

MIDWEST LAND GROUP PRESENTS

15.5 ACRES IN

LAMAR COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRIME COUNTRY BUILD SITES IN LAMAR COUNTY

This exceptional property in Lamar County offers two prime tracts of land, perfect for those seeking a peaceful retreat, a new homesite, or an investment in a growing area. One tract consists of 3 +/- acres, while the other spans 12.5 +/- acres, giving buyers the option to purchase separately or together for a total of 15.5 +/- acres.

With county road frontage, access is convenient, making it easy to develop or enjoy as-is. The land features multiple ideal building sites, offering a picturesque setting for a home, cabin, or recreational getaway. Wildlife is abundant, with whitetail deer frequently seen throughout the property, making it a great spot for hunting or simply enjoying nature.

Located just six minutes from Pat Mayes Lake, this property is a dream for outdoor enthusiasts, providing quick access to fishing, boating, and hiking. The land is also situated in a fast-growing part of Lamar County, making it an excellent investment opportunity. While it offers the tranquility of quiet country living, it remains conveniently close to town, sitting just 14 miles from downtown Paris and 19 miles from Paris schools.

For those who need to travel, Dallas/Fort Worth International Airport is only two hours away, ensuring accessibility while maintaining the charm of rural Texas living. Whether you're looking for a private escape, a hunting property, or a future homestead, this land has endless possibilities.



PROPERTY FEATURES

PRICE: **\$254,000** | COUNTY: **LAMAR** | STATE: **TEXAS** | ACRES: **15.5**

- 6 minutes from Pat Mayes Lake
- County Road frontage
- Great build sites
- 14 miles from Paris
- Quiet country living
- Whitetail deer
- Hogs
- 2 hours from DFW Airport
- 19 miles from Paris School
- Fast-growing part of Lamar County



GREAT BUILD SITES



COUNTY ROAD FRONTAGE



QUIET COUNTRY LIVING



TWO TRACTS

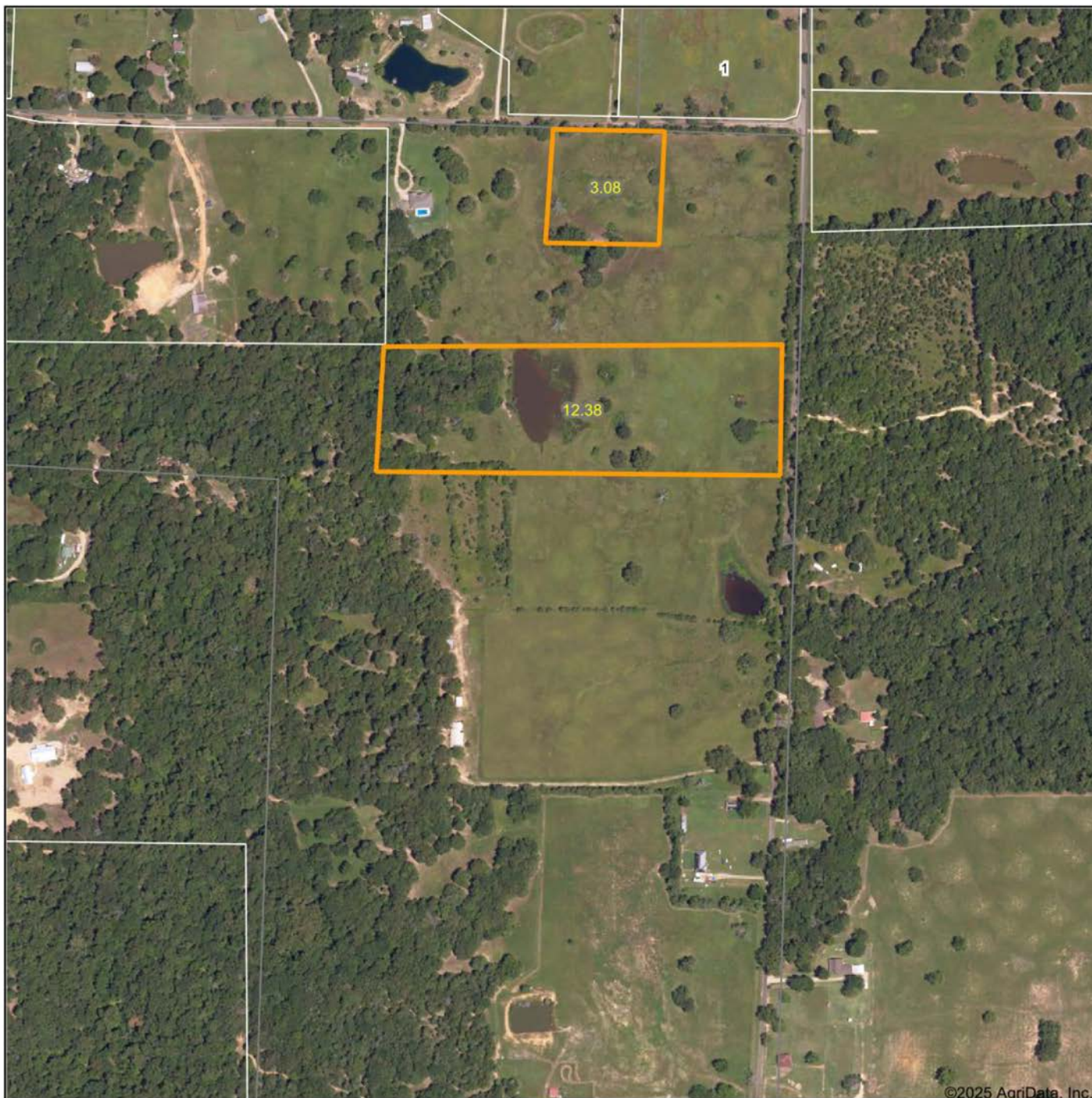
One tract consists of 3 +/- acres, while the other spans 12.5 +/- acres, giving buyers the option to purchase separately or together for a total of 15.5 +/- acres.



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 33° 47' 52.14, -95° 37' 10.79

0ft 507ft 1013ft



Maps Provided By:



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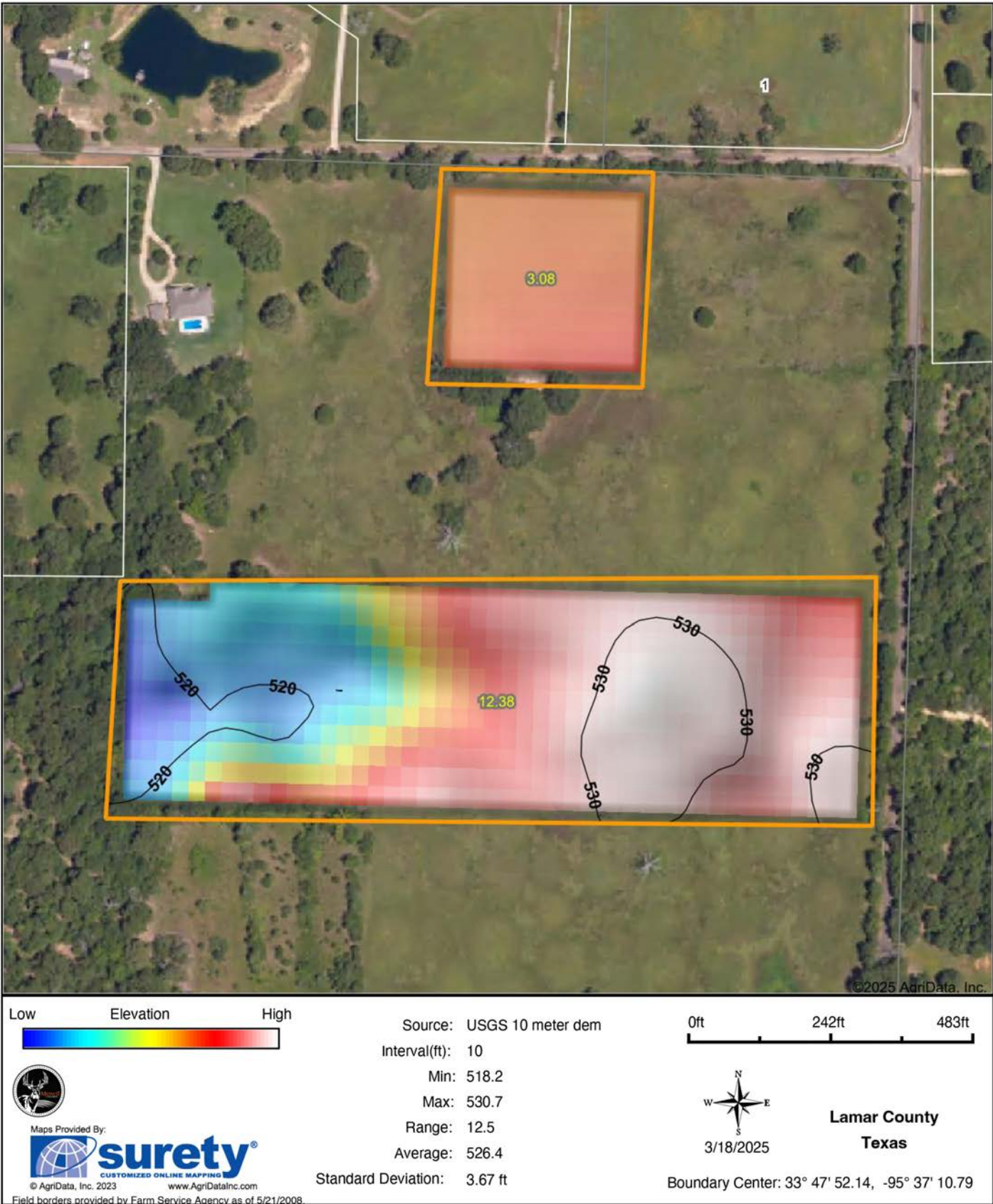
Lamar County
Texas



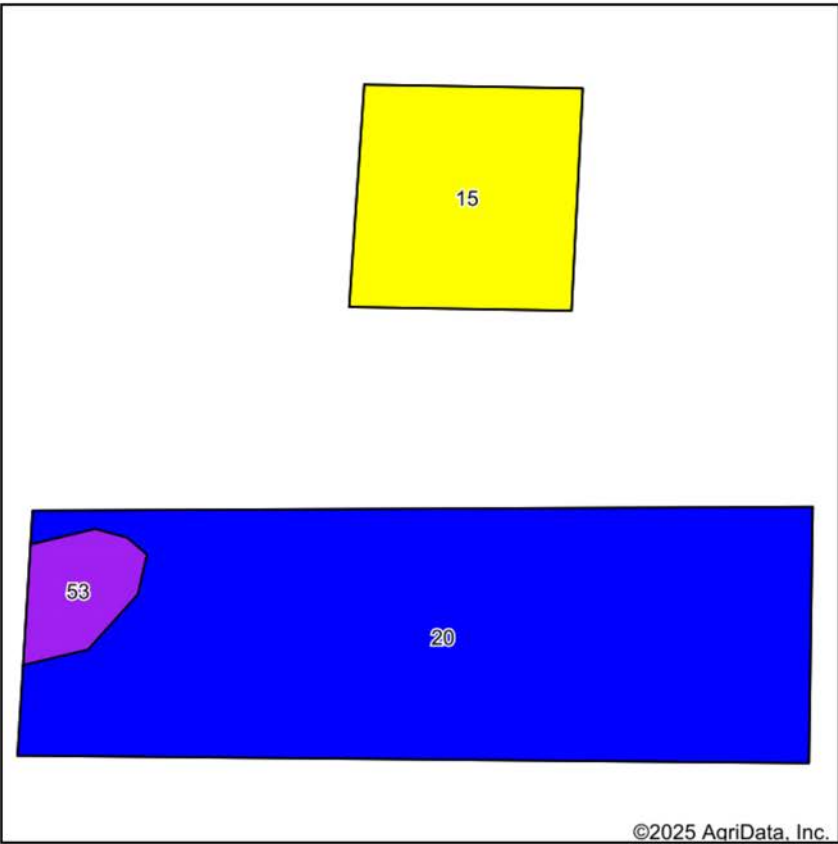
3/18/2025

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: **Lamar**
Location: **33° 47' 52.14, -95° 37' 10.79**
Township: **Sumner**
Acres: **15.46**
Date: **3/18/2025**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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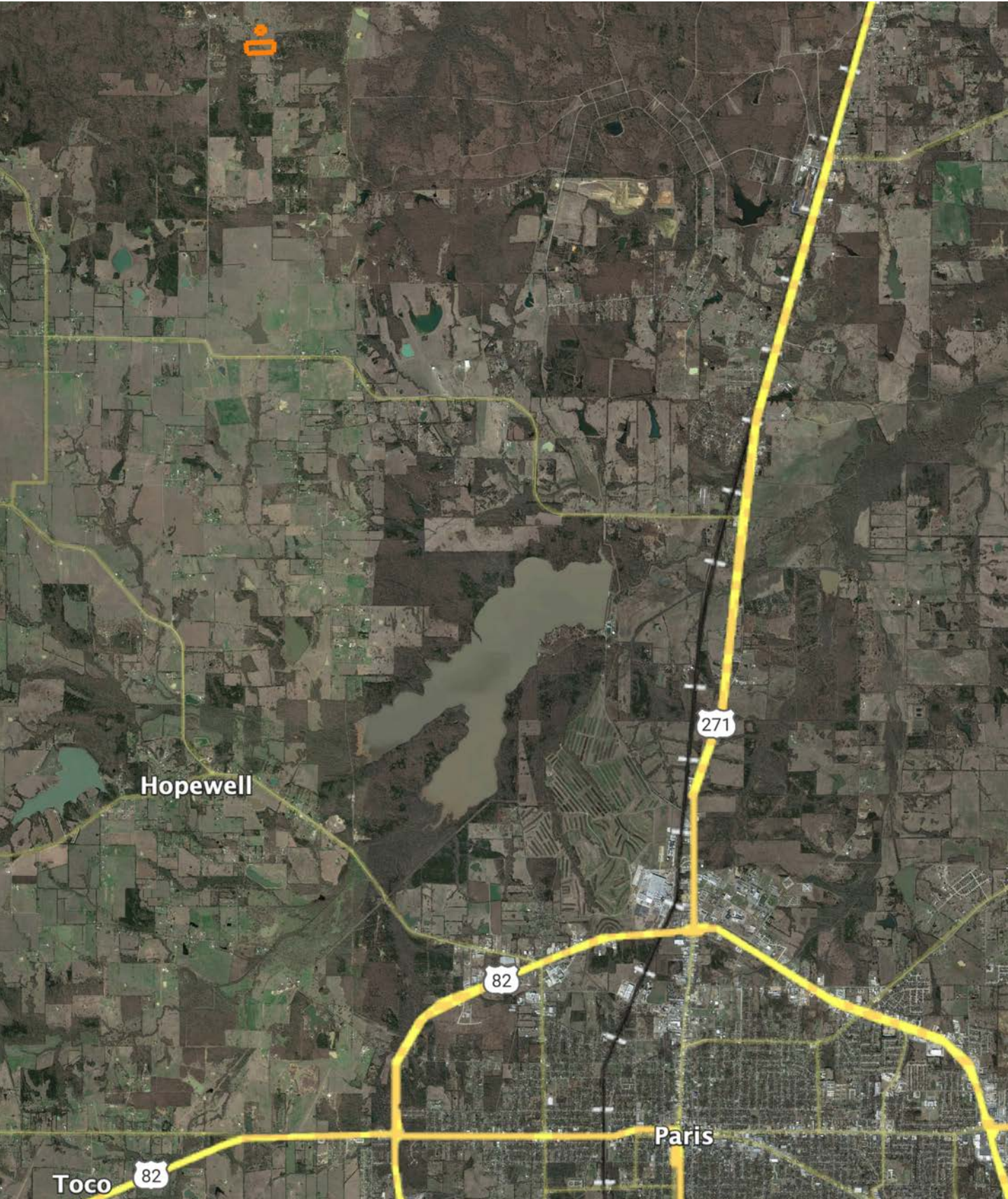


Area Symbol: TX614, Soil Area Version: 21												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton	
20	Freestone-Hicota complex, 0 to 3 percent slopes	11.63	75.2%		> 6.5ft.	Ile	70	57	54	52	69	
15	Derly, occasionally ponded-Raino complex, 0 to 1 percent slopes	3.08	19.9%		> 6.5ft.	IVw	42	38	41	39	32	
53	Whakana-Porum complex, 8 to 20 percent slopes	0.75	4.9%		> 6.5ft.	Vle	68	49	50	48	68	
Weighted Average						2.59	*n 64.3	*n 52.8	*n 51.2	*n 49.2	*n 61.6	

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW 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

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