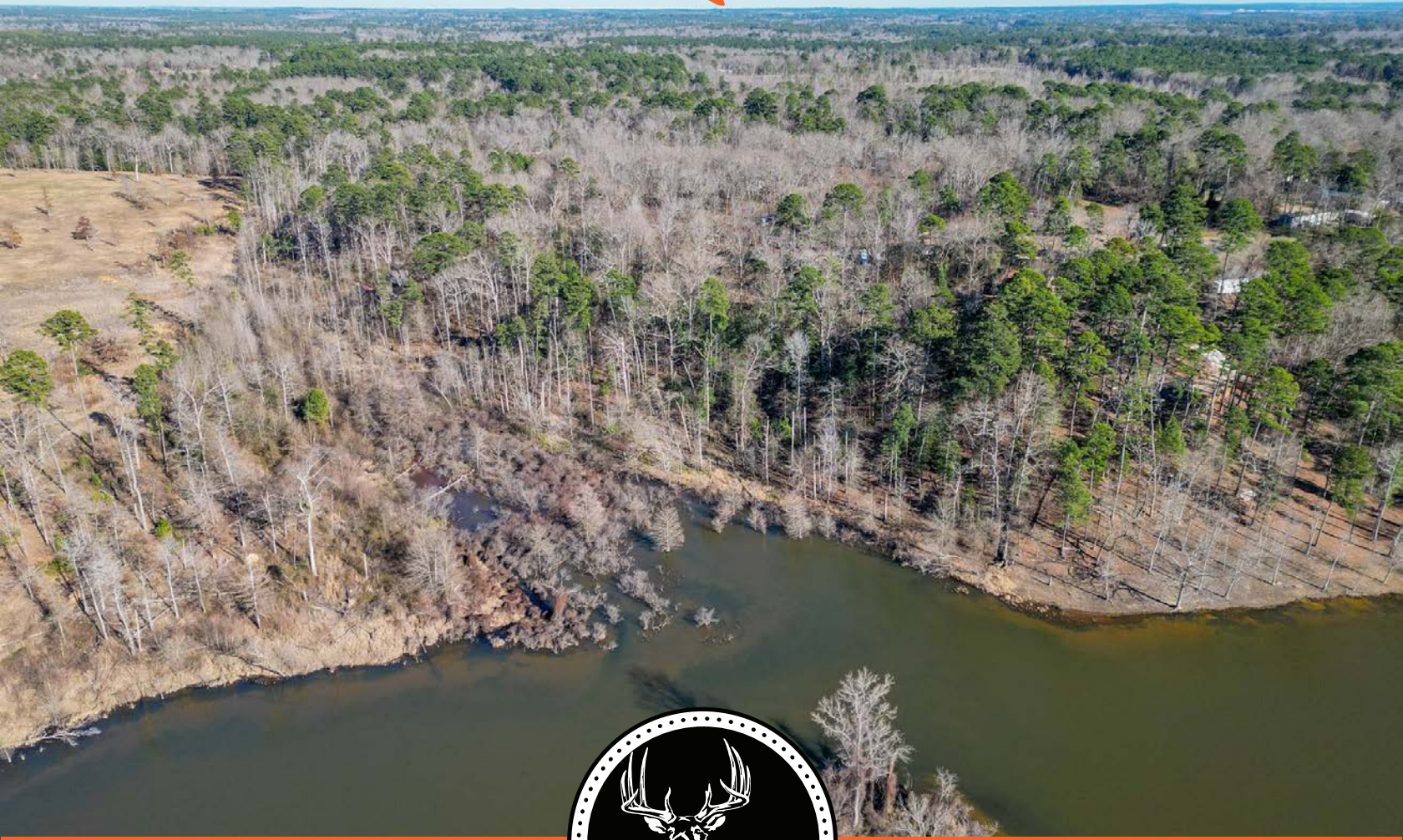


MIDWEST LAND GROUP PRESENTS

3.5 ACRES IN

MARION COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

3.5 +/- ACRE TRANQUIL ESCAPE ON LAKE O' THE PINES

This 3.5 +/- acre property on Lake O' the Pines is truly a hidden gem. Whether you're looking to build your dream lake house, create a peaceful weekend retreat, or simply enjoy a relaxing fishing spot, this secluded land offers the perfect opportunity. Located on a county road just off FM 729, the property ensures a tranquil escape from the hustle and bustle of daily life, with plenty of space to stretch out and enjoy the serenity of the wooded surroundings.

With direct access to a stretch of waterfront, you're all set to enjoy fishing or simply unwind by the lake. The property also adjoins the Corps of Engineers land,

providing extra public recreational space for hiking, fishing, or exploring. And with a boat ramp just a quarter mile away, access to the lake for boating adventures couldn't be more convenient.

The significant road frontage not only makes the property easily accessible but also adds a layer of uniqueness, giving you room to create a private getaway while still being close to essential amenities. Whether you're drawn to the area's natural beauty or the endless outdoor activities, this east Texas location is a peaceful retreat just waiting for you to make it your own.



PROPERTY FEATURES

PRICE: **\$145,000** | COUNTY: **MARION** | STATE: **TEXAS** | ACRES: **3.5**

- Hidden gem
- Tranquil escape
- Serenity
- Waterfront
- Hiking
- Fishing
- Exploring
- Natural beauty
- Peaceful retreat



3.5 +/- ACRES

Whether you're looking to build your dream lake house, create a peaceful weekend retreat, or simply enjoy a relaxing fishing spot, this secluded land offers the perfect opportunity.



SIGNIFICANT ROAD FRONTAGE

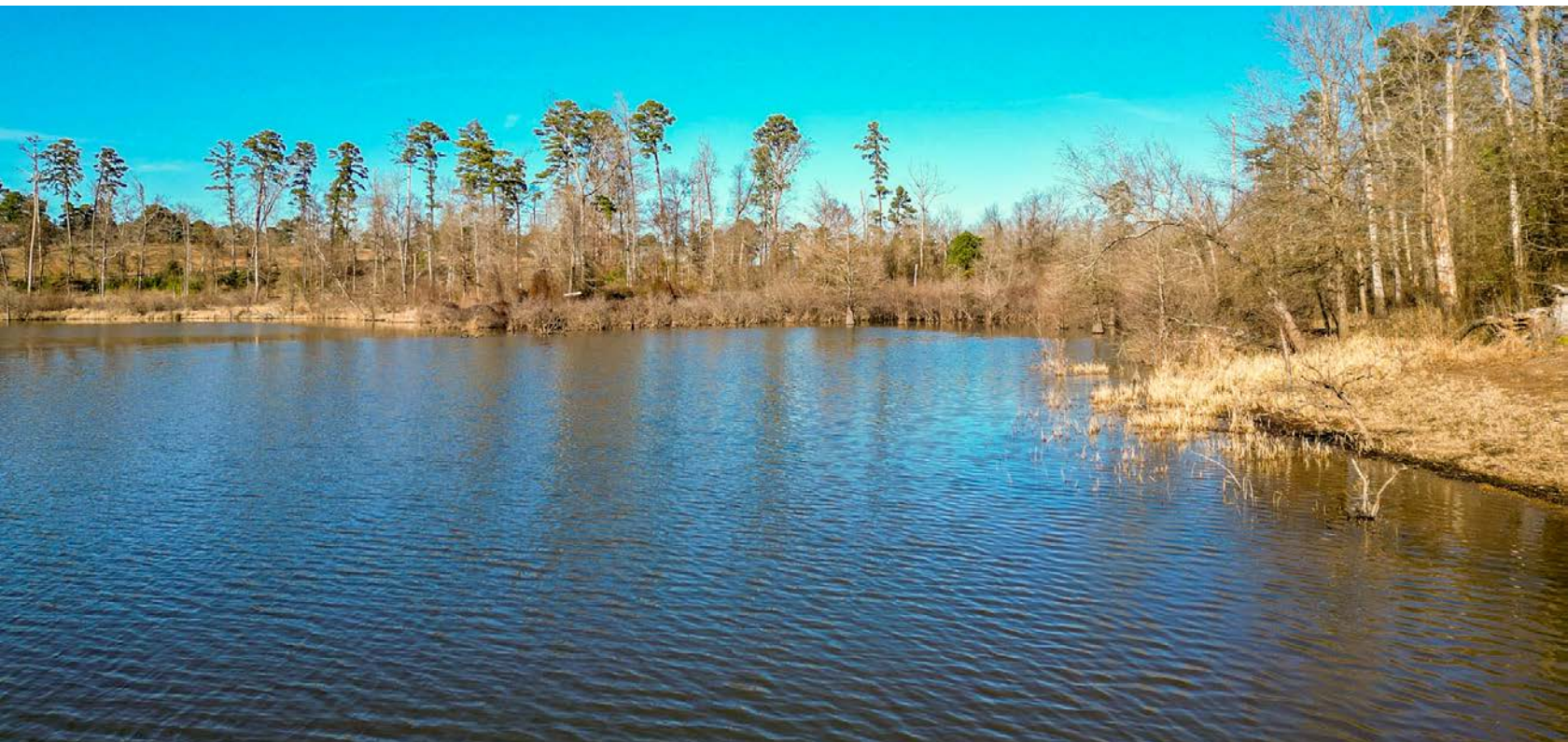


1/4 MILE FROM BOAT RAMP



LAKE O' THE PINES

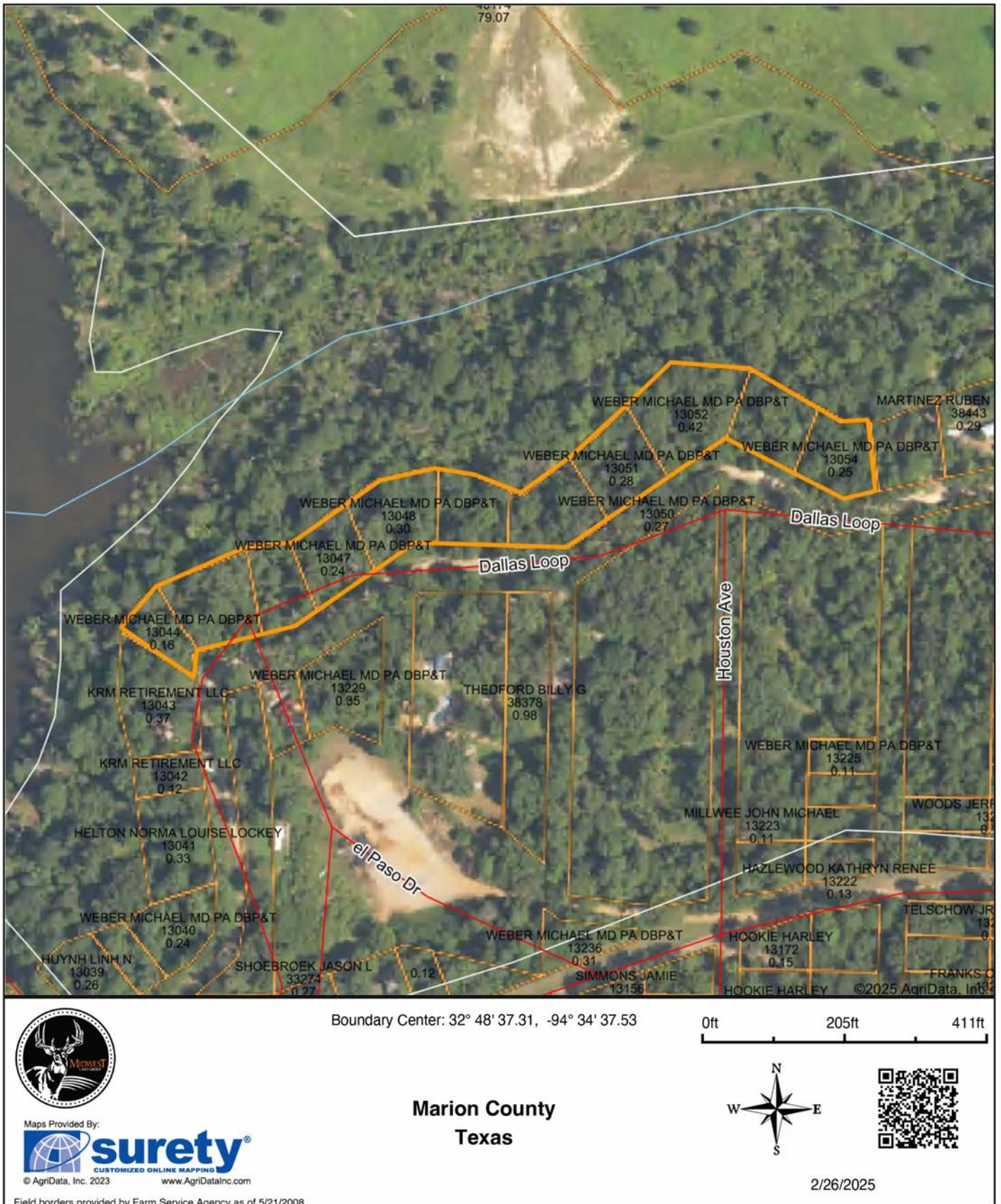
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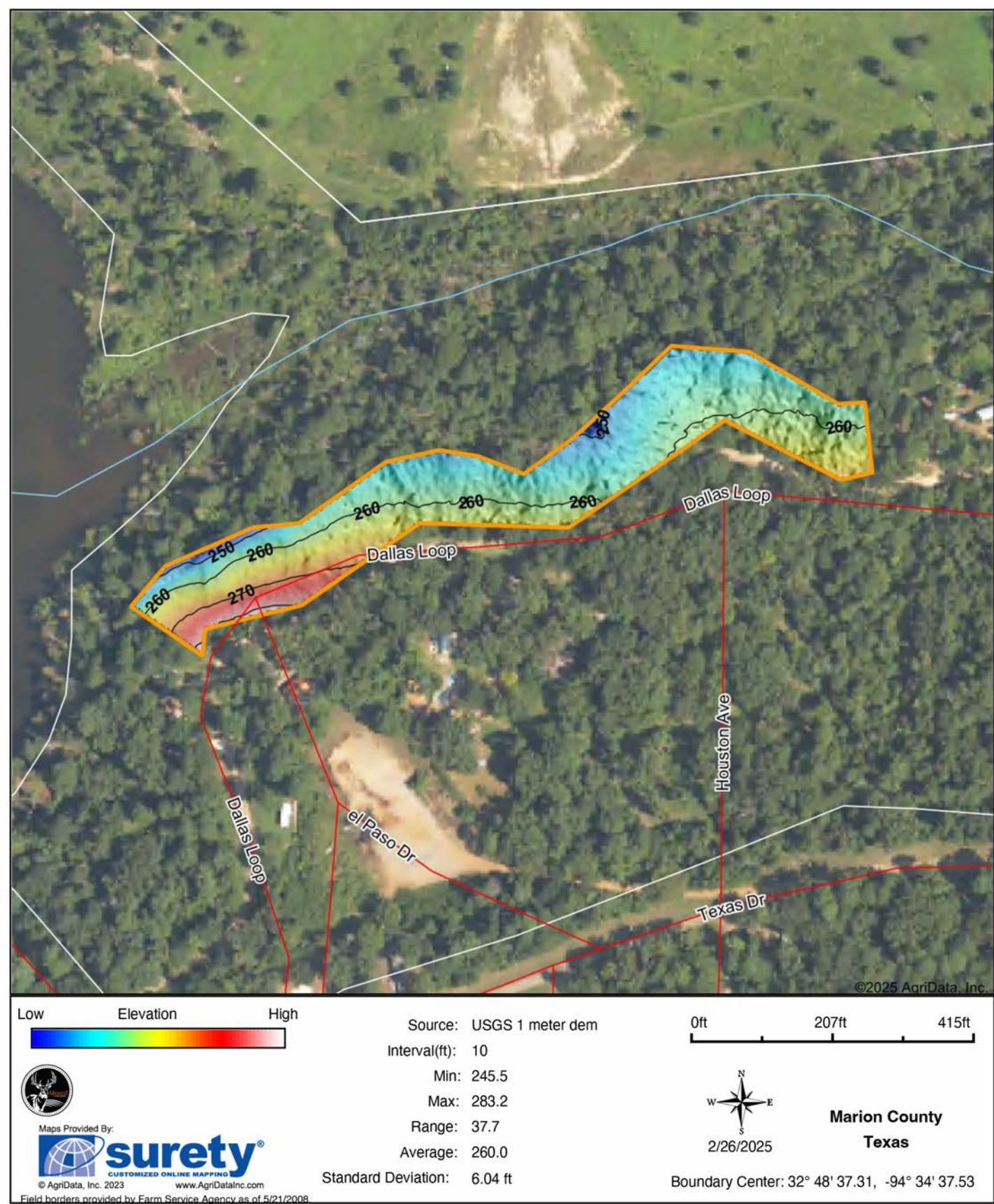
ADDITIONAL PHOTOS



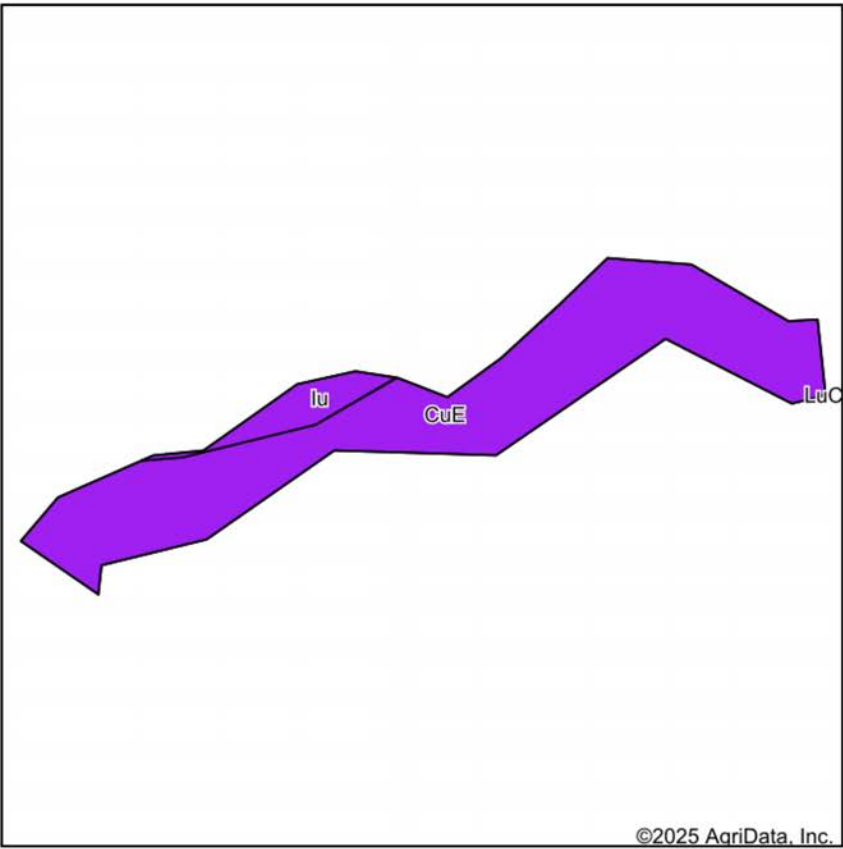
AERIAL MAP



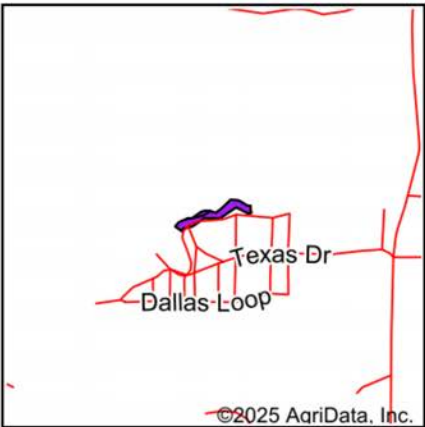
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Texas**
County: **Marion**
Location: **32° 48' 37.31, -94° 34' 37.53**
Township: **Marion West**
Acres: **2.92**
Date: **2/26/2025**



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
CuE	Cuthbert gravelly fine sandy loam, 5 to 15 percent slopes	2.69	92.1%		> 6.5ft.	Vle	65	30	41	35	65
lu	lulus fine sandy loam, 0 to 1 percent slopes, frequently flooded	0.23	7.9%		> 6.5ft.	Vw	73	52	50	52	73
Weighted Average						5.92	*n 65.6	*n 31.7	*n 41.7	*n 36.3	*n 65.6

*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

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MidwestLandGroup.com

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