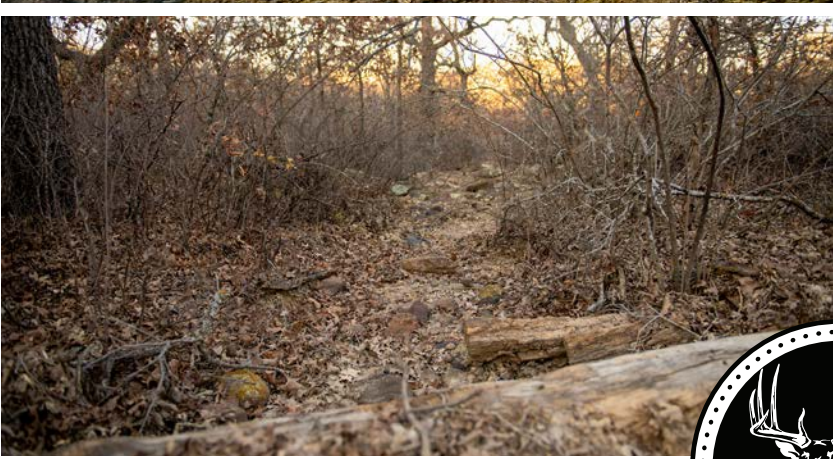
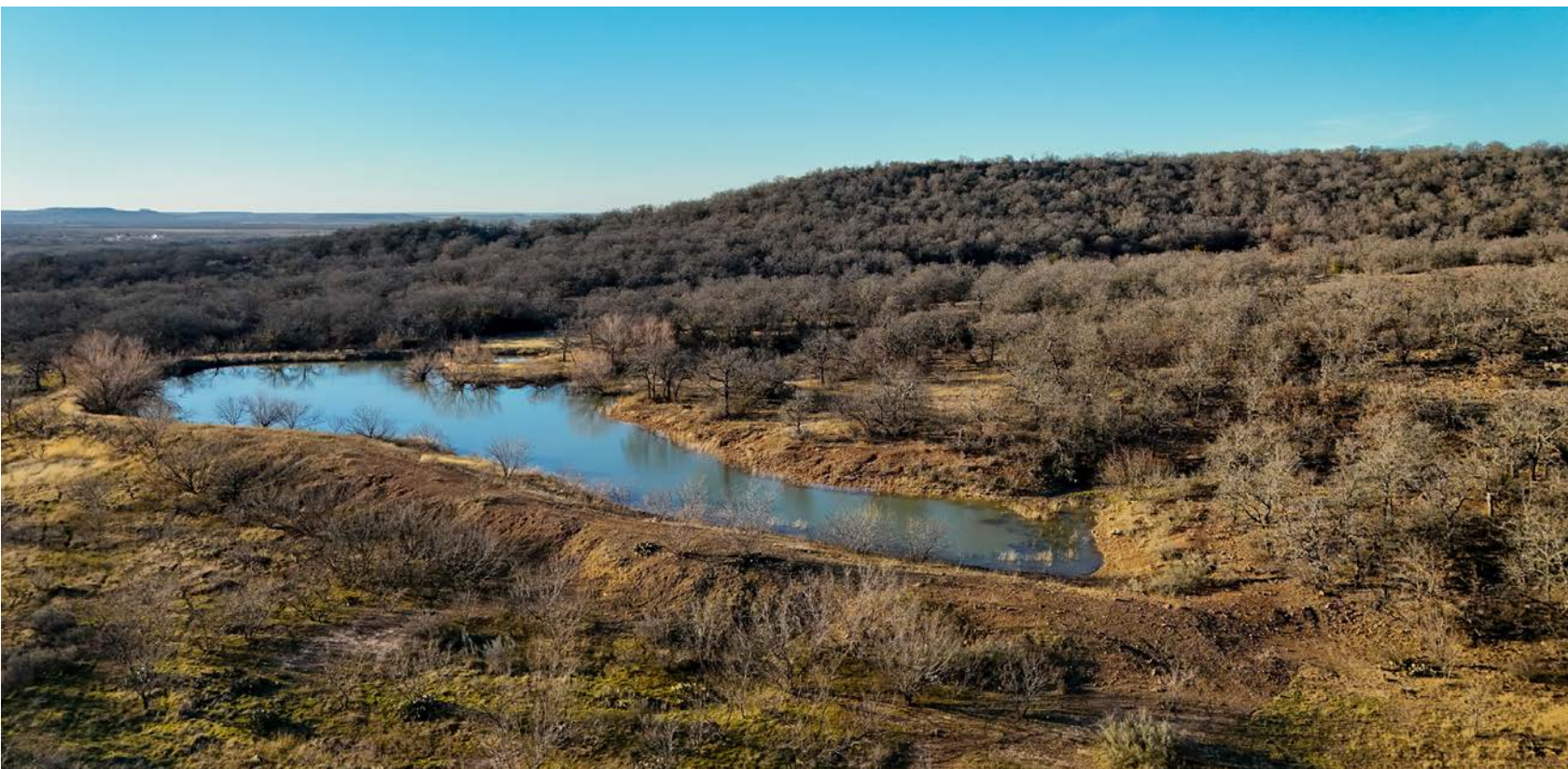


MIDWEST LAND GROUP PRESENTS

164 ACRES

JACK COUNTY, TX

6812 TX 114, JERMYN, TEXAS, 76459



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIER HUNTING & RECREATIONAL PARADISE IN JACK COUNTY

Welcome to an outdoorsman's dream—an exceptional hunting and recreational retreat in the heart of Jack County. With extensive road frontage on two sides, this sprawling property is loaded with abundant wildlife, including deer, turkey, ducks, hogs, and coyotes, making it the perfect destination for avid hunters and nature enthusiasts alike.

A well-established trail system ensures easy access throughout the property, leading to three tanks. The largest, located at the front, is essentially a small lake, home to bass, crappie, and catfish—ideal for fishing and relaxation.

The land features over 150 feet of elevation change, with two prominent hills offering breathtaking views of the

countryside. The west hill, one of the highest points in Jack County, provides a stunning vantage point to take in the beauty of the surrounding landscape. Most of the land is heavily wooded with towering oaks and mature timber, creating excellent cover for wildlife and a serene, secluded atmosphere.

A fully equipped hunting lodge sits at the front of the property, providing a comfortable retreat after a day outdoors. Just behind the lodge, a spacious shop offers ample storage for gear and equipment.

Whether you're looking for a prime hunting destination, a weekend getaway, or an investment in premier recreational land, this property offers unmatched potential.



PROPERTY FEATURES

PRICE: **\$1,350,000** | COUNTY: **JACK** | STATE: **TEXAS** | ACRES: **164**

- 3 tanks
- 150' of elevation change
- Mature timber
- Established trails
- Lodge
- Shop
- Road frontage on 2 sides
- Deer
- Turkey
- Ducks
- Varmints
- Fishing



164 +/- ACRES



150' OF ELEVATION CHANGE



LODGE



MATURE TIMBER



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 33° 15' 57.68, -98° 22' 5.37

0ft 621ft 1242ft



Maps Provided By:



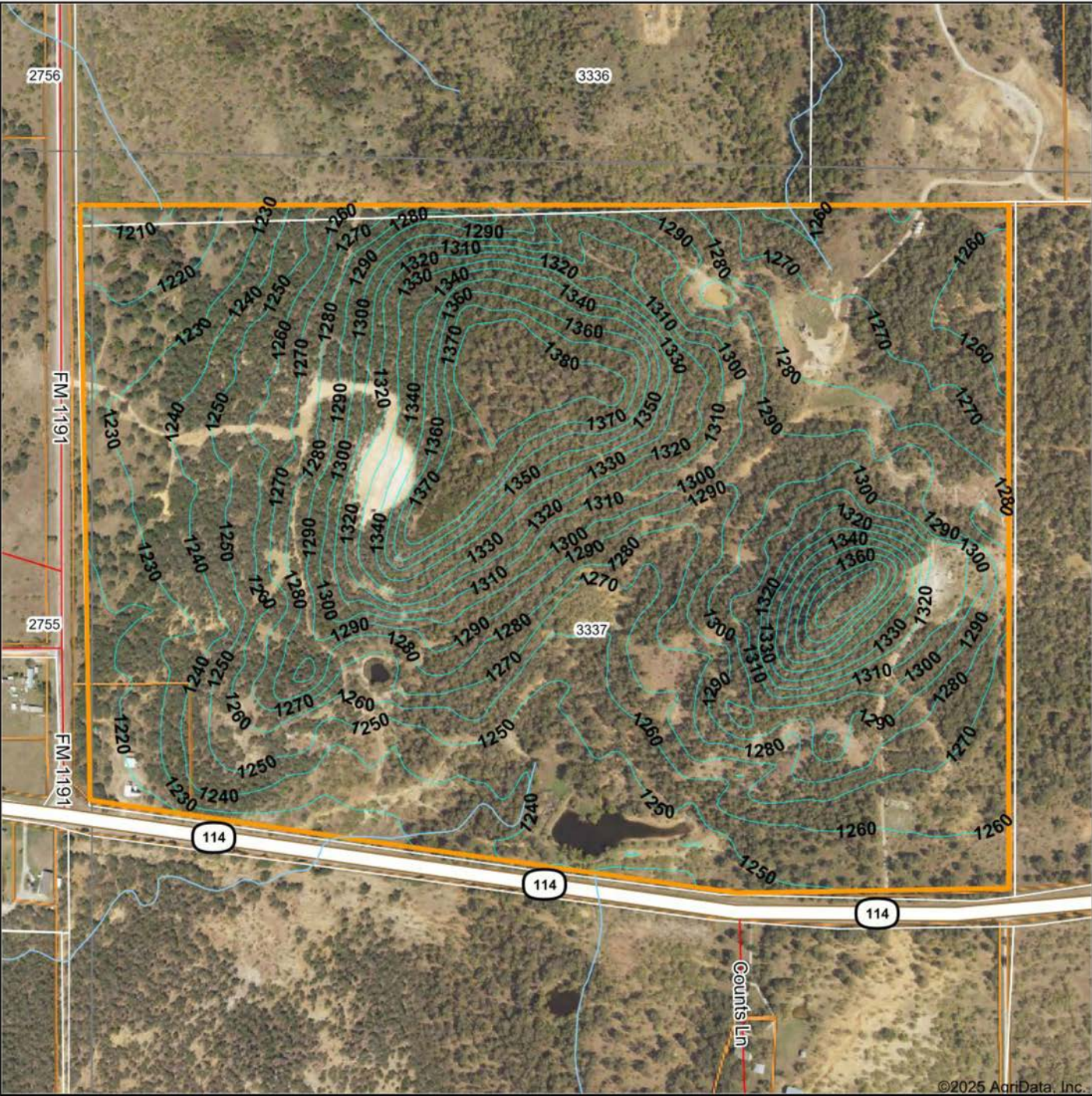
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Jack County
Texas



1/16/2025

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: 1,207.0

Max: 1,389.1

Range: 182.1

Average: 1,281.9

Standard Deviation: 41.54 ft

0ft 531ft 1062ft

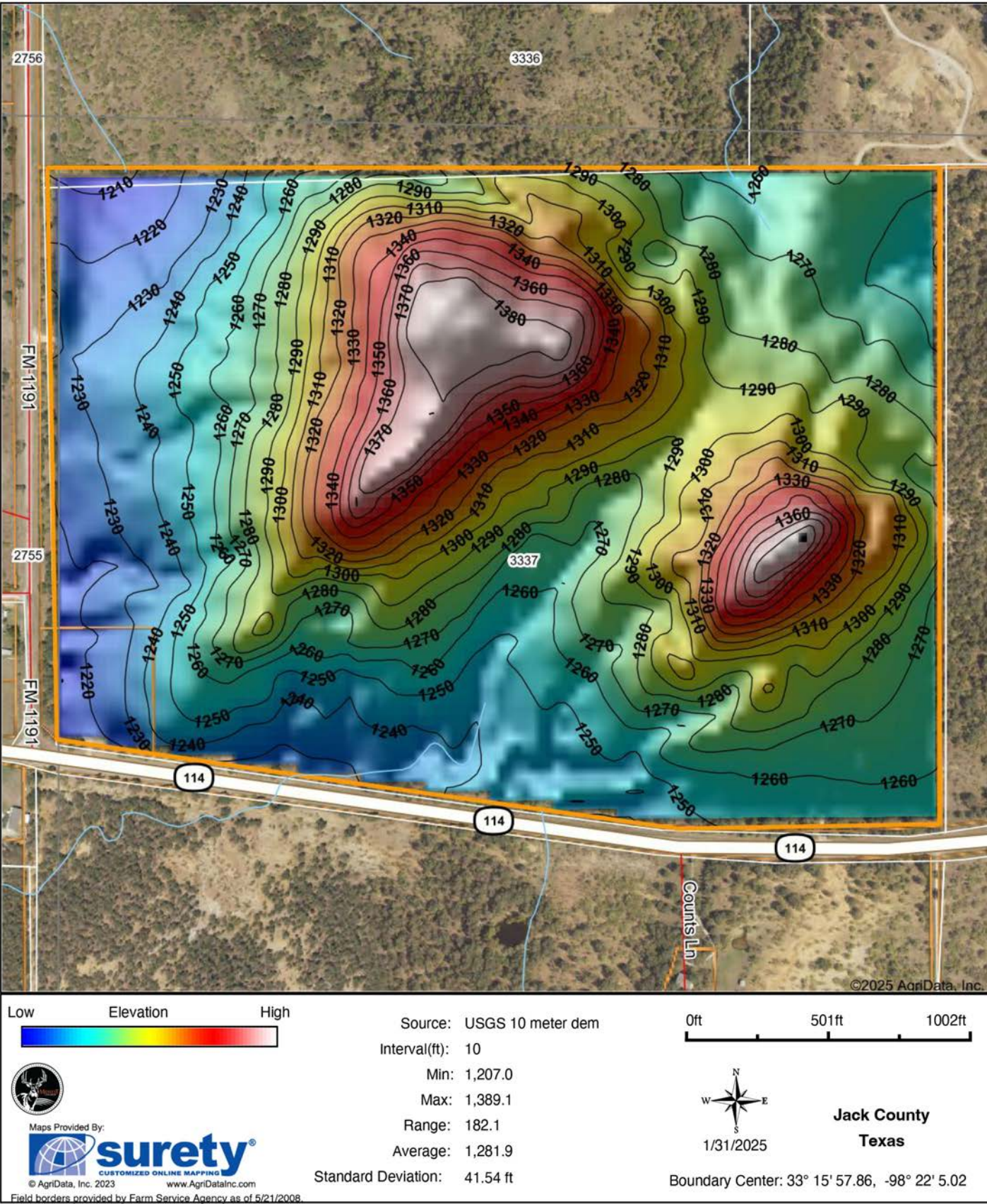


1/31/2025

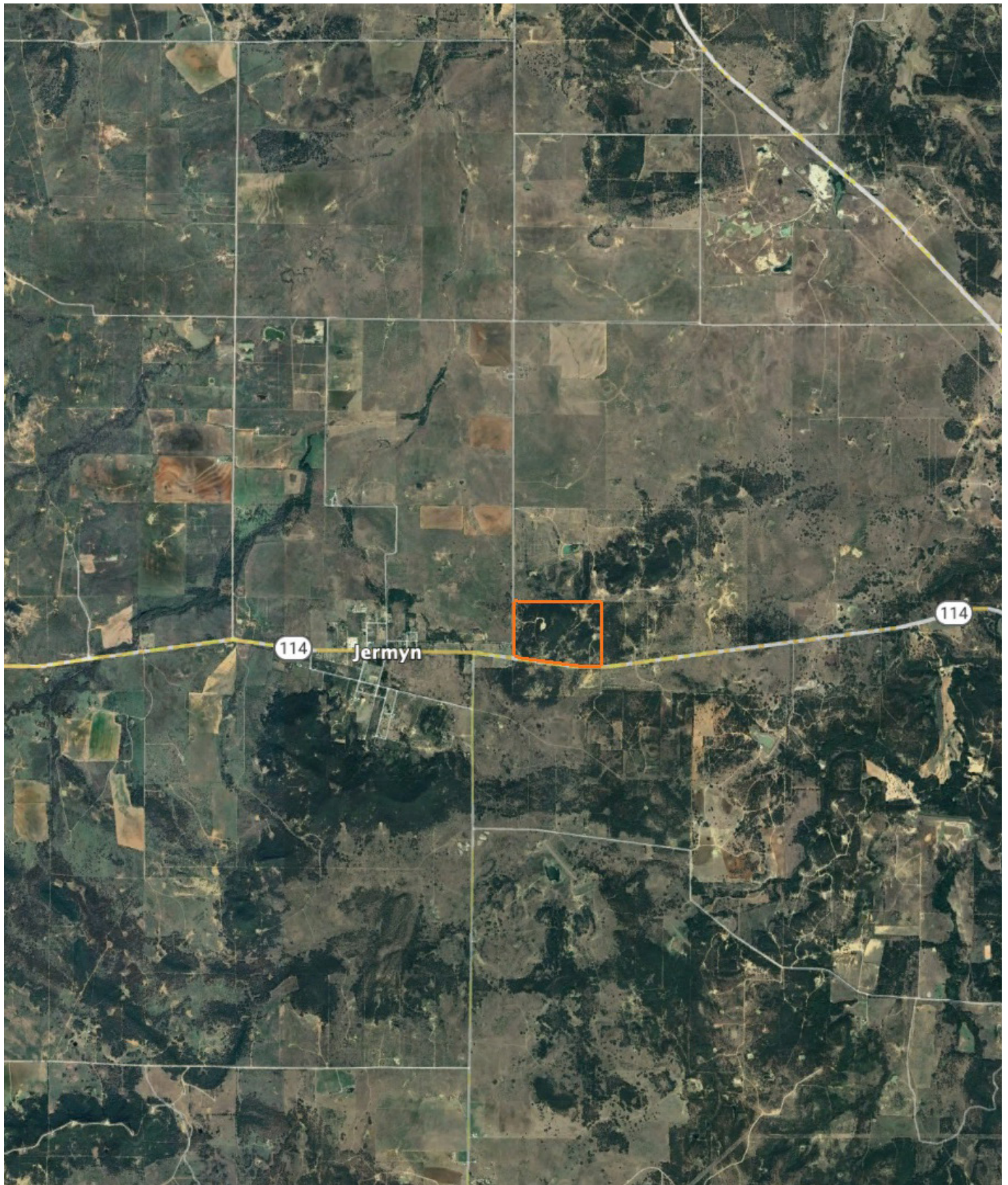
Jack County
Texas

Boundary Center: 33° 15' 57.86, -98° 22' 5.02

HILLSHADE MAP



OVERVIEW MAP



AGENT CONTACT

Based in Argyle, Texas, Craig combines his deep-rooted passion for the outdoors with a relentless work ethic to help buyers and sellers achieve their landownership dreams. Growing up in the rural community of Elkhart, Kansas, Craig developed a lifelong connection to the land, fueled by his love for hunting, fishing, and all things outdoors.

Craig's professional journey is as dynamic as his background. After earning a bachelor's degree in Integrated Studies from Emporia State University and completing a master's in Health and Human Performance from Fort Hays State University, Craig spent time as a professional baseball player in the Texas Rangers organization. His experiences in baseball instilled in him a strong work ethic, resilience, and an ability to overcome challenges—skills he now brings to every client interaction.

Craig prides himself on being a steward of the land, helping families find their own piece of paradise. Whether it's bowhunting expertise, planting food plots, or scouting whitetails, Craig's knowledge goes beyond the transaction, ensuring his clients are fully equipped for success. When you work with Craig, you can expect exceptional service, tireless dedication, and a genuine passion for helping others realize their dreams of land ownership.



CRAIG FRYDENDALL

LAND AGENT

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