

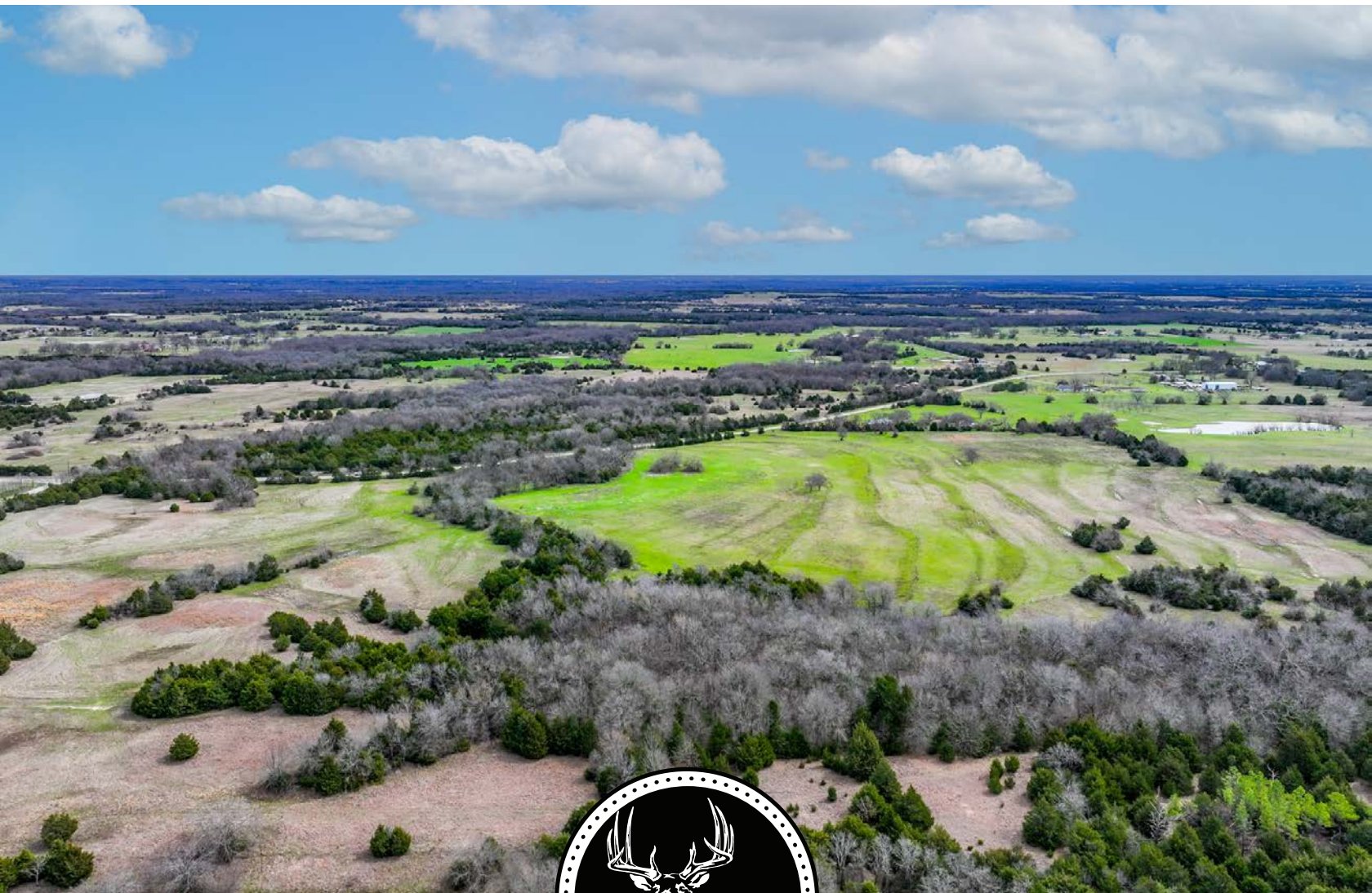
MIDWEST LAND GROUP PRESENTS

25 ACRES IN

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# HUNT COUNTY TEXAS

FM 903, CELESTE, TEXAS, 75423



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# PRIME 25 +/- ACRE COUNTRY OASIS

Discover your ideal retreat in the heart of Hunt County, Texas, featuring two exceptional tracks of land: one spanning 13 +/- acres and the other 12 +/- acres. Perfectly situated just 13 miles from Greenville and 8 miles from Celeste, this property offers the perfect blend of accessibility and peaceful country living.

Embrace the natural beauty of the area, where whitetail deer and hogs roam freely, creating an ideal landscape for outdoor enthusiasts and nature lovers alike. With a generous amount of acreage, these build sites provide ample space for your dream home, agricultural pursuits, or recreational activities.

The property boasts great highway frontage, ensuring easy access and visibility, making it a fantastic investment opportunity in a fast-growing community. Additionally, you'll find yourself just 66 miles from the bustling Dallas/Fort Worth Airport, combining the tranquility of rural life with the conveniences of city living.

Whether you're looking to build a family home, invest in land, or create a weekend getaway, this property offers endless possibilities in a serene setting. Don't miss the chance to make it yours!



# PROPERTY FEATURES

PRICE: **\$598,600** | COUNTY: **HUNT** | STATE: **TEXAS** | ACRES: **25**

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- 13 miles from Greenville
- Several build sites
- 8 miles from Celeste
- Country Living
- Whitetail deer
- Hogs
- Fast-growing community
- Nice amount of acreage
- Great highway frontage
- 66 miles to DFW airport



# SEVERAL BUILD SITES

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# FAST GROWING COMMUNITY

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## GREAT HIGHWAY FRONTAGE

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# TWO TRACTS OF COUNTRY LIVING

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This property features two exceptional tracks of land: one spanning 13 +/- acres and the other 12 +/- acres.

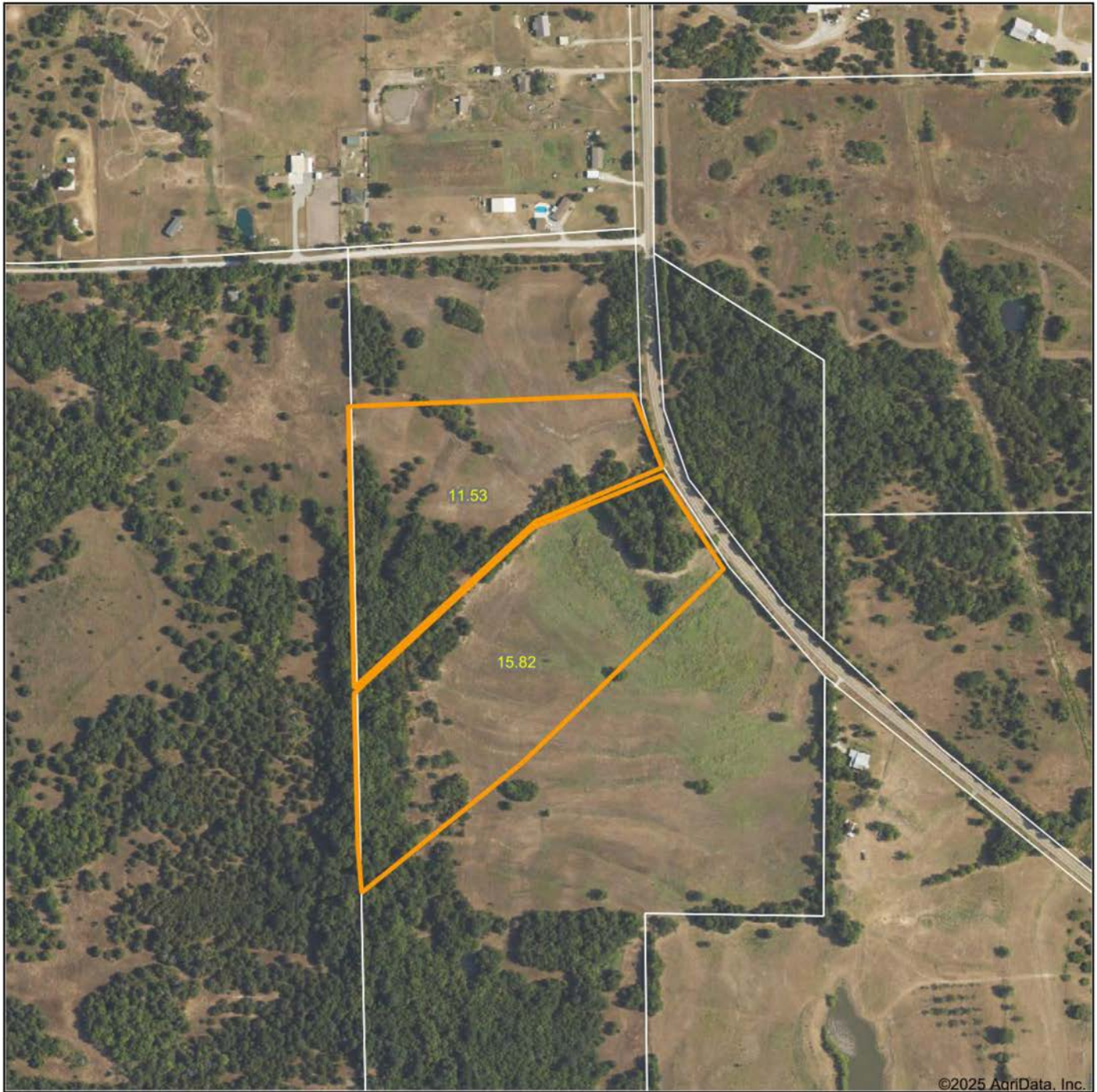


# ADDITIONAL PHOTOS

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# AERIAL MAP



Boundary Center: 33° 12' 59.42, -96° 14' 5.13

0ft 498ft 997ft



Maps Provided By:



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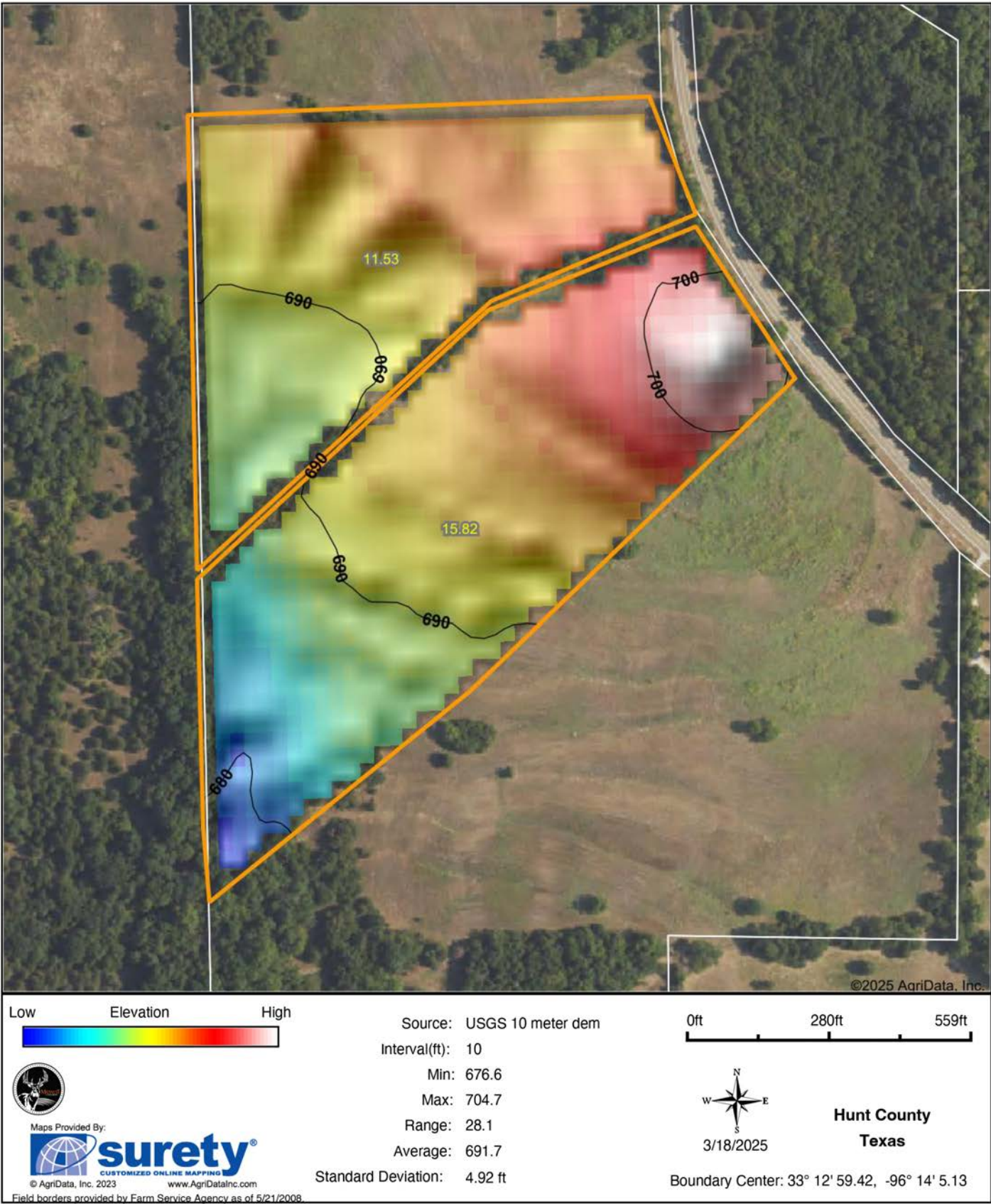
Hunt County  
Texas



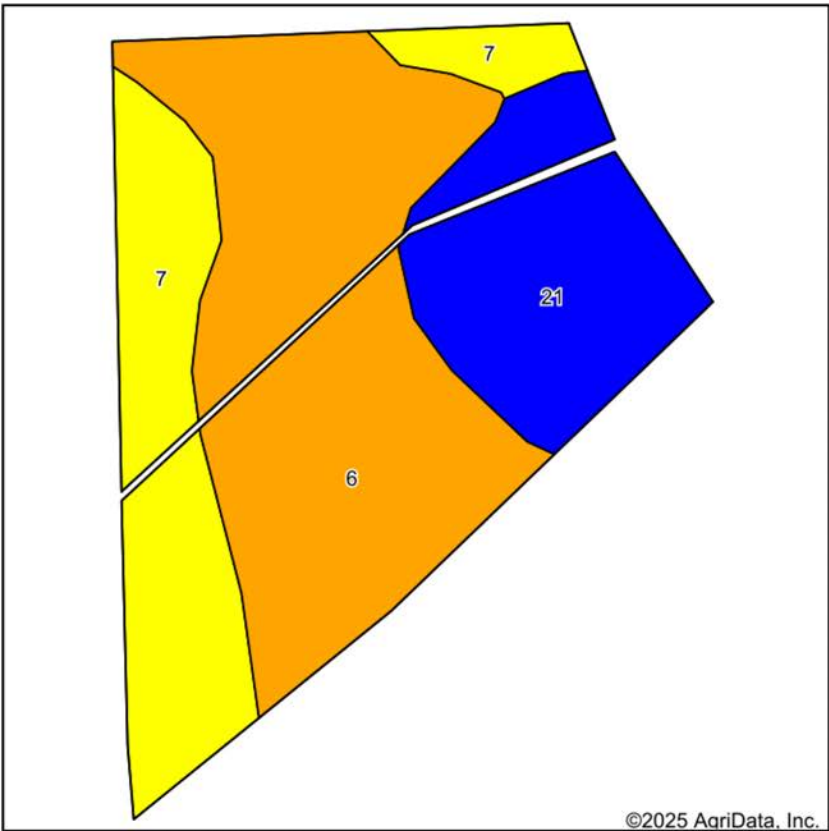
3/18/2025

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

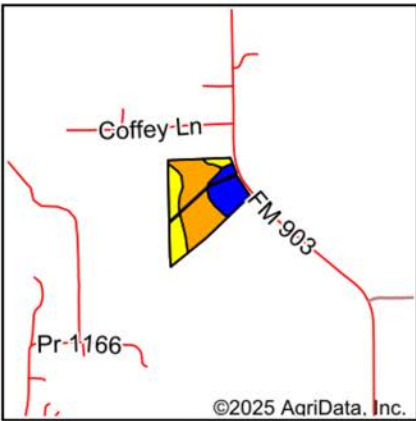
# HILLSHADE MAP



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Texas**  
County: **Hunt**  
Location: **33° 12' 59.42, -96° 14' 5.13**  
Township: **Celeste**  
Acres: **27.35**  
Date: **3/18/2025**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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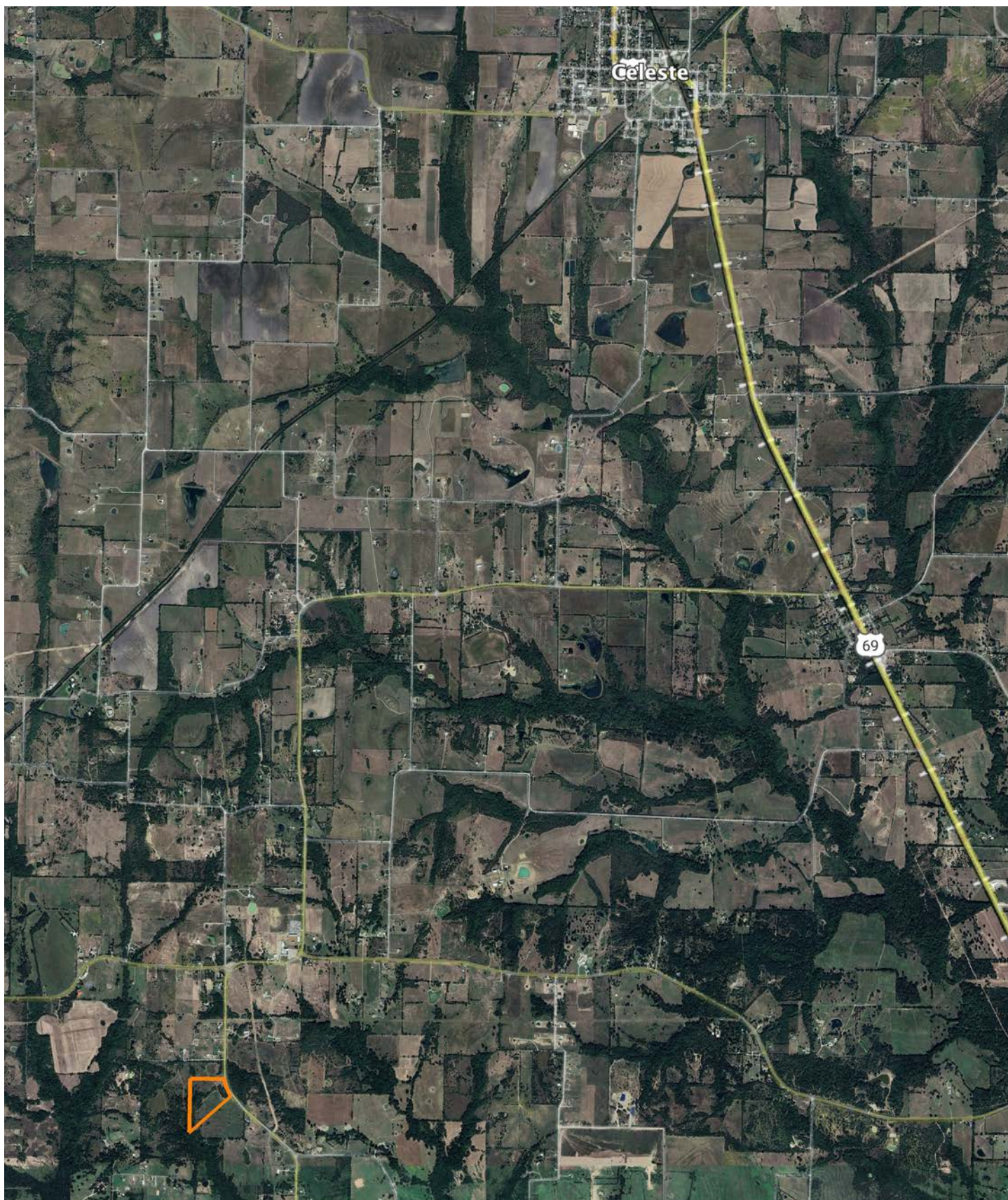


Area Symbol: TX231, Soil Area Version: 24												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
6	Crockett loam, 1 to 3 percent slopes	13.97	51.1%		4.4ft. (Densic bedrock)	IIIe	5025	51	30	49	37	51
7	Crockett loam, 2 to 5 percent slopes, eroded	7.09	25.9%		3.3ft. (Densic bedrock)	IVe	5000	33	20	33	21	12
21	Leson clay, 1 to 3 percent slopes	6.29	23.0%		> 6.5ft.	Ile	7000	43	33	43	43	38
Weighted Average						3.03	5472.7	*n 44.5	*n 28.1	*n 43.5	*n 34.2	*n 37.9

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# WIDE MAP



# AGENT CONTACT

Born and raised in Sulphur Springs and now residing in Miller Grove with his wife, Ashley, and their three children, Huntleigh, Briar, and Brooks, Hunter has a strong connection to the agricultural and rural landscapes of Texas. With a lifelong connection to the land, Hunter brings a wealth of experience as a farm owner and operator. His expertise in farming, hay production, and his ability to make land productive and profitable are invaluable assets for clients looking to buy or sell rural properties. A passionate outdoorsman with over 25 years of hunting and exploring the woods of West Texas, East Texas, and Southern Oklahoma, Hunter understands the unique qualities and values that make each piece of land special.

Hunter's mission is to bridge the gap between farmers, ranchers, and real estate, ensuring his clients receive the best results tailored to their goals and needs. His commitment to hard work, attention to detail, and refusal to accept failure set him apart.

As a devoted member of Grace Family Church and an active participant in his local community, Hunter is not just a land expert but also a trusted advisor and partner. Whether you're looking to buy or sell agricultural, recreational, or hunting land, Hunter Reppond is ready to guide you every step of the way.



**HUNTER REPPOND**

LAND AGENT

**903.259.3833**

[HReppond@MidwestLandGroup.com](mailto:HReppond@MidwestLandGroup.com)



**MidwestLandGroup.com**

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