

MIDWEST LAND GROUP PRESENTS



55.3 ACRES

SAN JACINTO COUNTY, TX

399 Cleveland Road, Oakhurst, Texas, 77359



MIDWEST LAND GROUP IS HONORED TO PRESENT

SAN JACINTO COUNTY SPORTSMAN'S PARADISE ON 55 +/- ACRES

In the heart of Oakhurst, Texas lies a recreational tract like no other. This San Jacinto County gem is ready to hunt, play, and create lasting memories.

55+/- acres of timber and trails have been thoughtfully curated with wildlife at the forefront. A wet weather creek, pond, improved grasses, and feeders provide an oasis for deer, ducks, squirrels, and countless birds. This tract is filled with towering pines and hardwoods including exquisite white oaks.

A 45'x65' three-sided shop has been constructed with commercial-grade materials that serve as home base for the property. You will find a 12'x25' insulated bunk room with a bathroom, rain catch water system, and solar powered lights and plugs. For those not wanting to utilize these off-grid resources, water, power, and fiber

optic are at the county-maintained road.

The main shop area has a sink, ample storage space, and room for tractors, side by sides, trailers, and equipment. The pasture to the west has a 14'x40' concrete pad that is ready for a cabin to be built.

With hunting in mind, feeders and stands are in place and will convey with the property. The 12' pond was revamped in 2019, with plenty of black gumbo used for maximum water retention. Enjoy the wildlife exemption that is already in place.

Take a deep breath and relax as you unwind at 399 Cleveland Road. Hunting, riding ATVs, relaxing, and escaping life in town are sure to be top priorities at this special property.



PROPERTY FEATURES

PRICE: **\$625,000** | COUNTY: **SAN JACINTO** | STATE: **TEXAS** | ACRES: **55.3**

- Hunting
- Stands/feeders
- Pond and creek
- Solar/rain catch systems
- 45'x65' equipment shed
- 12'x25' insulated bunk room
- 14'x40' concrete pad
- 75 miles to Houston
- 67 miles to College Station
- 16 miles to Huntsville



HUNTING OPPORTUNITIES

A wet weather creek, pond, improved grasses, and feeders provide an oasis for deer, ducks, squirrels, and countless birds. This tract is filled with towering pines and hardwoods including exquisite white oaks.



POND



EQUIPMENT SHED AND CONCRETE PAD



ESCAPE LIFE IN TOWN

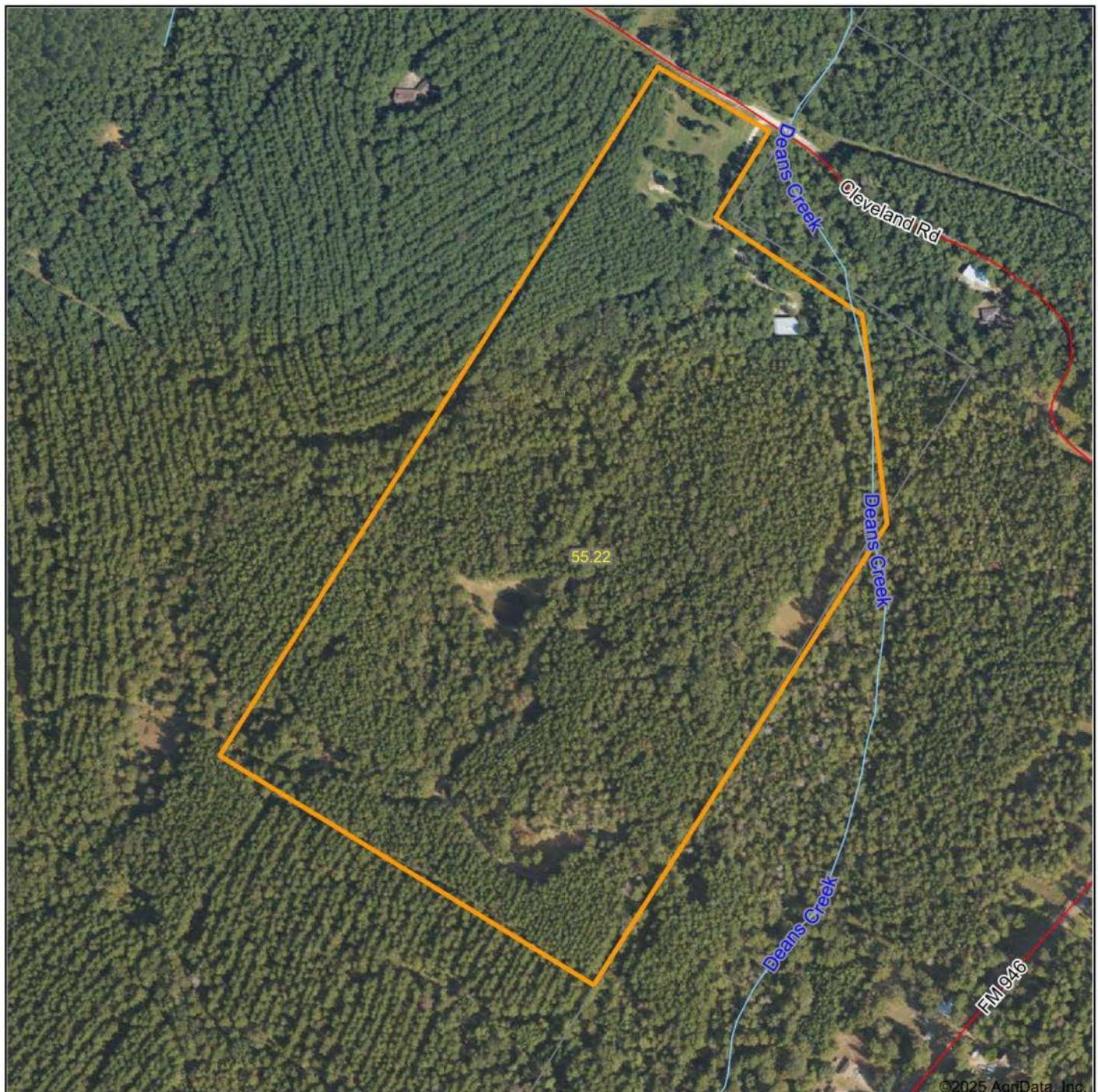
Hunting, riding ATVs, relaxing, and escaping life in town are sure to be top priorities at this special property.



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 30° 44' 52.88, -95° 19' 2.46

0ft 429ft 858ft



Maps Provided By:



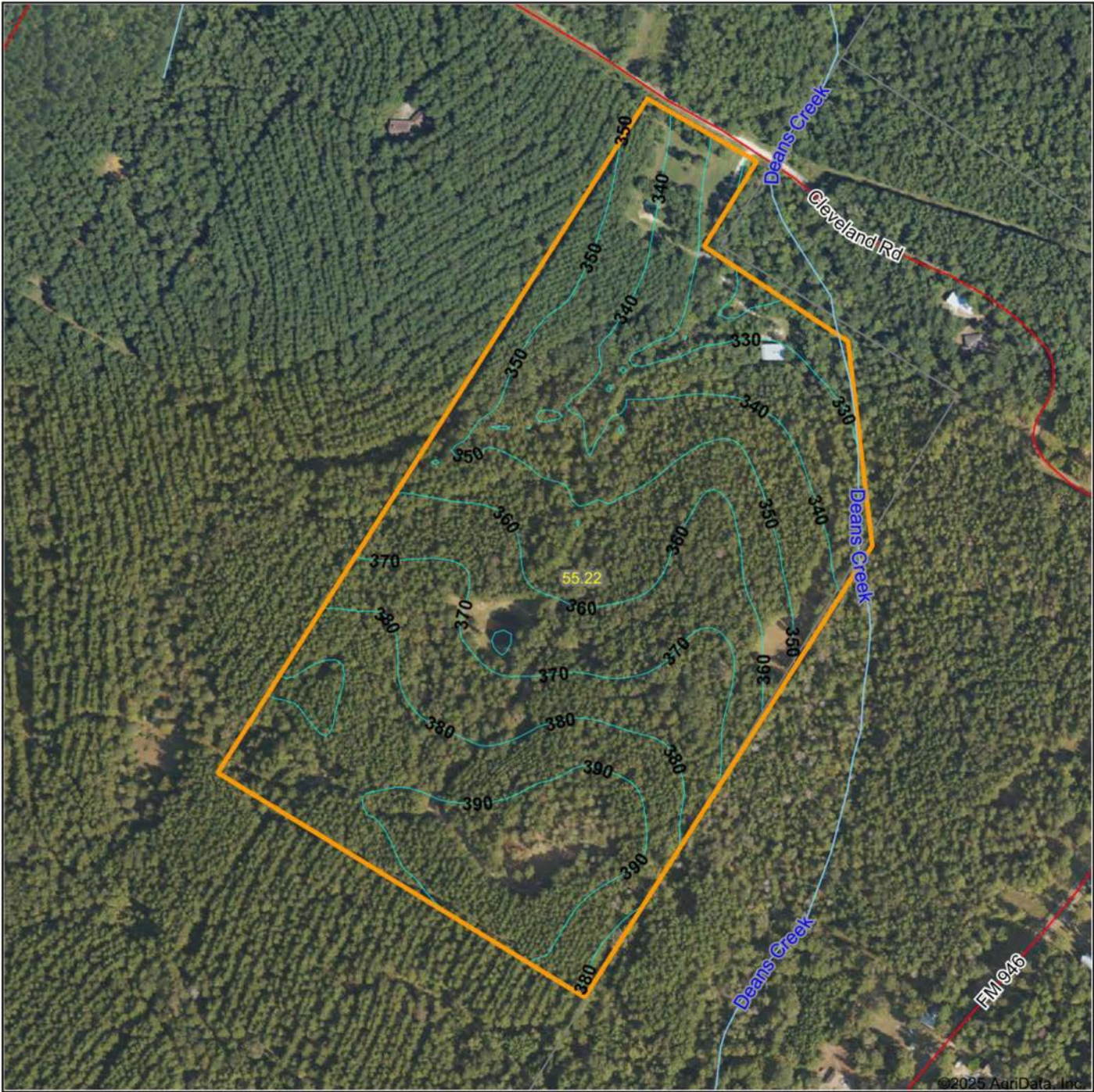
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San Jacinto County
Texas



2/11/2025

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: 312.1
Max: 399.6
Range: 87.5
Average: 363.3
Standard Deviation: 21.26 ft

0ft 438ft 877ft

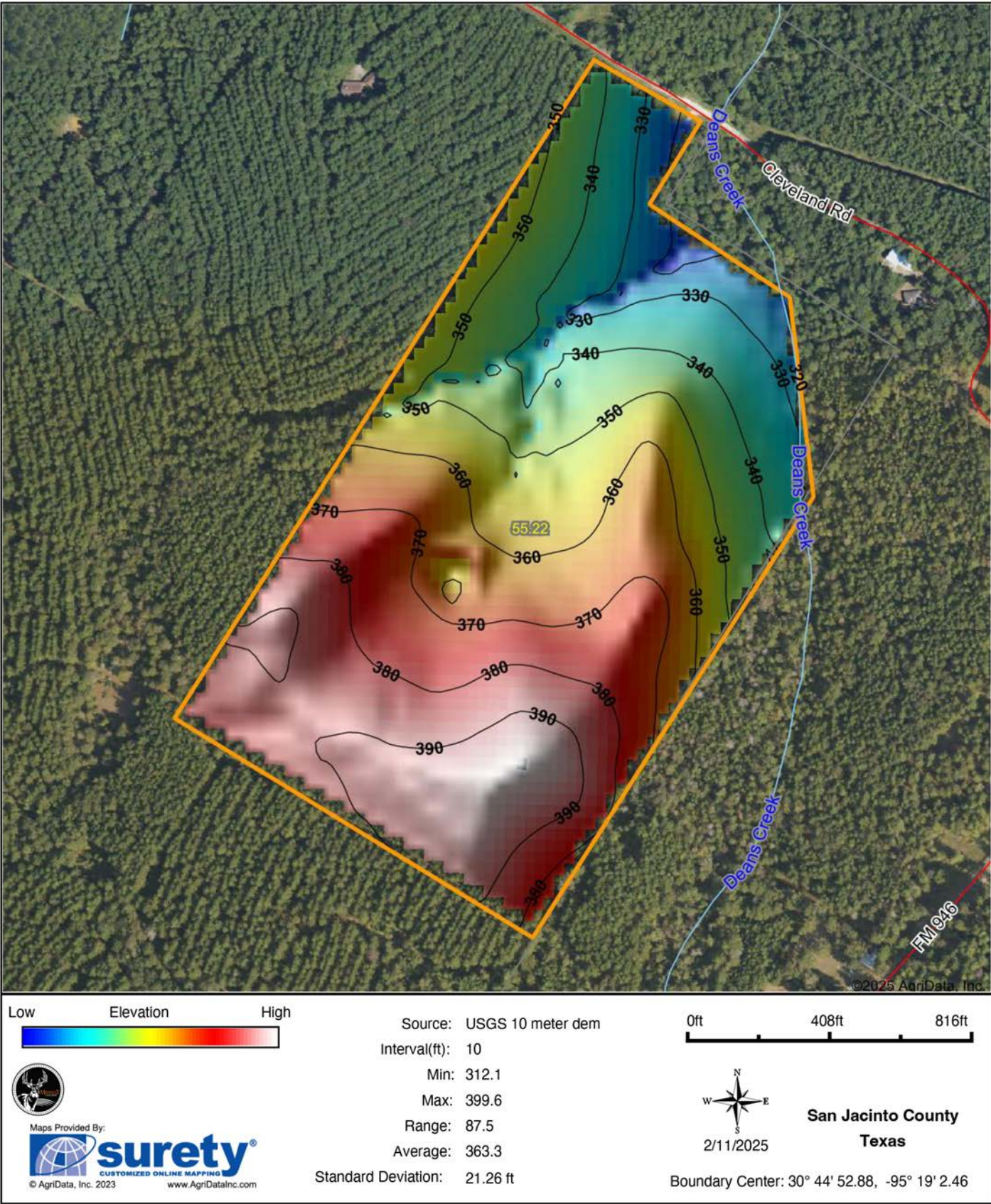


2/11/2025

**San Jacinto County
Texas**

Boundary Center: 30° 44' 52.88, -95° 19' 2.46

HILLSHADE MAP



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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