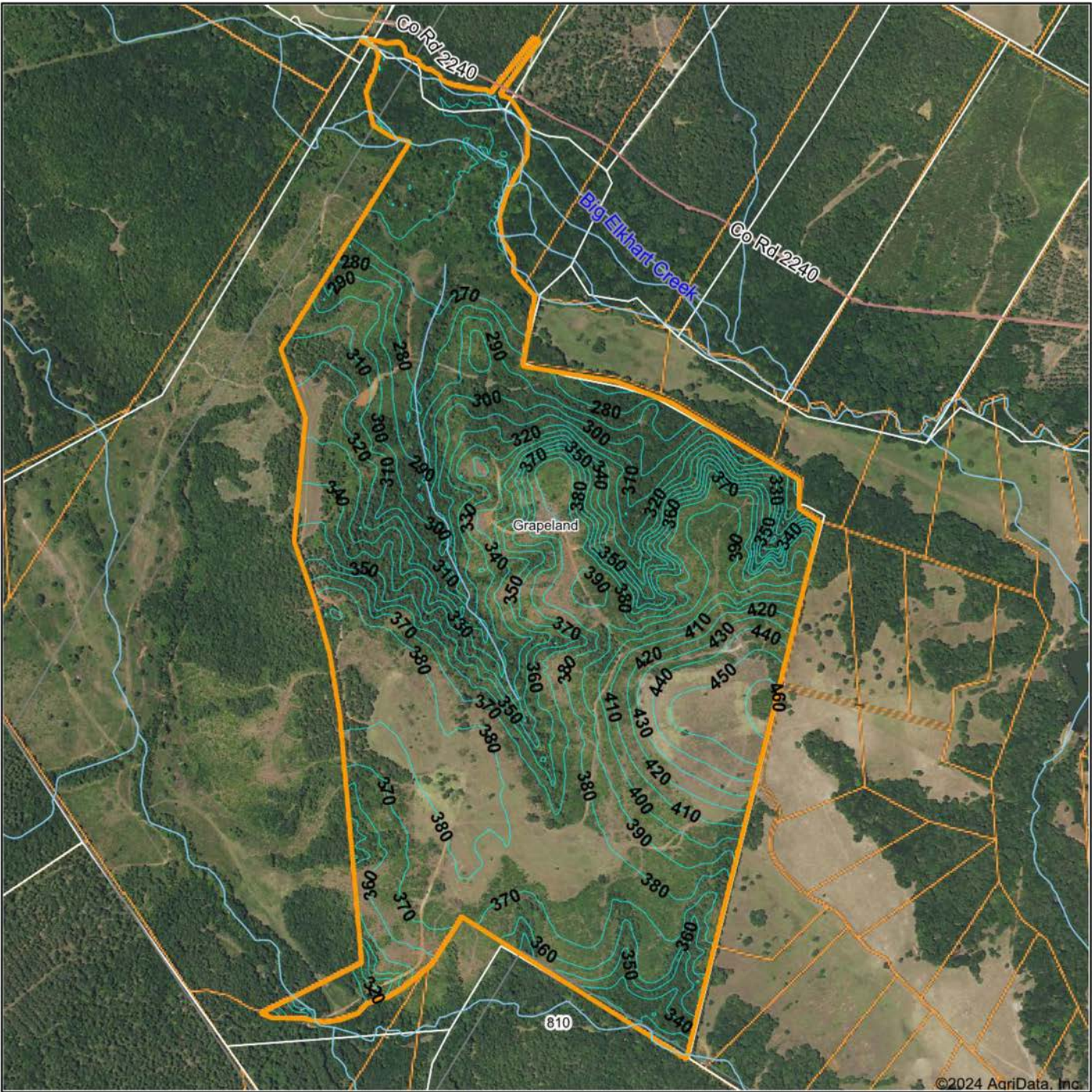


11/7/2024

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



# TOPOGRAPHY MAP



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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



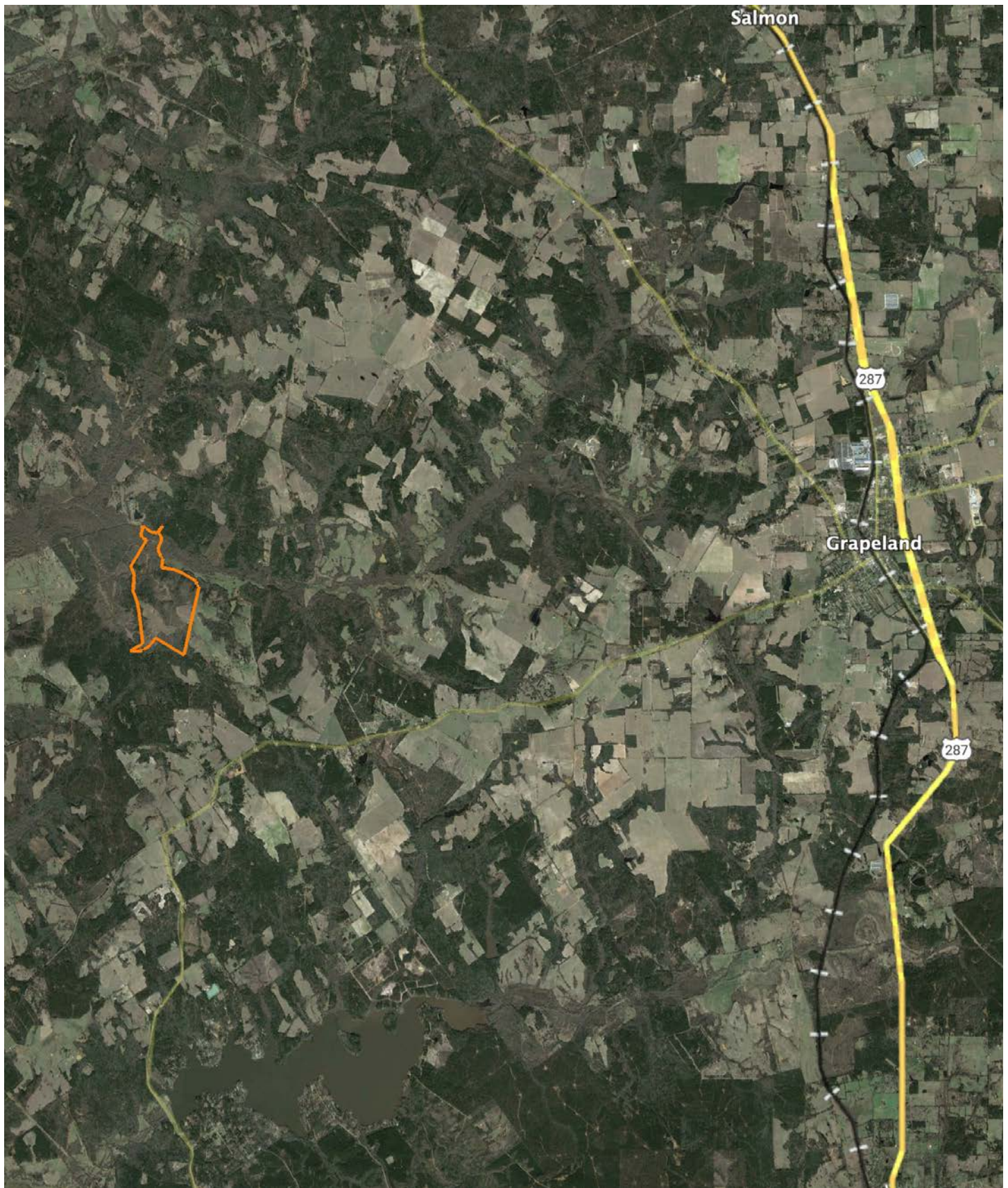
11/7/2024

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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