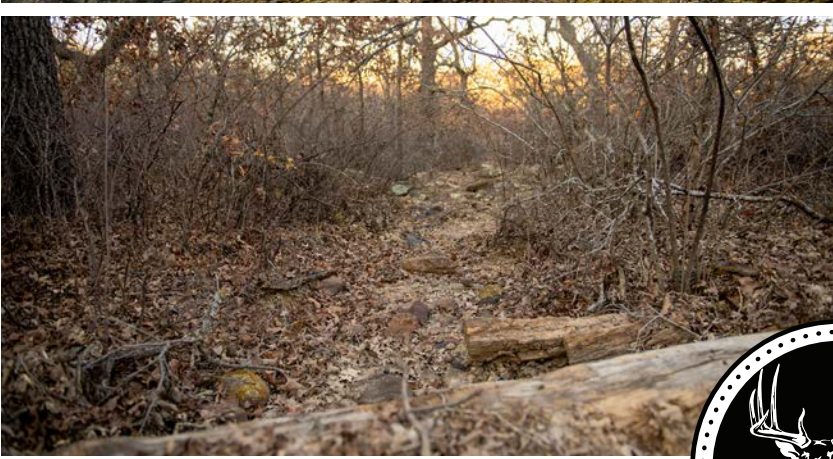
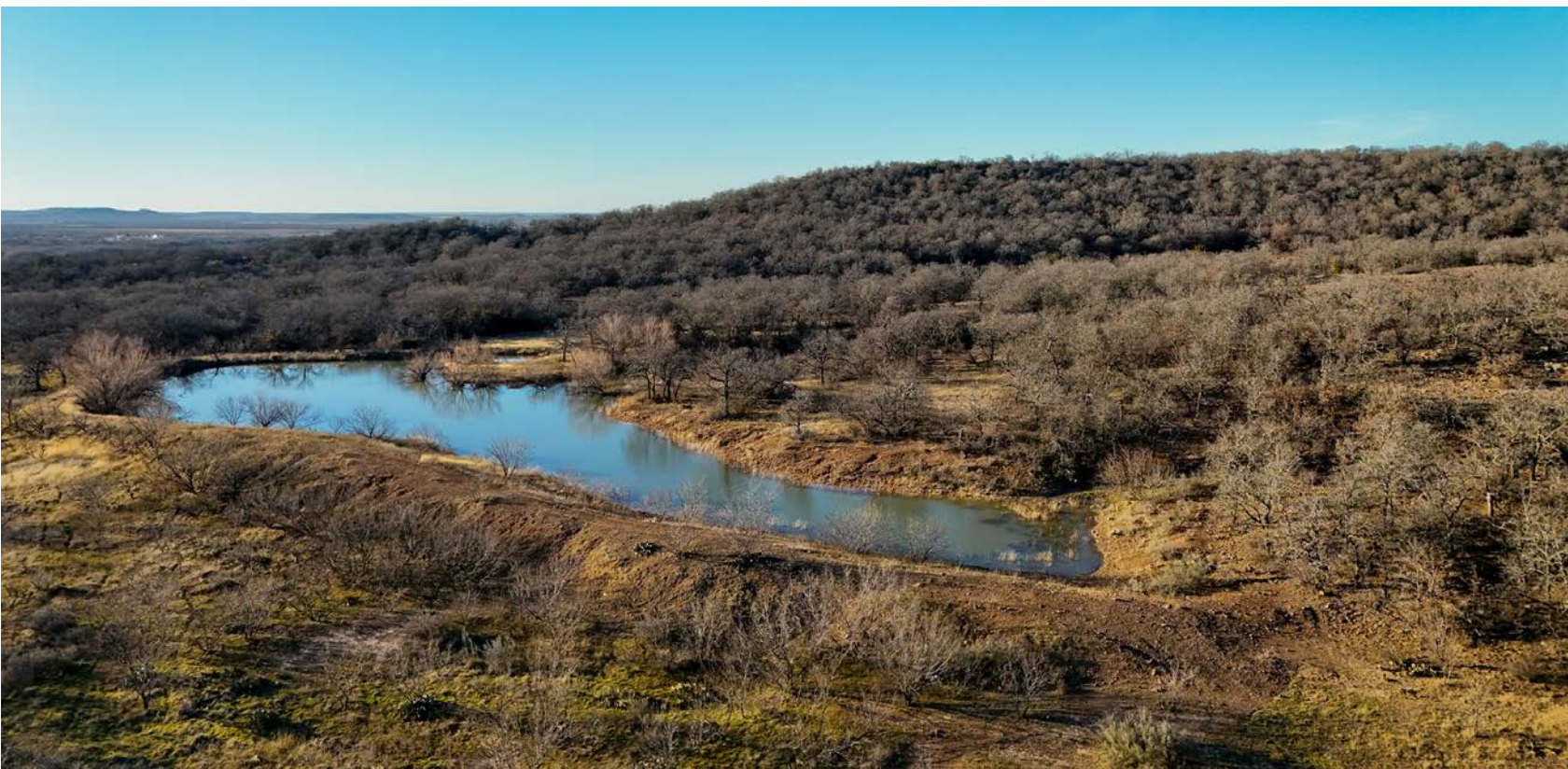


MIDWEST LAND GROUP PRESENTS

164 ACRES

# JACK COUNTY, TX

6812 TX 114, JERMYN, TEXAS, 76459



[MidwestLandGroup.com](http://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: **\$1,275,000** | 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



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

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

0ft 621ft 1242ft

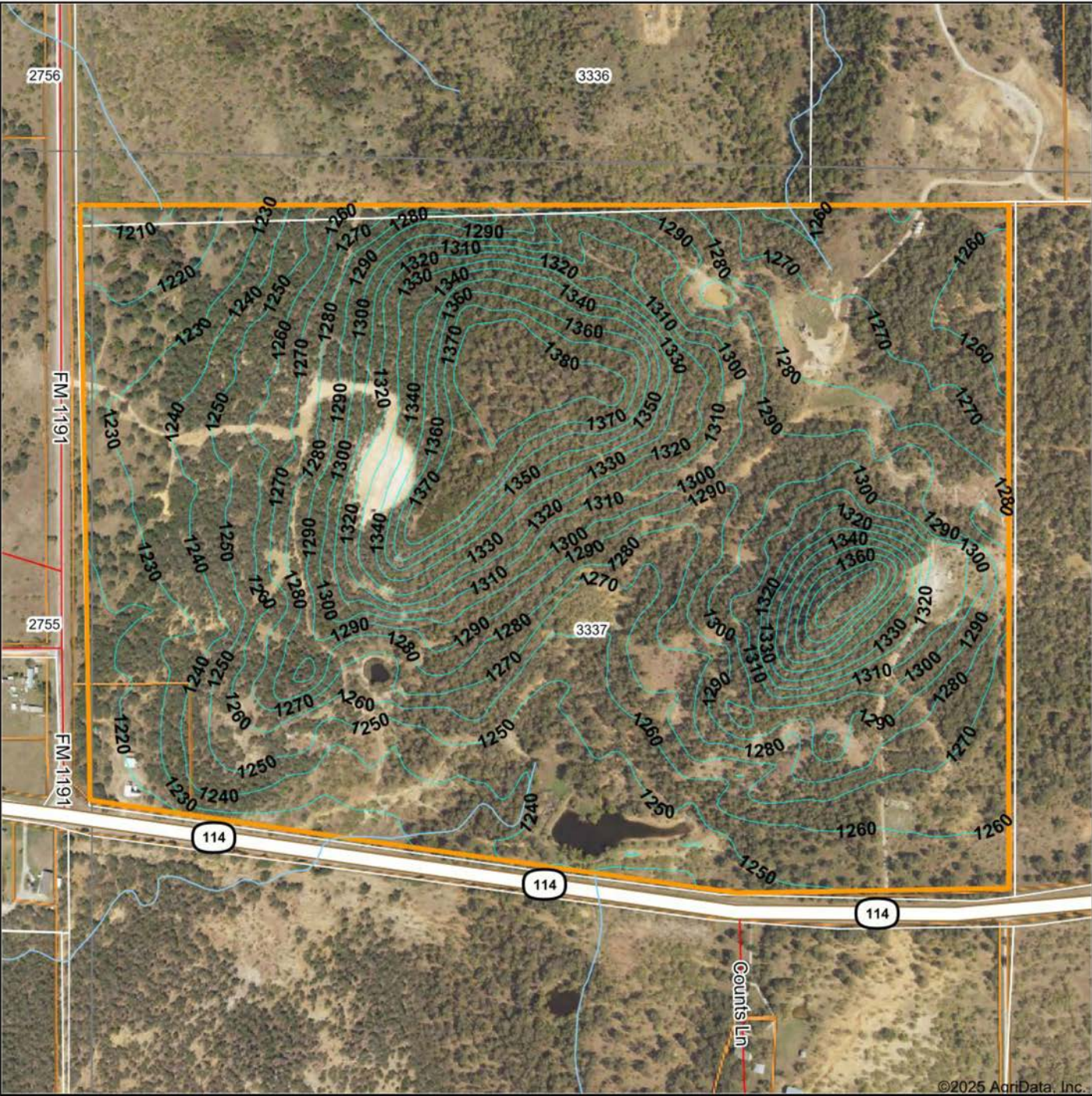


Jack County  
Texas

1/16/2025



# TOPOGRAPHY MAP



©2025 AgriData, Inc.



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

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**

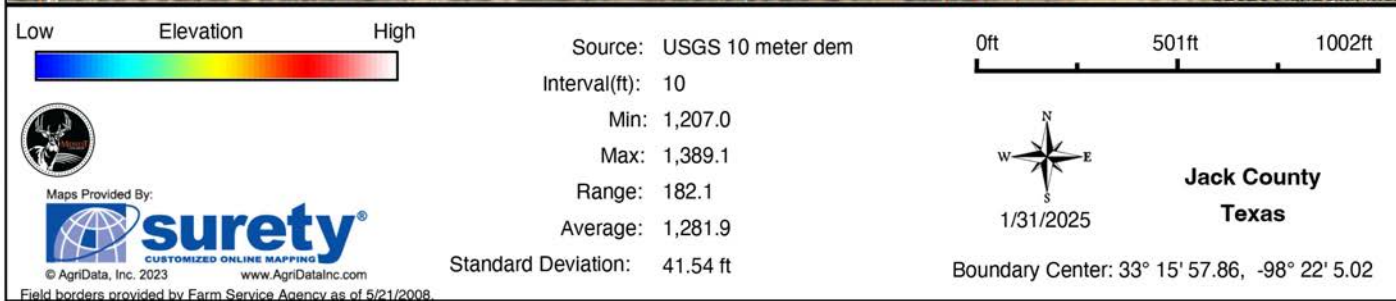
Boundary Center: 33° 15' 57.86, -98° 22' 5.02

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



This topographic map displays a field area with elevation contours ranging from 1210 to 1380 feet. The map is overlaid on an aerial photograph. Key features include:

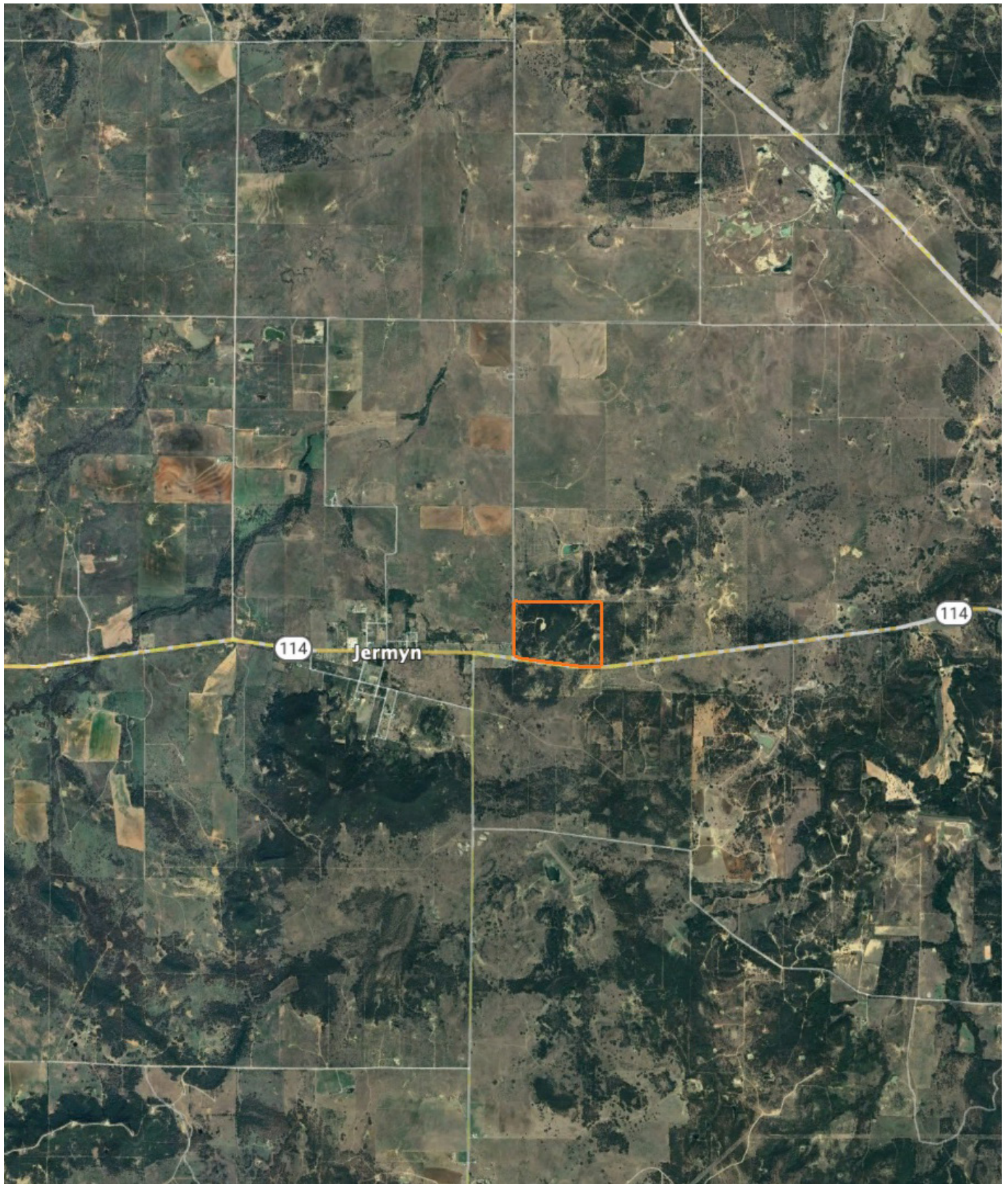
- Infrastructure:** FM 1191 runs vertically along the left edge. Highway 114 runs horizontally across the bottom. Counts Ln is located at the bottom right.
- Elevation Contours:** The map shows two primary peaks. The larger peak in the upper center reaches an elevation of 1380 feet, with contours labeled 1320, 1340, 1360, and 1380. A second, smaller peak is located in the lower right, reaching 1360 feet, with contours labeled 1300, 1320, 1340, and 1360.
- Color Coding:** The map uses a color gradient to represent elevation, with blue and green for lower elevations and yellow, orange, and red for higher elevations.
- Labels:** Various numerical labels are scattered across the map, including 2755, 3336, 3337, and 114, which likely correspond to specific data points or survey markers.





# OVERVIEW MAP

---





# AGENT CONTACT

Jason Redding, a distinguished land broker with Midwest Land Group, brings a wealth of experience and a deep-rooted passion for the land to the real estate industry. Licensed in both Texas and Kansas, Jason specializes in serving Texas, a state he knows intimately not only through his professional endeavors but also due to his personal connections to the land. Born in Tyler, Texas, and raised in Mineola, where he currently resides with his beloved family—Mindy, Caleb, and Canyon—Jason's journey in real estate began in 1999. His transition from the commercial sector to founding his own company in 2012 reflects his love for deal-making and his commitment to facilitating significant life transactions for his clients.

Jason's connection to land is deeply personal, stemming from childhood hunting experiences with his father and managing a farm in Delphos, Kansas. His background in business management and marketing, coupled with extensive real estate experience, equips him with unique insights into maximizing land value and potential. Jason's hobbies, including hunting and supporting his children's sports endeavors, further solidify his bond with the land and community.

What sets Jason apart is his unwavering dedication to his clients and his ability to see the untapped potential in properties. His hands-on approach, persistence, and unparalleled follow-through ensure that every client receives exceptional service tailored to their needs. Jason's expertise is not just in land sales but in creating a legacy of satisfied clients through respect, availability, and putting their interests first. Choosing Jason Redding as your land broker means partnering with a professional who not only understands the market but lives and breathes the very essence of what makes a property truly valuable.



**JASON REDDING,** LAND BROKER  
**903.497.3031**  
JRedding@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 Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.