

MIDWEST LAND GROUP PRESENTS

84.3 ACRES IN

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# SMITH COUNTY TEXAS



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# SECLUDED HOMESTEAD ON 84.3 +/- ACRES IN SMITH COUNTY

Welcome to a serene retreat surrounded by nature in northern Smith County. This property features a custom home on 84.3 +/- acres, a second modular home, Sabine River frontage, and plenty of woods to explore and hunt. Combining rural charm, recreational opportunities, and a chance to slow down from the day-to-day busyness, this east Texas home is one of a kind.

As you enter the 4,074 square foot residence, you'll find plenty of welcoming features including tall kitchen counters with an oversized sink, an office, a wraparound porch and plenty of room to entertain. One detail that can't be overlooked is the extraordinary pine and cedar siding that was milled on-site by the owners, with timber directly from the property.

While in your rocking chairs on the back porch, you are sure to see deer, waterfowl, squirrels, and hogs. The trails throughout the acreage offer miles of hiking and ATV riding.

West of the main home is a 2018, 4 bed 2 bath, 2001 square-foot modular home that would serve as a great guest home, rental, or manager's quarters. Whether you are looking for a hunting lodge, a family compound, or anything in between, the canvas is prepped and waiting for your personal touch.

With privacy and nature at the forefront, this tremendous property is perfectly curated for those wanting to get away, explore, and live life on their terms.



# PROPERTY FEATURES

PRICE: **\$1,295,000** | COUNTY: **SMITH** | STATE: **TEXAS** | ACRES: **84.3**

- Custom home
- Shop/barn
- Second home
- Back-up generator
- Sabine River
- Hunting
- Fishing
- Timber
- 84.3 +/- acres
- Minutes to I-20, Highway 80, and Tyler, TX



# CUSTOM BUILT HOME

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# SHOP/BARN

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# TIMBER

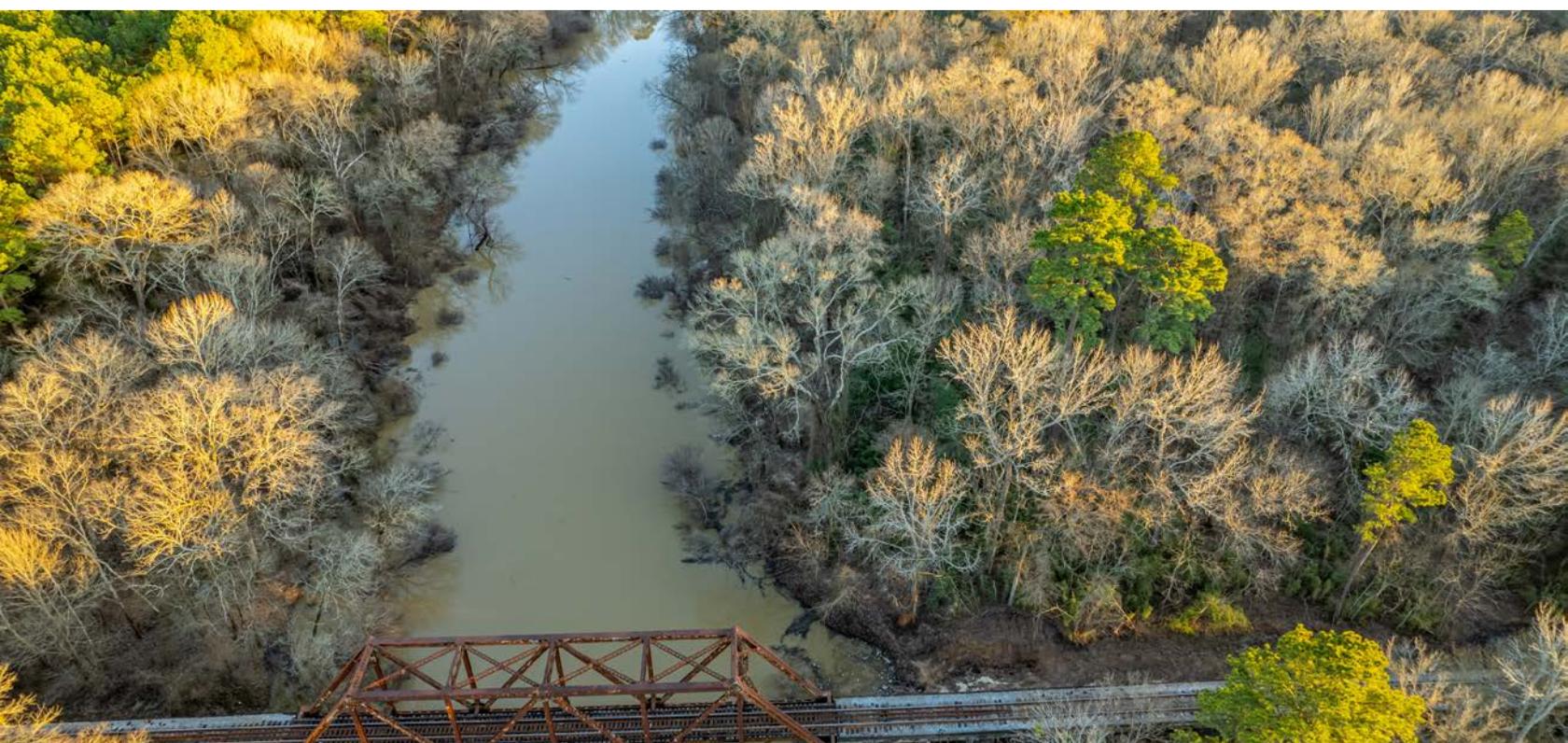
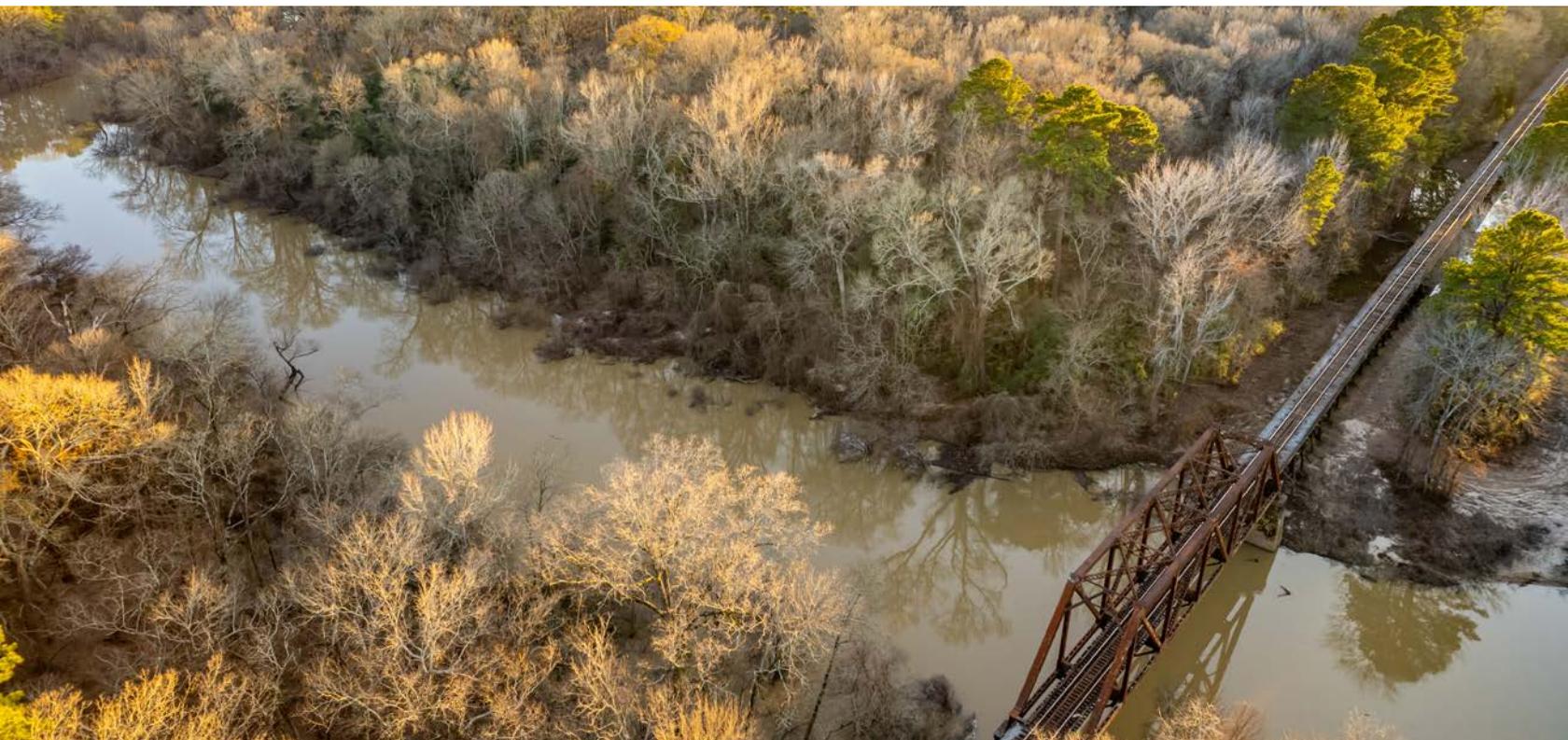
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# SABINE RIVER

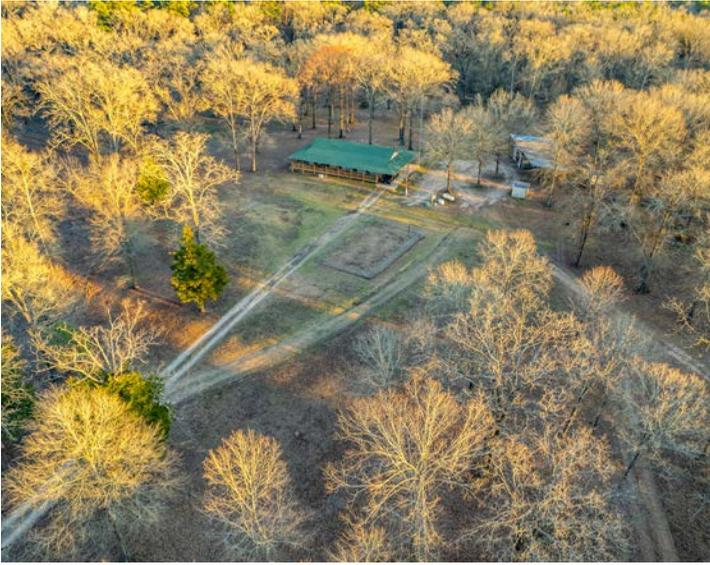
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# ADDITIONAL PHOTOS

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# AERIAL MAP



©2025 AgriData, Inc.

Boundary Center: 32° 33' 31.13, -95° 8' 49.64



Maps Provided By:



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Smith County  
Texas



1/13/2025

# TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 267.6

Max: 306.2

Range: 38.6

Average: 298.8

Standard Deviation: 6.86 ft

0ft 467ft 934ft

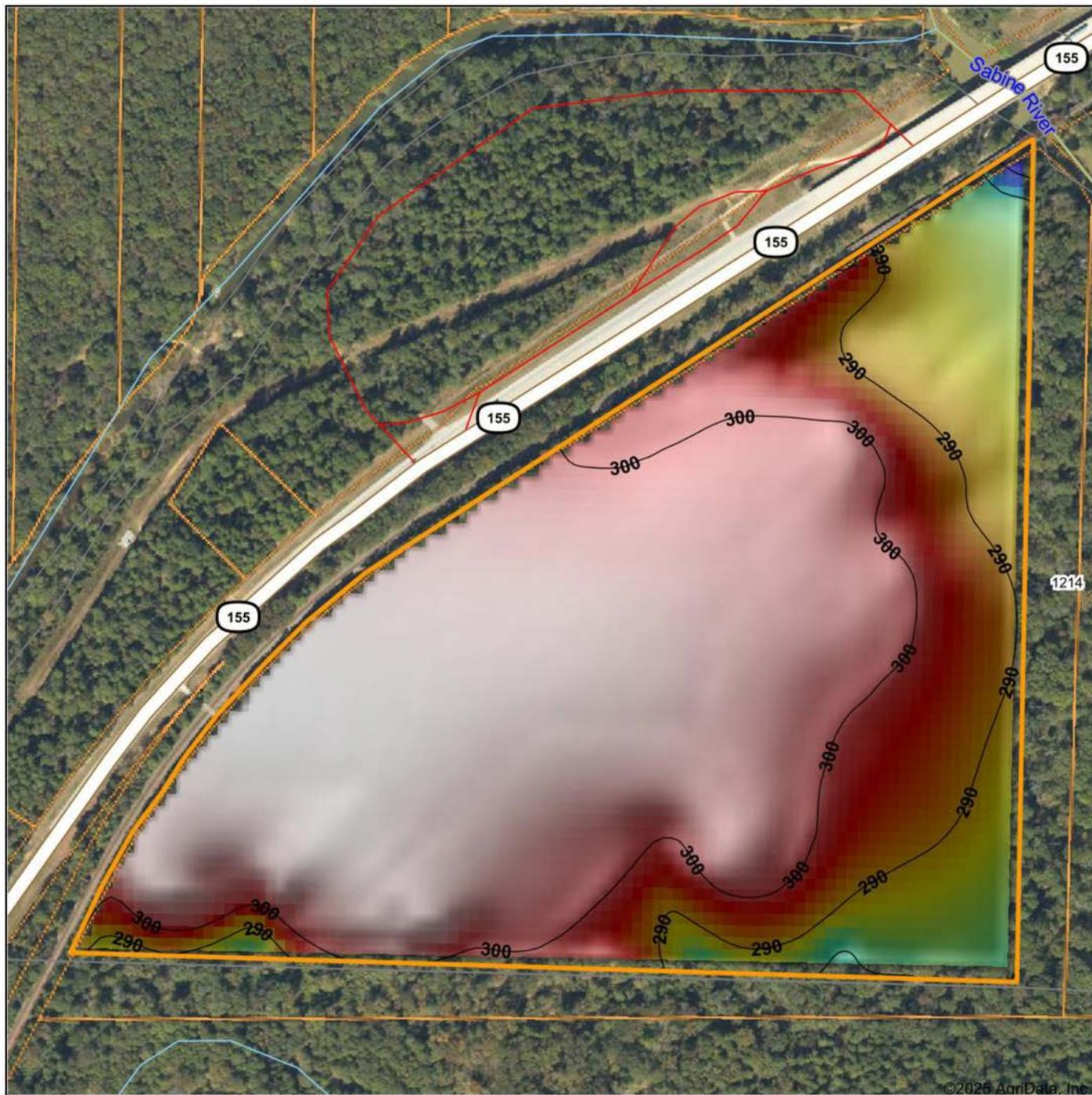


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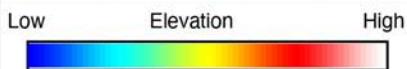
Smith County  
Texas

Boundary Center: 32° 33' 31.13, -95° 8' 49.64

# HILLSHADE MAP



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Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Source: USGS 10 meter dem  
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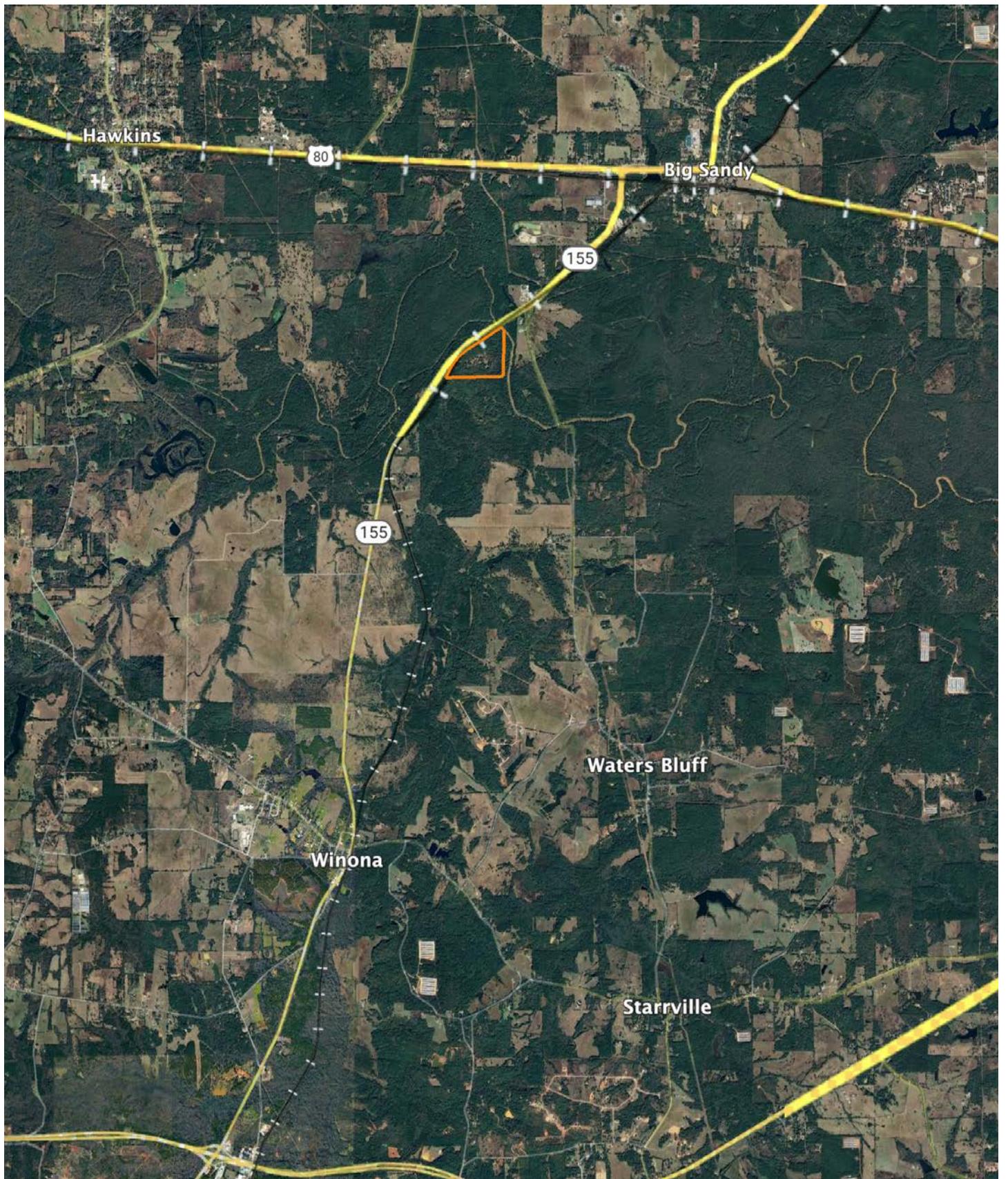


1/13/2025

**Smith County  
Texas**

Boundary Center: 32° 33' 31.13, -95° 8' 49.64

# 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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## MidwestLandGroup.com

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