

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

MARION COUNTY TEXAS

2252 FM 728 JEFFERSON, TEXAS, 75657



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

40 +/- ACRES OF PRISTINE PASTURELAND WITH STOCKED POND

This 40 +/- acre property is a true treasure for farming and ranching enthusiasts. The homesite features a two-story metal building, with a garage on the ground floor and a bedroom upstairs. From the upstairs porch, you can enjoy sweeping views of the property. In addition, two large barns with lofts provide ample space for storing hay and equipment.

A small pond, home to bream and bass, enhances the landscape and attracts frequent visits from various

waterfowl, adding both beauty and potential hunting opportunities.

While nestled in a peaceful rural setting, this property is conveniently located less than 15 minutes from the historic downtown of Jefferson and just 30 minutes from Marshall. With its natural charm and prime location, this is truly a one-of-a-kind opportunity.



PROPERTY FEATURES

PRICE: **\$397,000** | COUNTY: **MARION** | STATE: **TEXAS** | ACRES: **40**

- 40 +/- acres
- Large road frontage
- Stocked pond
- Fenced frontage
- Deer, hogs, and small game
- Pastureland



PASTURELAND



STOCKED POND



FENCED FRONTAGE



PEACEFUL SETTING



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 32° 48' 15.29, -94° 23' 21.85

0ft 607ft 1214ft



Maps Provided By:



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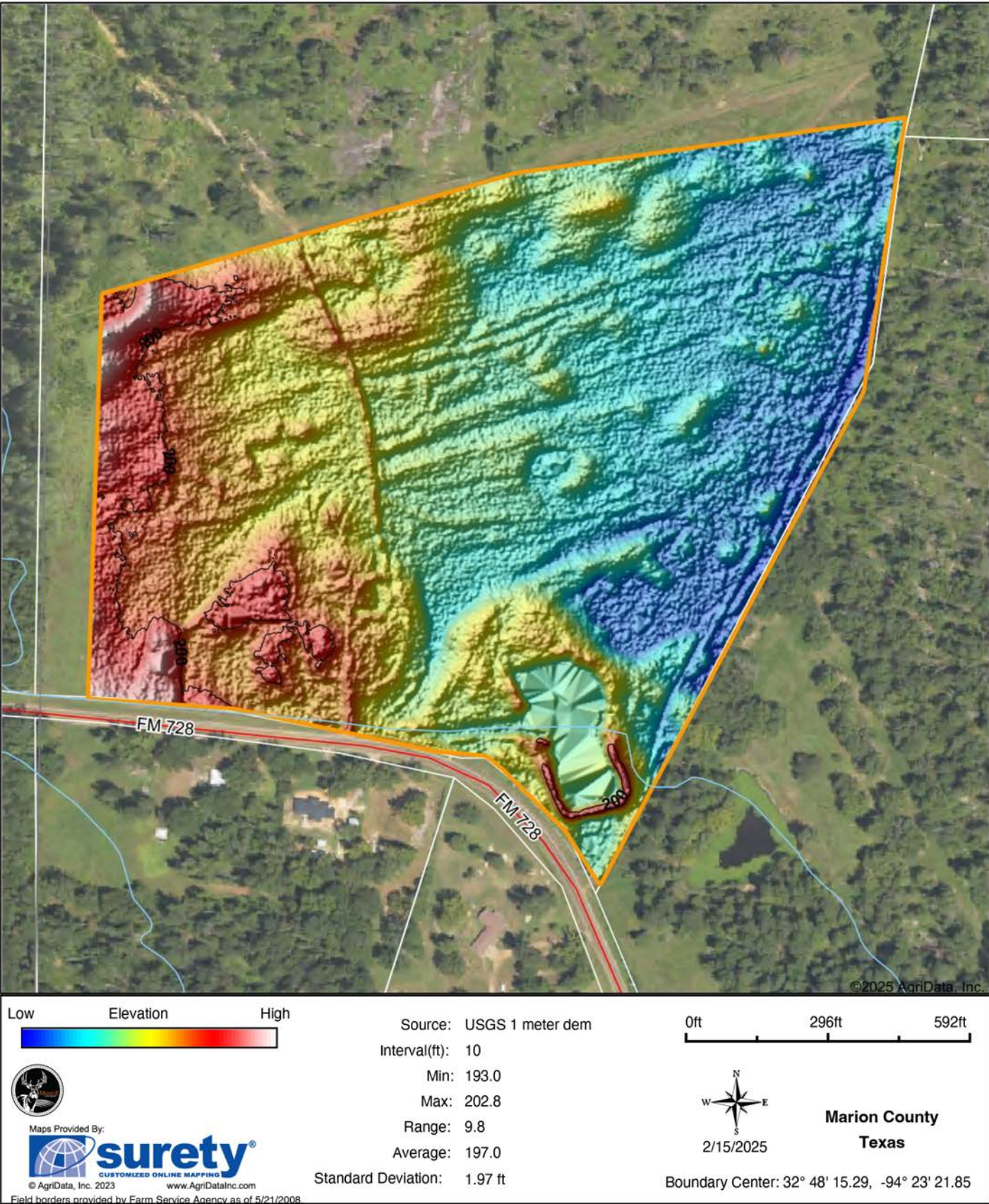
Marion County
Texas



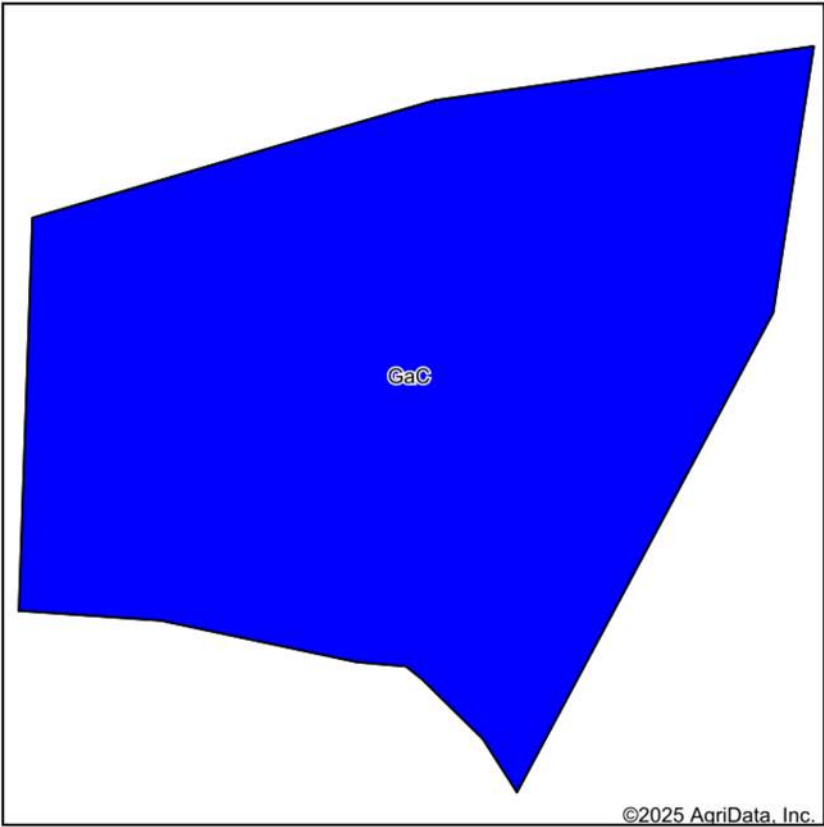
2/15/2025

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: **Marion**
Location: **32° 48' 15.29, -94° 23' 21.85**
Township: **Marion West**
Acres: **40.17**
Date: **2/15/2025**



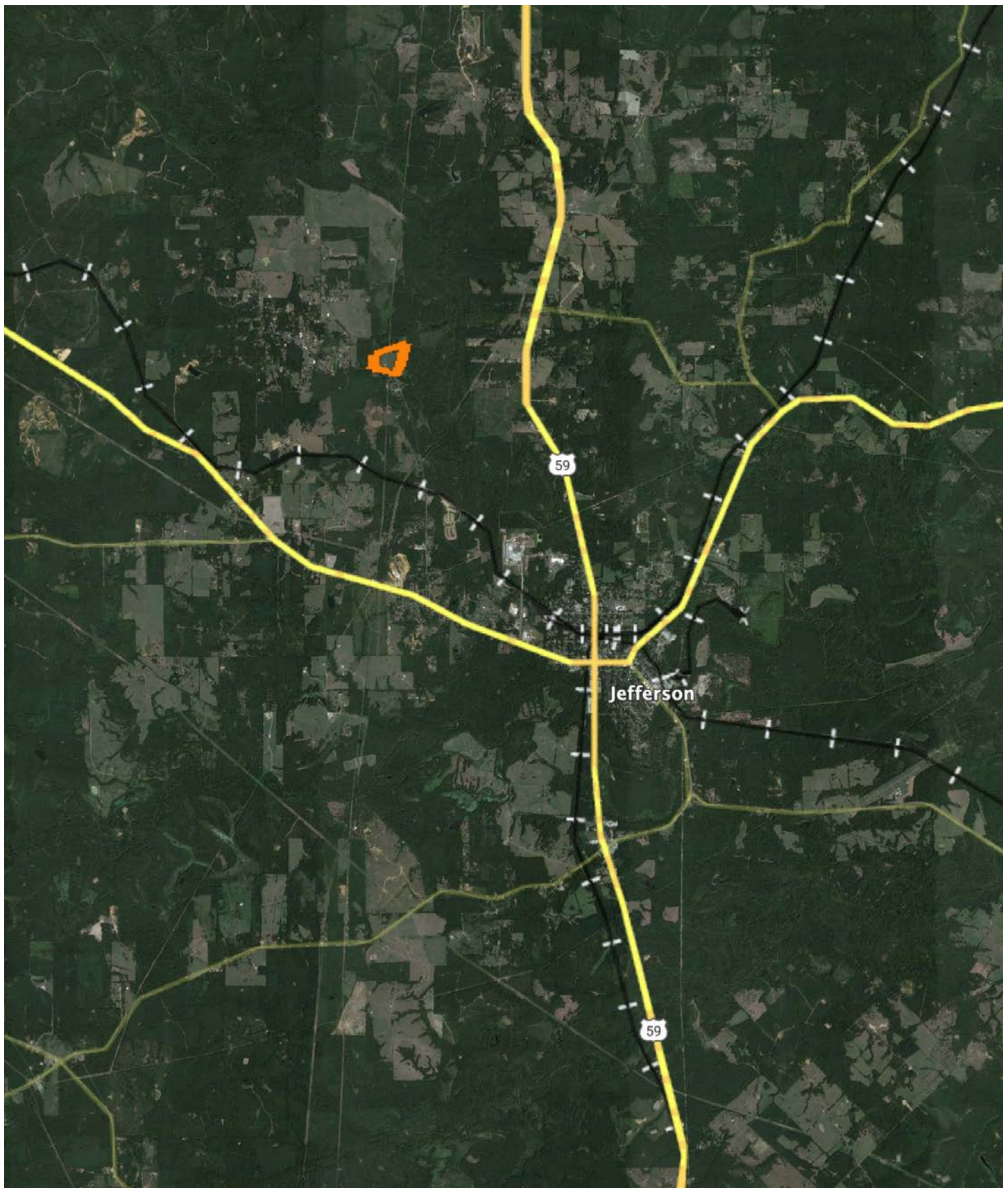
Maps Provided By:



Area Symbol: TX616, Soil Area Version: 26											
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
GaC	Gallime-Guyton complex, 0 to 2 percent slopes	40.17	100.0%		> 6.5ft.	Ilw	67	41	49	43	67
Weighted Average						2.00	*n 67	*n 41	*n 49	*n 43	*n 67

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Based in Longview, Buddy brings a wealth of knowledge about East Texas land, informed by his upbringing in a farming community on the Eastern Shore of Maryland. His lifelong passion for the outdoors, hunting, and exploring rural landscapes is rooted in a tradition of land stewardship, which continues on his family's 200-acre property in Arkansas. This personal connection to rural living, combined with years of hands-on experience, gives Buddy a unique insight into the needs of his clients.

Buddy's background is enriched by his service in the Marine Corps, where he honed valuable skills in leadership, land navigation, and problem-solving. His time as a recruiter and safety manager has equipped him with strong communication skills and a talent for overcoming challenges, all of which he applies to ensure a smooth and successful experience for his clients.

As a member of the VFW, American Legion, and Disabled Veterans Association, Buddy is committed to serving his community with integrity and honor. His firsthand experience as a Midwest Land Group client provides him with a unique perspective on both sides of the buying process. Guided by the Marine Corps motto of "Semper Fidelis," Buddy is dedicated to treating every client with fairness, honesty, and respect, helping them find the property of their dreams.



BUDDY TAYLOR

LAND AGENT

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