

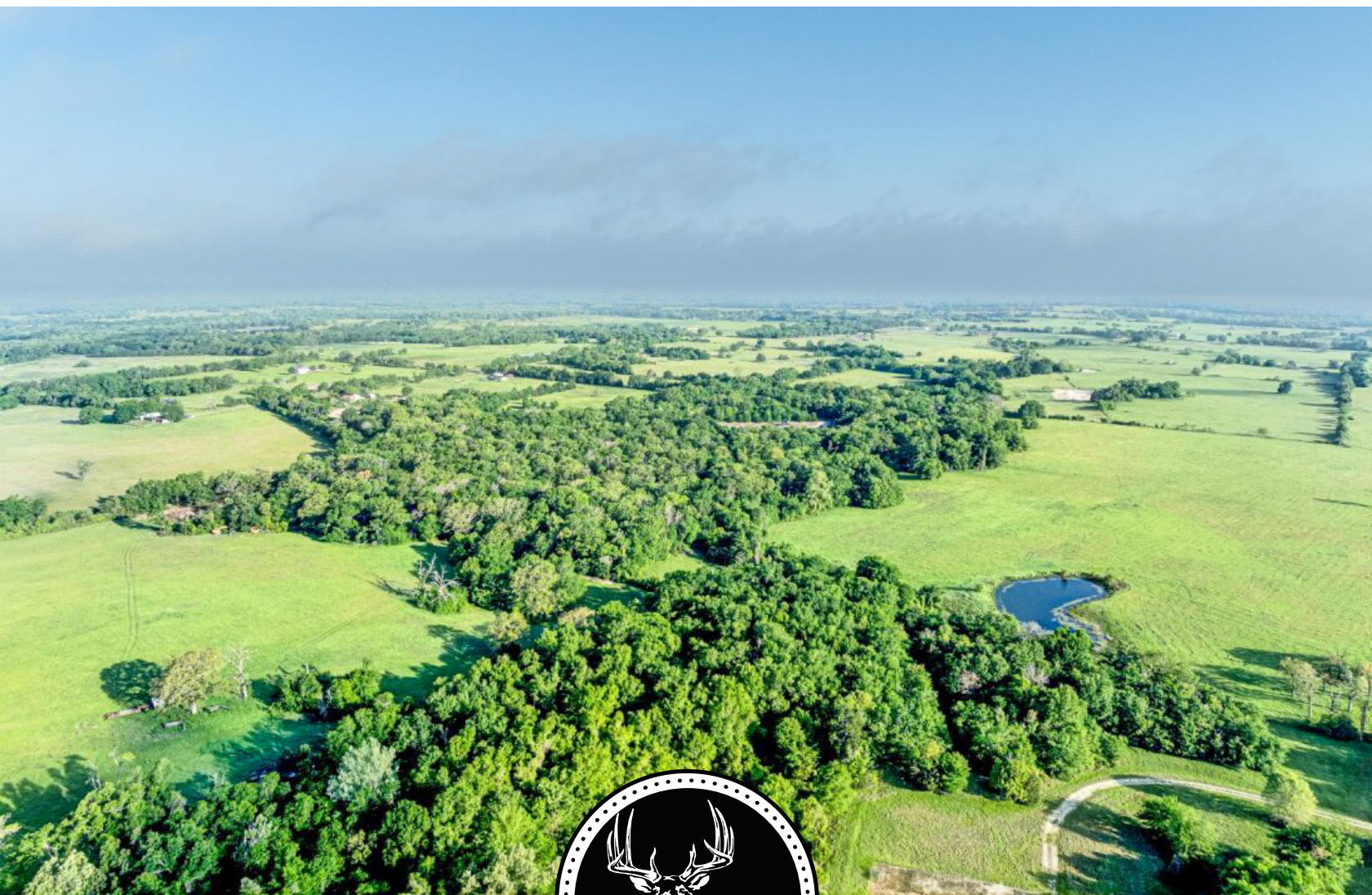
MIDWEST LAND GROUP PRESENTS

**33 ACRES IN**

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# **FREESTONE COUNTY TEXAS**

**FCR 445 FAIRFIELD, TX 75840**



**MidwestLandGroup.com**

MIDWEST LAND GROUP IS HONORED TO PRESENT

# 33 +/- ACRES OF PRIME HUNTING LAND - A SPORTSMAN'S DREAM

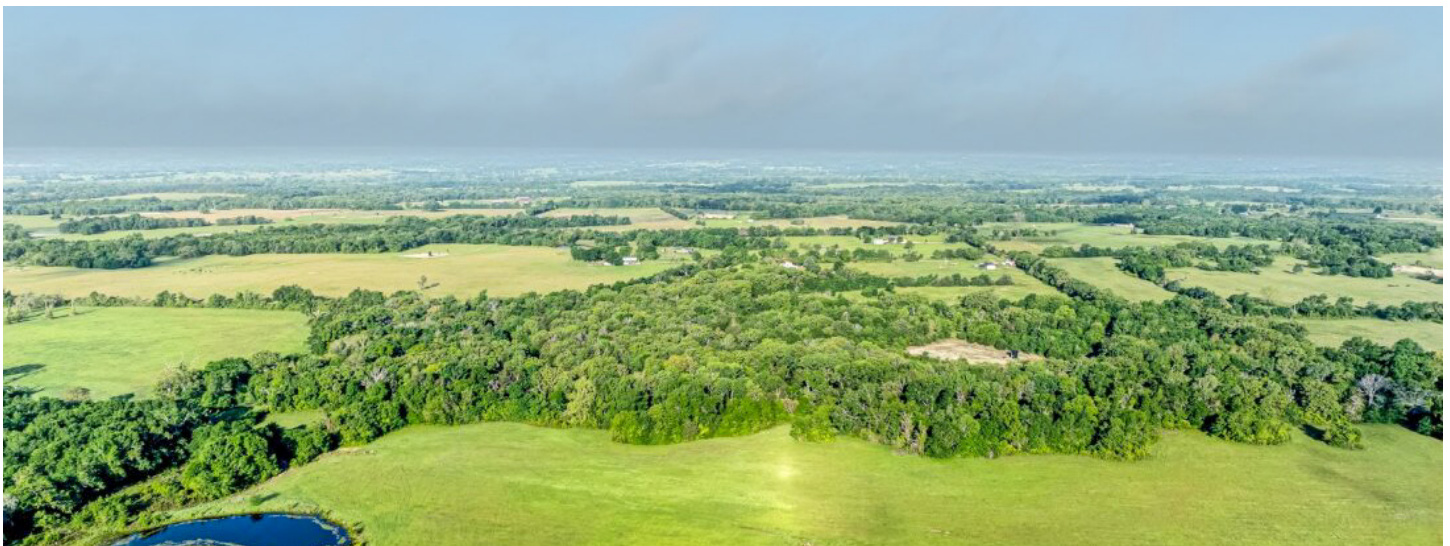
Looking for the perfect weekend hunting getaway? This 33 +/- acre tract in Freestone County checks all the boxes for the serious—or weekend warrior—hunter. Just five minutes off US-84 W and ten minutes from Fairfield, it's an easy escape from the weekday grind and into the woods.

Loaded with mature timber and thick cedar cover, this property is built to hold deer and turkey all year long. Whether you're in a stand at first light or calling birds from a blind, the natural habitat and layout give you a solid shot at success. Multiple ideal spots for food plots help

keep game moving through, while the mix of bedding and nearby pastures keeps the action consistent.

With blacktop road frontage, gated access, and no need for heavy prep, this is a ready-to-go retreat for hunters who want to spend more time in the field and less time working the land.

Peaceful, private, and primed for great weekends outdoors—your hunting escape starts here.



## PROPERTY FEATURES

PRICE: **\$274,538** | COUNTY: **FREESTONE** | STATE: **TEXAS** | ACRES: **33**

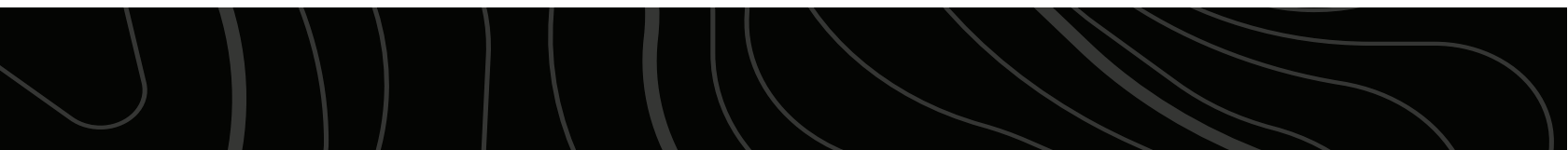
- Peaceful
- Mature timber
- Thick cedar
- Recreational getaway
- Minutes from town
- Road frontage
- Deer and turkey
- Natural habitat
- Gated access
- Seclusion



# MATURE TIMBER

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Loaded with mature timber and thick cedar cover, this property is built to hold deer and turkey all year long.





# HUNTING OPPORTUNITIES

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# RECREATIONAL GETAWAY

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# AERIAL MAP



Maps Provided By:



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www.AgriDataInc.com

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

Boundary Center: 31° 41' 11.26, -96° 5' 0.85

Freestone County  
Texas

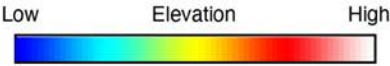
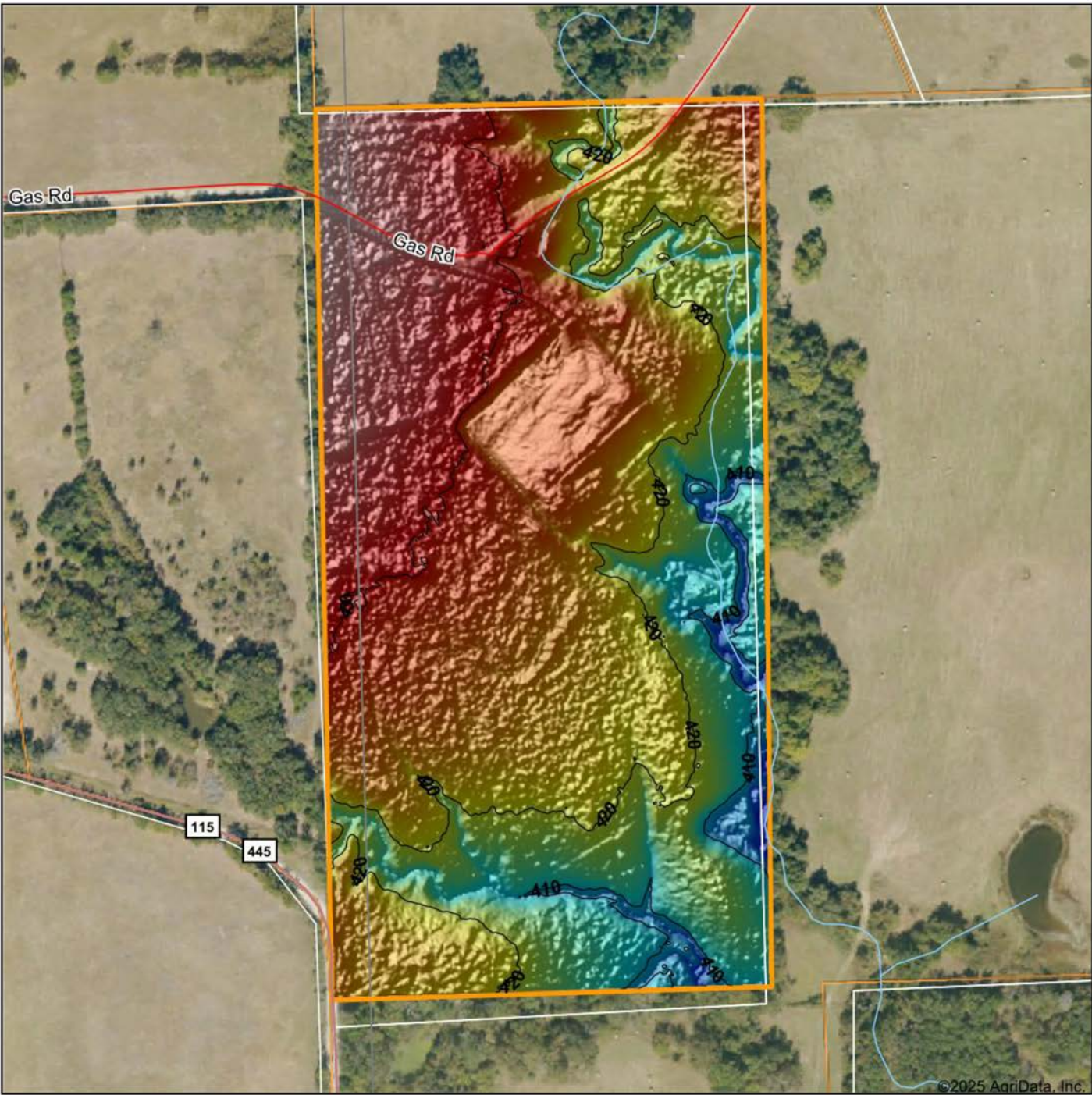
0ft 323ft 646ft



4/4/2025



# HILLSHADE MAP



Maps Provided By:

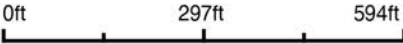


CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023 www.AgriDataInc.com

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

Source: USGS 1 meter dem  
Interval(ft): 10  
Min: 402.6  
Max: 439.7  
Range: 37.1  
Average: 423.4  
Standard Deviation: 7.22 ft



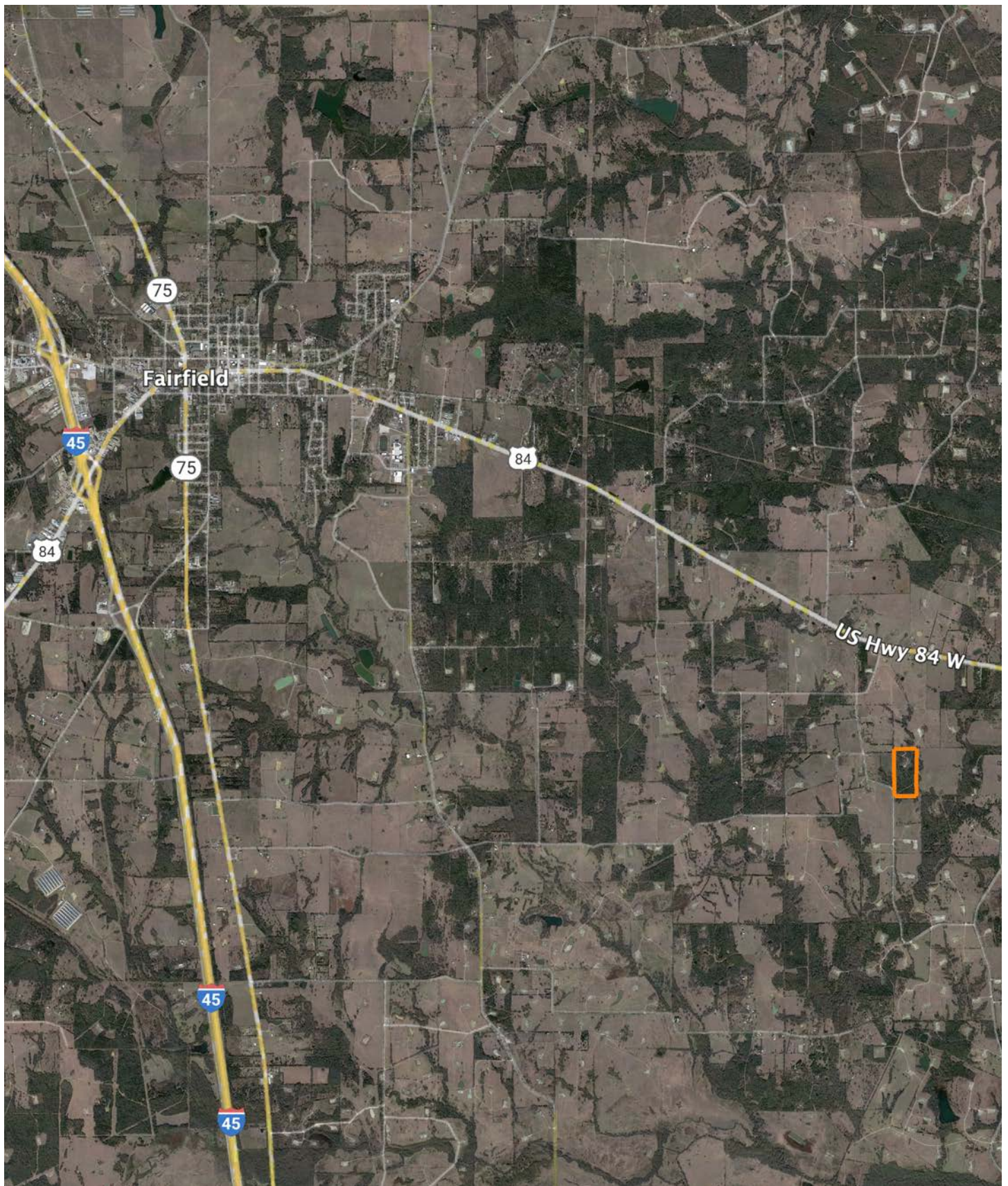
4/4/2025

**Freestone County  
Texas**

Boundary Center: 31° 41' 11.26, -96° 5' 0.85



# 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](mailto:BTaylor@MidwestLandGroup.com)



## MidwestLandGroup.com

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