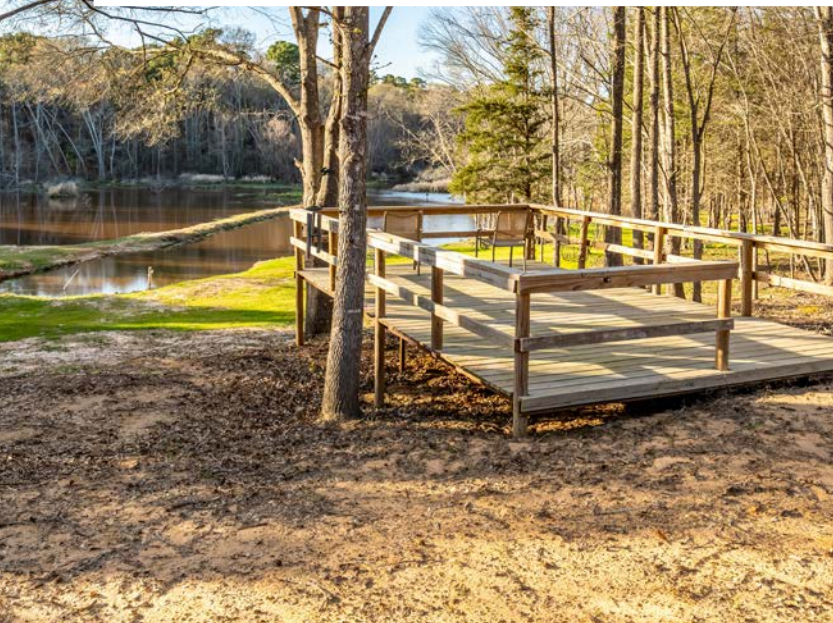


MIDWEST LAND GROUP PRESENTS



31 ACRES  
**WOOD COUNTY, TX**

3421 FM 778, Mineola, Texas, 75773



MIDWEST LAND GROUP IS HONORED TO PRESENT

# CUSTOM BUILT BARNDOMINIUM NESTLED ON 31 +/- SECLUDED ACRES

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Discover the perfect blend of modern convenience and seclusion with this custom-built 2 bedroom, 2 bathroom barndominium nestled on 31 +/- private, wooded acres just 8 miles outside Mineola, Texas. Whether you are seeking a peaceful retreat, a recreational getaway, or a full-time homestead, this stunning property offers space, privacy, and amenities to suit a variety of lifestyles.

Designed with both style and function in mind, this barndominium features an open concept floor plan with high ceilings and large windows that bring in plenty of natural light while offering stunning views of the pond and surrounding landscape. A generous shop area offers ample room for projects, hobbies, equipment storage, or even additional living space if desired.

One of the highlights of this property is the expansive covered porch, where you can relax and take in the beauty of east Texas. Whether you are enjoying your morning coffee, grilling out with friends, or unwinding by the wood-burning fireplace, this outdoor space is designed for year-round enjoyment.

The 31 +/- wooded acres provide the ultimate in privacy, recreation, and natural beauty. With mature trees, a scenic pond, and abundant wildlife, this property is perfect for hunting, hiking, or simply exploring the great outdoors. This exceptional property provides an opportunity to own a custom built barndominium on a private tract of land in the heart of east Texas.



# PROPERTY FEATURES

PRICE: **\$674,900** | COUNTY: **WOOD** | STATE: **TEXAS** | ACRES: **31**

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- Custom barndominium
- Deer
- Ducks
- Very secluded
- Pond
- Gated entrance
- Creek
- Large covered porch with fireplace
- Covered RV parking
- Pool
- Hot tub
- Conveniently located near Quitman and Mineola, TX



# CUSTOM BUILT BARNDOMINIUM

Designed with both style and function in mind, this barndominium features an open concept floor plan with high ceilings and large windows that bring in plenty of natural light while offering stunning views of the pond and surrounding landscape.



# POOL

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# LARGE COVERED PORCH WITH FIREPLACE

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# SHOP AREA

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A generous shop area offers ample room for projects, hobbies, equipment storage, or even additional living space if desired.



# DIVERSE HABITAT

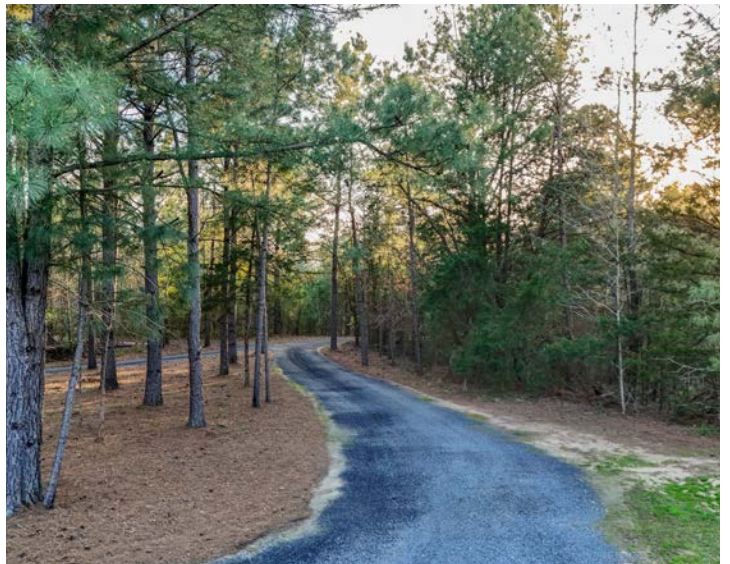
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The 31 +/- wooded acres provide the ultimate in privacy, recreation, and natural beauty. With mature trees, a scenic pond, and abundant wildlife, this property is perfect for hunting, hiking, or simply exploring the great outdoors.



# ADDITIONAL PHOTOS

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# AERIAL MAP



Maps Provided By:



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Source: USGS 10 meter dem  
Interval(ft): 10.0  
Min: 347.1  
Max: 383.8  
Range: 36.7  
Average: 365.6  
Standard Deviation: 11.32 ft

0ft 360ft 720ft

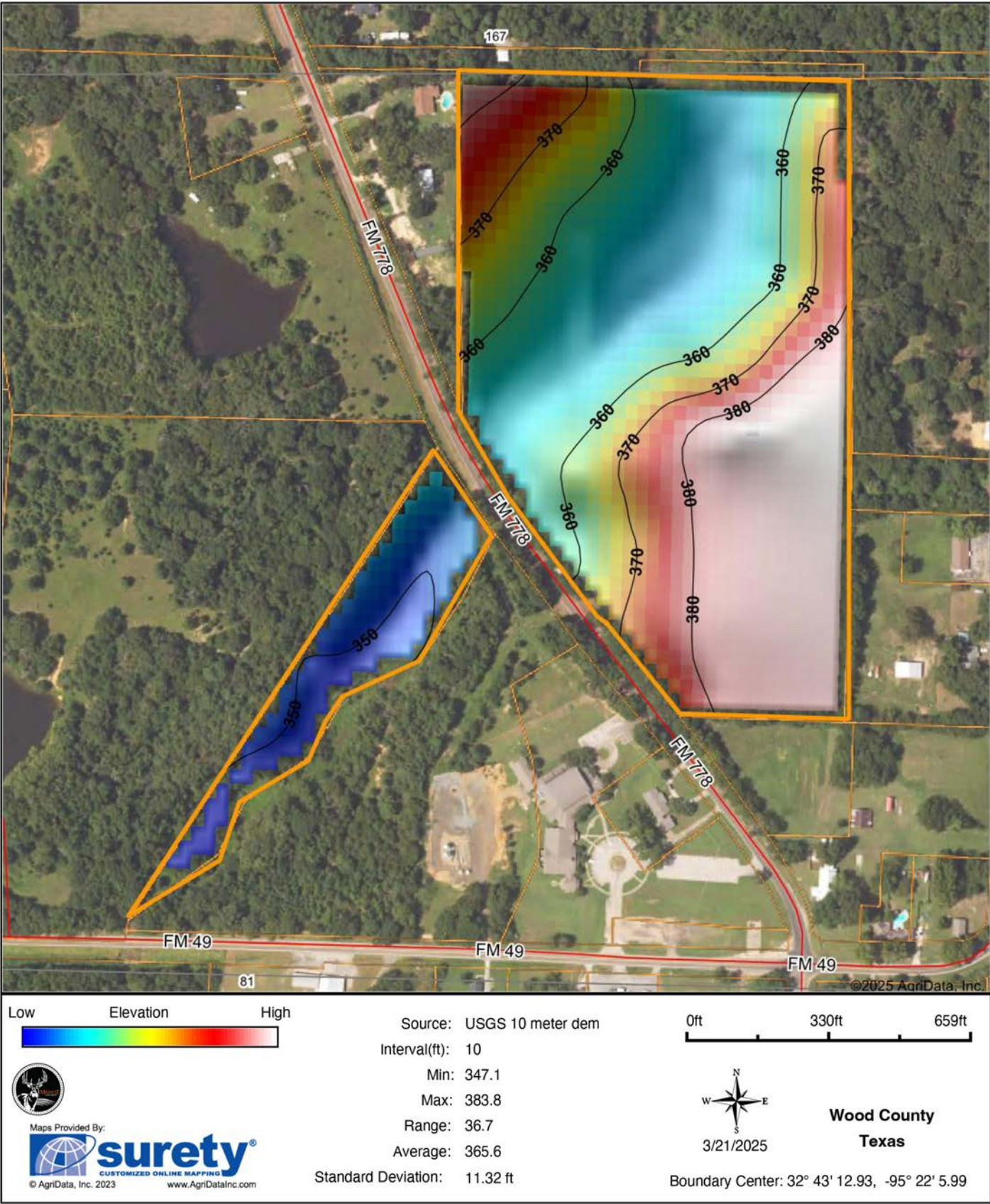


3/21/2025

Wood County  
Texas

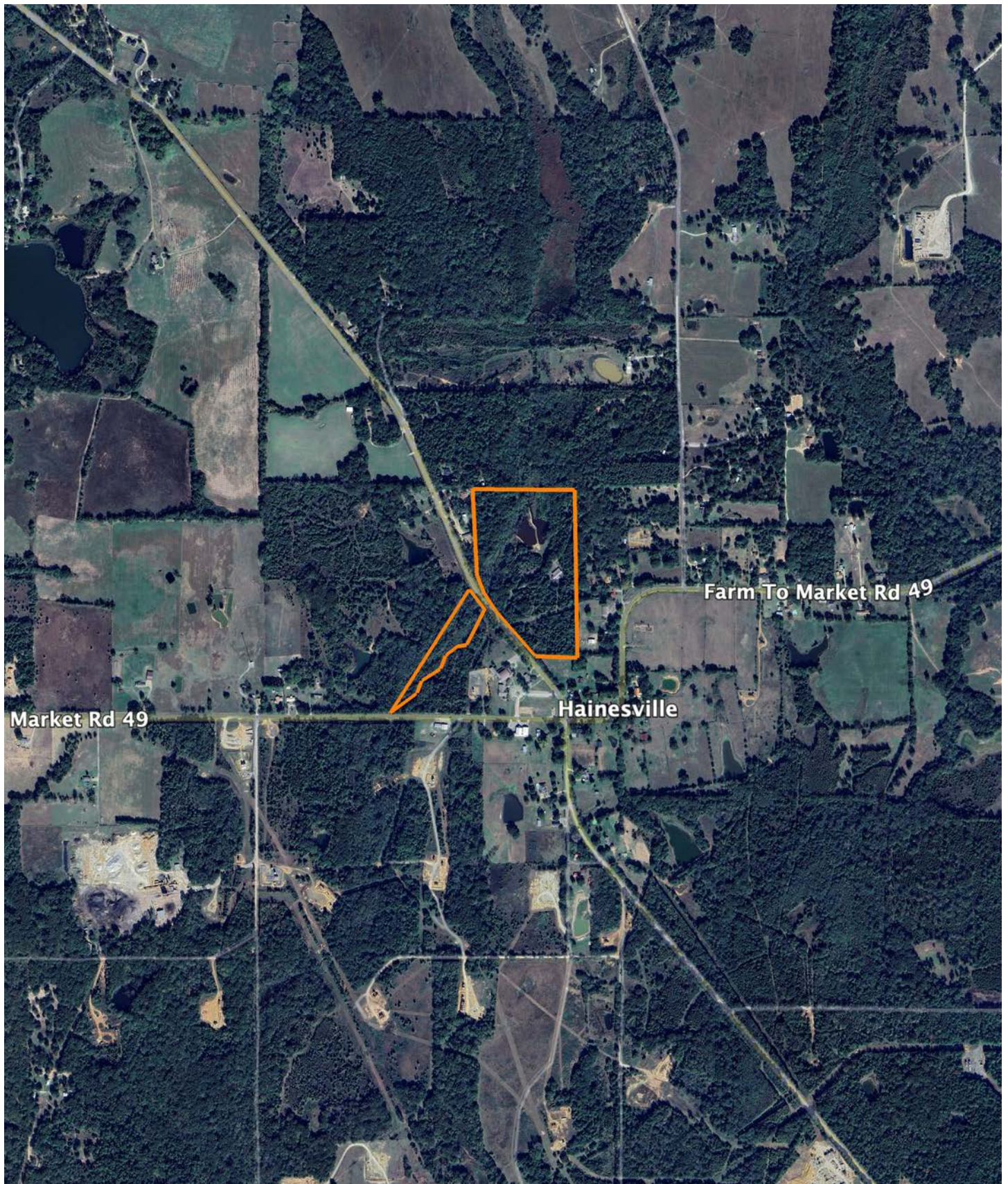
Boundary Center: 32° 43' 12.93, -95° 22' 5.99

# HILLSHADE MAP



# OVERVIEW MAP

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# AGENT CONTACT

Jason Redding, a distinguished land broker with Midwest Land Group, brings a wealth of experience and a deep-rooted passion for the land to the real estate industry. Licensed in both Texas and Kansas, Jason specializes in serving Texas, a state he knows intimately not only through his professional endeavors but also due to his personal connections to the land. Born in Tyler, Texas, and raised in Mineola, where he currently resides with his beloved family—Mindy, Calem, and Canyon—Jason's journey in real estate began in 1999. His transition from the commercial sector to founding his own company in 2012 reflects his love for deal-making and his commitment to facilitating significant life transactions for his clients.

Jason's connection to land is deeply personal, stemming from childhood hunting experiences with his father and managing a farm in Delphos, Kansas. His background in business management and marketing, coupled with extensive real estate experience, equips him with unique insights into maximizing land value and potential. Jason's hobbies, including hunting and supporting his children's sports endeavors, further solidify his bond with the land and community.

What sets Jason apart is his unwavering dedication to his clients and his ability to see the untapped potential in properties. His hands-on approach, persistence, and unparalleled follow-through ensure that every client receives exceptional service tailored to their needs. Jason's expertise is not just in land sales but in creating a legacy of satisfied clients through respect, availability, and putting their interests first. Choosing Jason Redding as your land broker means partnering with a professional who not only understands the market but lives and breathes the very essence of what makes a property truly valuable.



**JASON REDDING, LAND BROKER**  
**903.497.3031**  
JRedding@MidwestLandGroup.com



## MidwestLandGroup.com

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