

MIDWEST LAND GROUP PRESENTS

79 ACRES

# MARION COUNTY, TX

415 LIBERTY ROAD 2, JEFFERSON, TEXAS, 75657



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# STUNNING 79 +/- ACRE PROPERTY LIES JUST OUTSIDE THE HISTORIC TOWN OF JEFFERSON, TEXAS

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Tucked away at the end of a quiet road, this stunning 79 +/- acre property lies just outside the historic town of Jefferson, Texas. Ideal for hunters, this tract is a true paradise, offering mature whitetail deer, hogs, and turkeys—perfect for both bow and rifle hunters seeking year-round success. The land features tall native grasses for bedding, mature timber along a gently flowing creek, dense cedar pockets, and multiple water sources. The owners have thoughtfully developed a comprehensive trail system, ensuring easy access to stands and all corners of the property.

The two-story, 1,700+ square-foot home offers ample space for the entire family, with three bedrooms and two baths. The living room and upstairs bedroom are graced by large windows, providing spectacular views of the surrounding wildlife. Just behind the house, a horse pasture offers space for larger farm animals.

Adjacent to the main home is a charming guest cabin, offering breathtaking views of the pasture and the expansive tree line beyond.





# PROPERTY FEATURES

PRICE: **\$974,000** | COUNTY: **MARION** | STATE: **TEXAS** | ACRES: **79**

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- Internal trail system
- Breathtaking views
- Multiple water sources
- Guest cabin
- Deer, hogs, and turkeys
- Horse pasture
- Flowing creek
- Mature timber





# 1,700 SQUARE-FOOT HOME

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The two-story, 1,700+ square-foot home offers ample space for the entire family, with three bedrooms and two baths. The living room and upstairs bedroom are graced by large windows, providing spectacular views of the surrounding wildlife.





# HORSE PASTURE

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# GUEST CABIN

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# TRAIL SYSTEM

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The owners have thoughtfully developed a comprehensive trail system, ensuring easy access to stands and all corners of the property.





# DIVERSE HABITAT

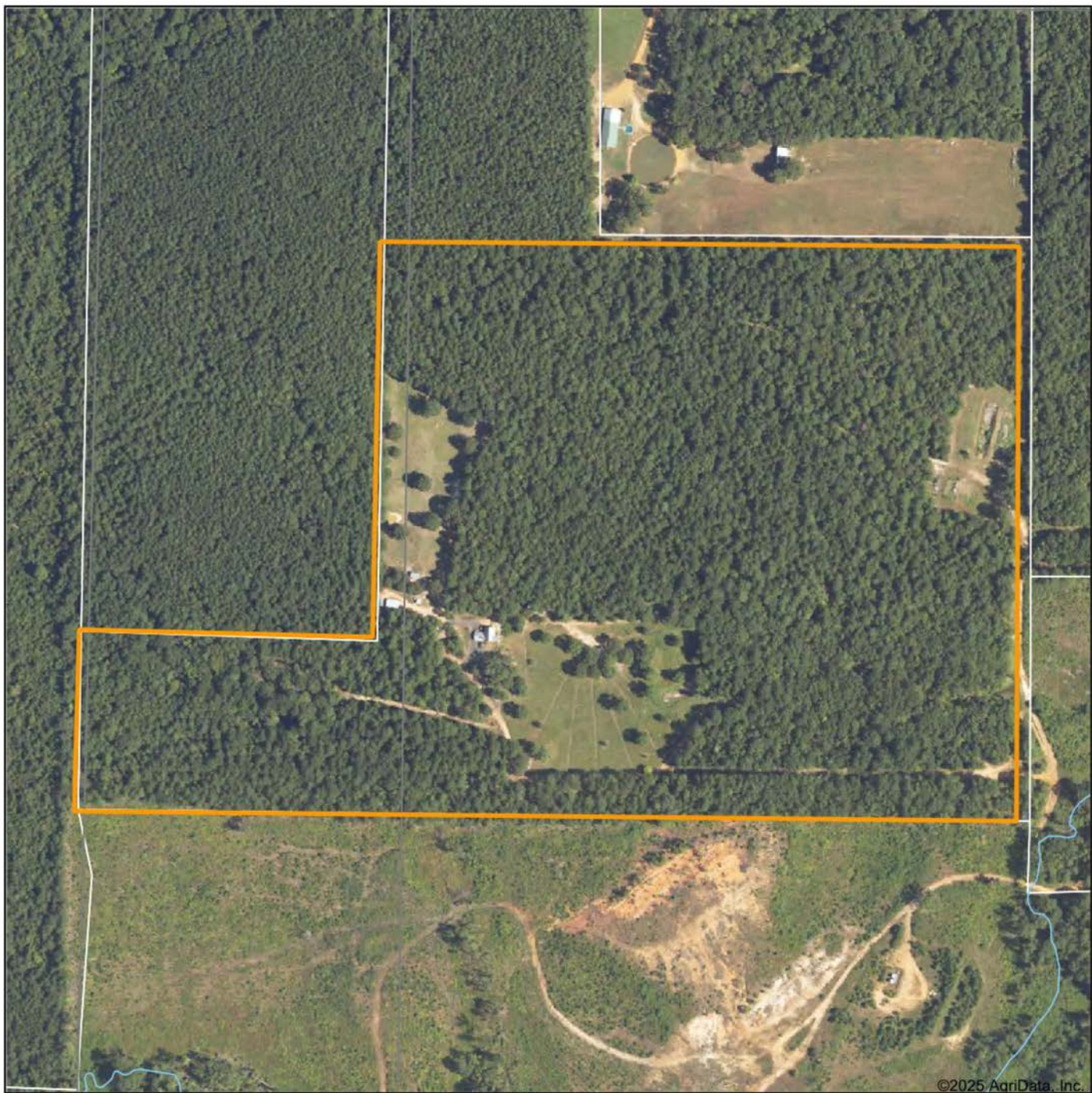
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The land features tall native grasses for bedding, mature timber along a gently flowing creek, dense cedar pockets, and multiple water sources.





# AERIAL MAP



Boundary Center: 32° 49' 13.8, -94° 25' 33.61

0ft 443ft 885ft



Maps Provided By:



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Marion County  
Texas

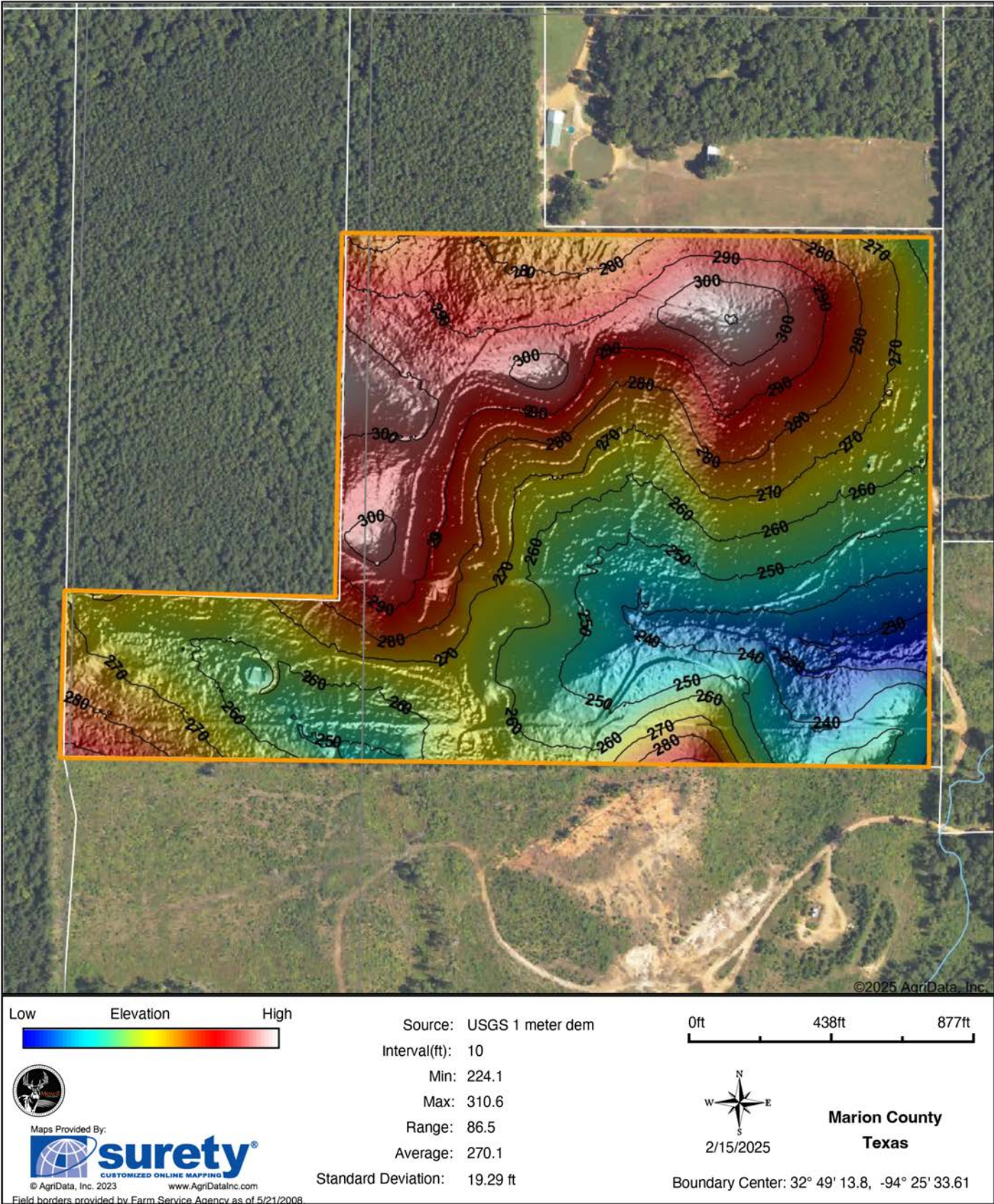


2/15/2025

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

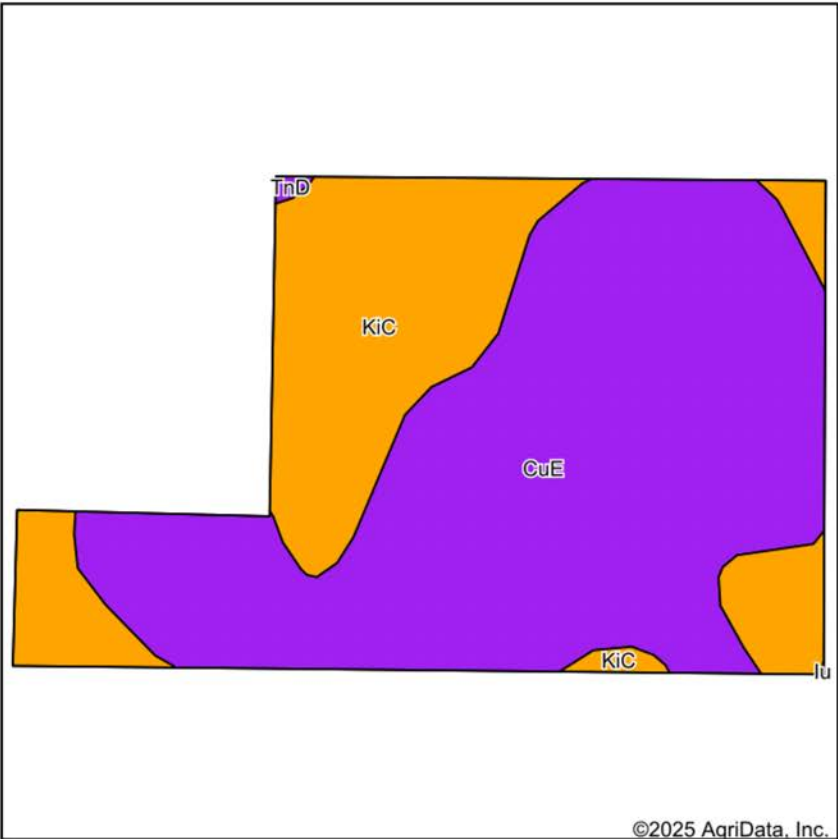


# HILLSHADE MAP

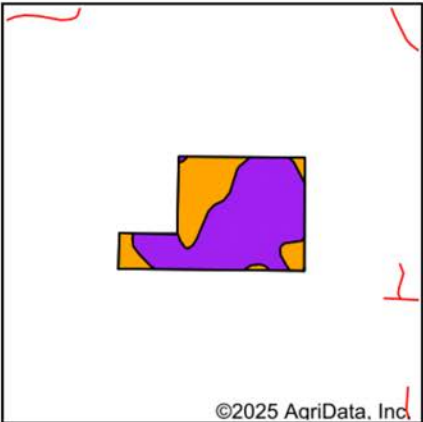




# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Texas**  
County: **Marion**  
Location: **32° 49' 13.8, -94° 25' 33.61**  
Township: **Marion West**  
Acres: **78.74**  
Date: **2/15/2025**



Maps Provided By:



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Area Symbol: TX616, Soil Area Version: 26

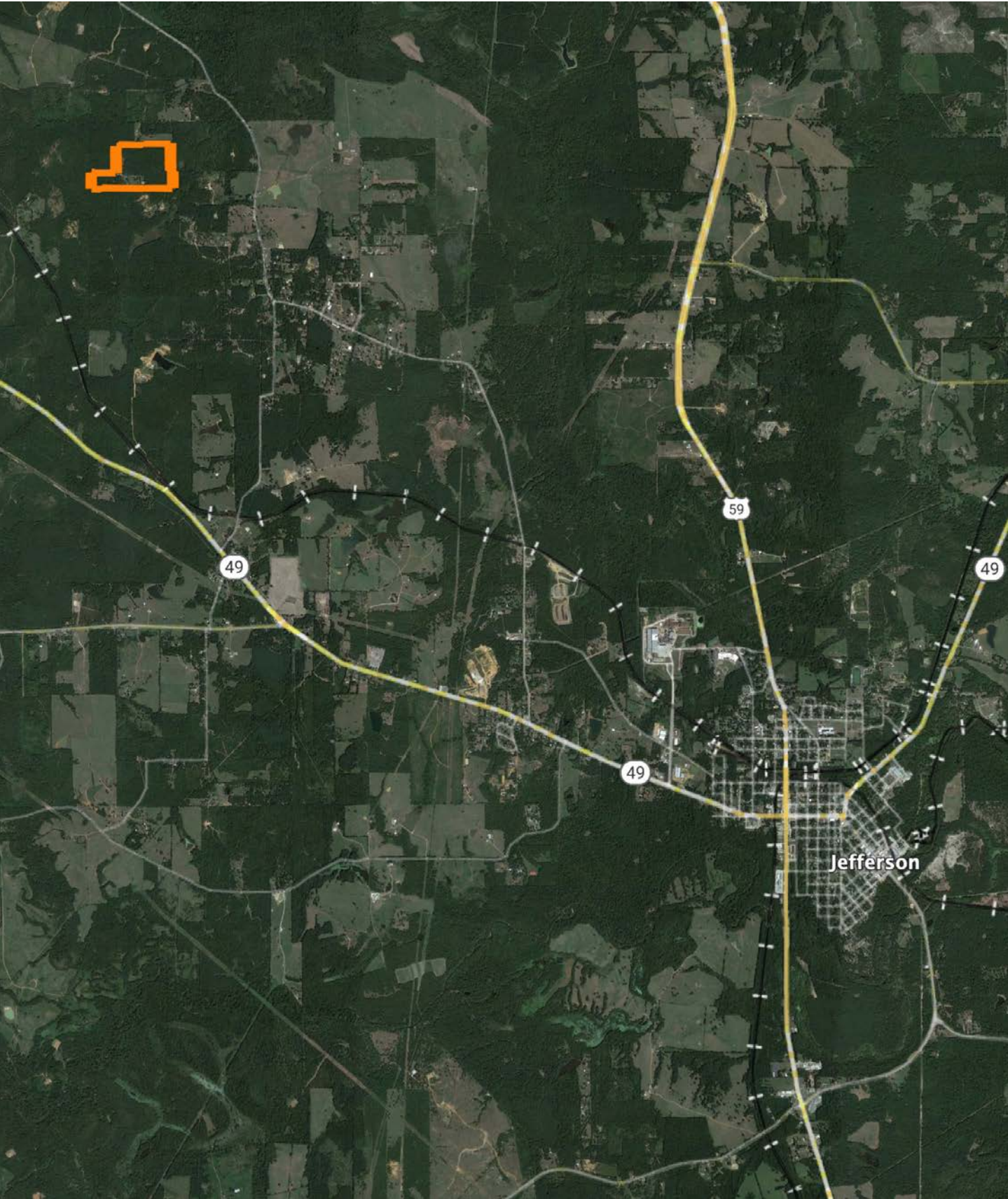
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
CuE	Cuthbert gravelly fine sandy loam, 5 to 15 percent slopes	53.51	68.0%		> 6.5ft.	Vle	65	30	41	35	65
KiC	Kirvin gravelly fine sandy loam, 1 to 5 percent slopes	25.06	31.8%		> 6.5ft.	Ille	68	35	44	43	68
TnD	Tenaha loamy fine sand, 5 to 15 percent slopes	0.17	0.2%		> 6.5ft.	Vle	52	28	38	25	52
Weighted Average						5.05	*n 65.9	*n 31.6	*n 41.9	*n 37.5	*n 65.9

\*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

**903.374.7095**

BTaylor@MidwestLandGroup.com



## MidwestLandGroup.com

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