

MIDWEST LAND GROUP PRESENTS

48 ACRES IN

FREESTONE COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RARE 48 +/- ACRE OPPORTUNITY - IDEAL FOR RANCHING, RECREATION, OR YOUR DREAM HOME

Midwest Land Group is proud to present a rare opportunity to own 48 +/- beautiful acres in the heart of Freestone County, Texas. Located just five minutes from US-84 W and only ten minutes from Fairfield, this property offers both convenience and tranquility.

With blacktop road frontage and multiple gated entry points off the county road, access is a breeze. The land is fully fenced and features several acres of established pasture, making it perfect for continuing the current

cattle operation, starting your own, or enjoying a private recreational getaway.

The property also includes a previous homesite with utilities already in place—an excellent head start for building your dream home. Two massive shade trees and a serene pond create the perfect setting to relax and enjoy peaceful country living.

Whether you're looking for a working ranch, a hunting retreat, or a beautiful homesite, this property has it all.



PROPERTY FEATURES

PRICE: **\$445,401** | COUNTY: **FREESTONE** | STATE: **TEXAS** | ACRES: **48**

- Peaceful
- Established pasture
- Recreational getaway
- Minutes from town
- Road frontage
- Shade trees
- Beautiful homesite
- Hunting retreat
- Ponds

PONDS



RECREATIONAL GETAWAY



BEAUTIFUL HOMESITE

The property also includes a previous homesite with utilities already in place—an excellent head start for building your dream home.



AERIAL MAP



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Map Center: 31° 41' 26.04, -96° 5' 13.56

0ft 296ft 592ft



Maps Provided By:



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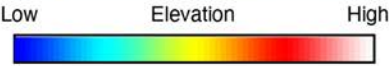
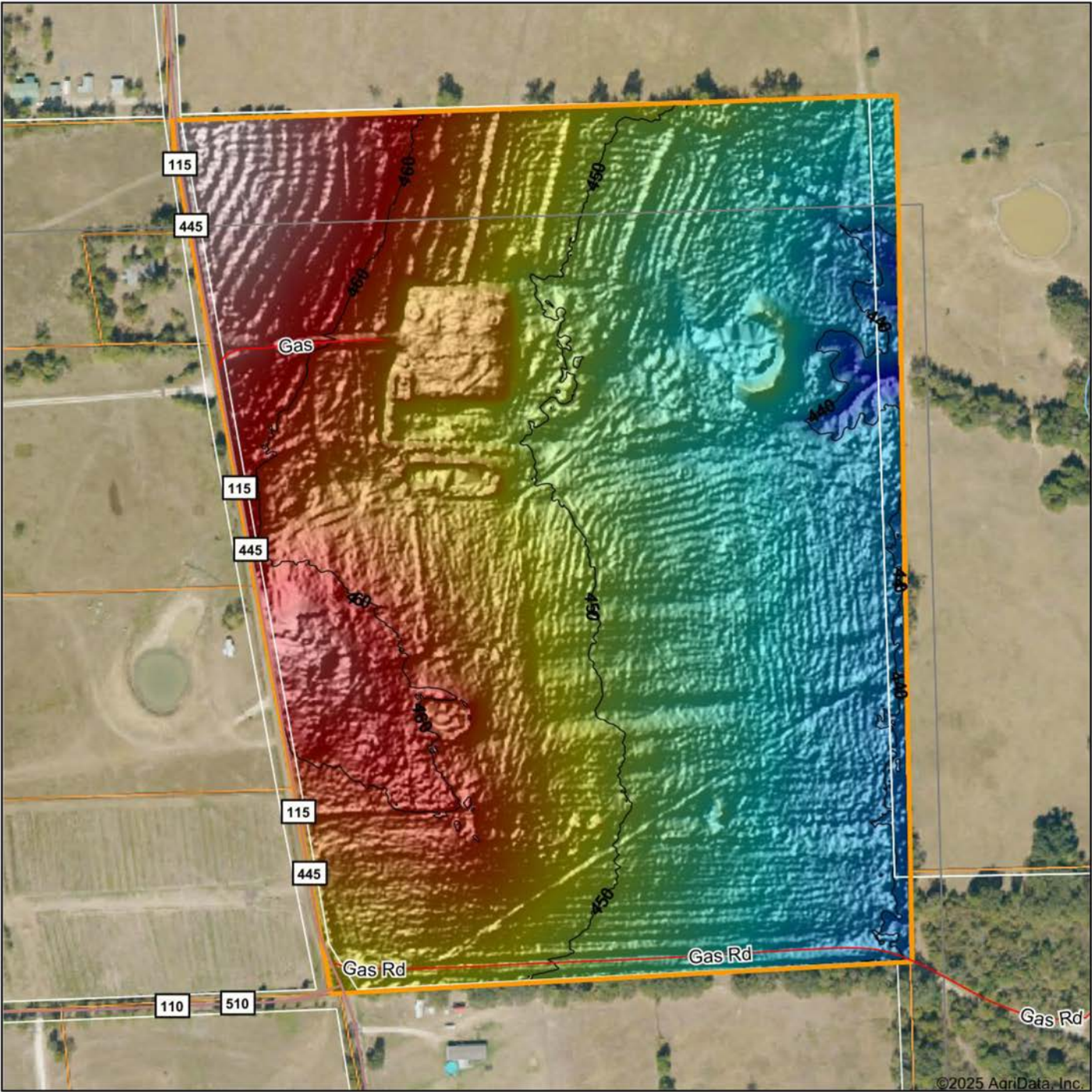
Freestone County
Texas



4/4/2025

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

HILLSHADE MAP



Maps Provided By:

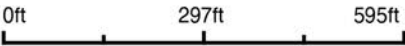


CUSTOMIZED ONLINE MAPPING

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

Source: USGS 1 meter dem
Interval(ft): 10
Min: 434.6
Max: 469.8
Range: 35.2
Average: 451.1
Standard Deviation: 7.61 ft

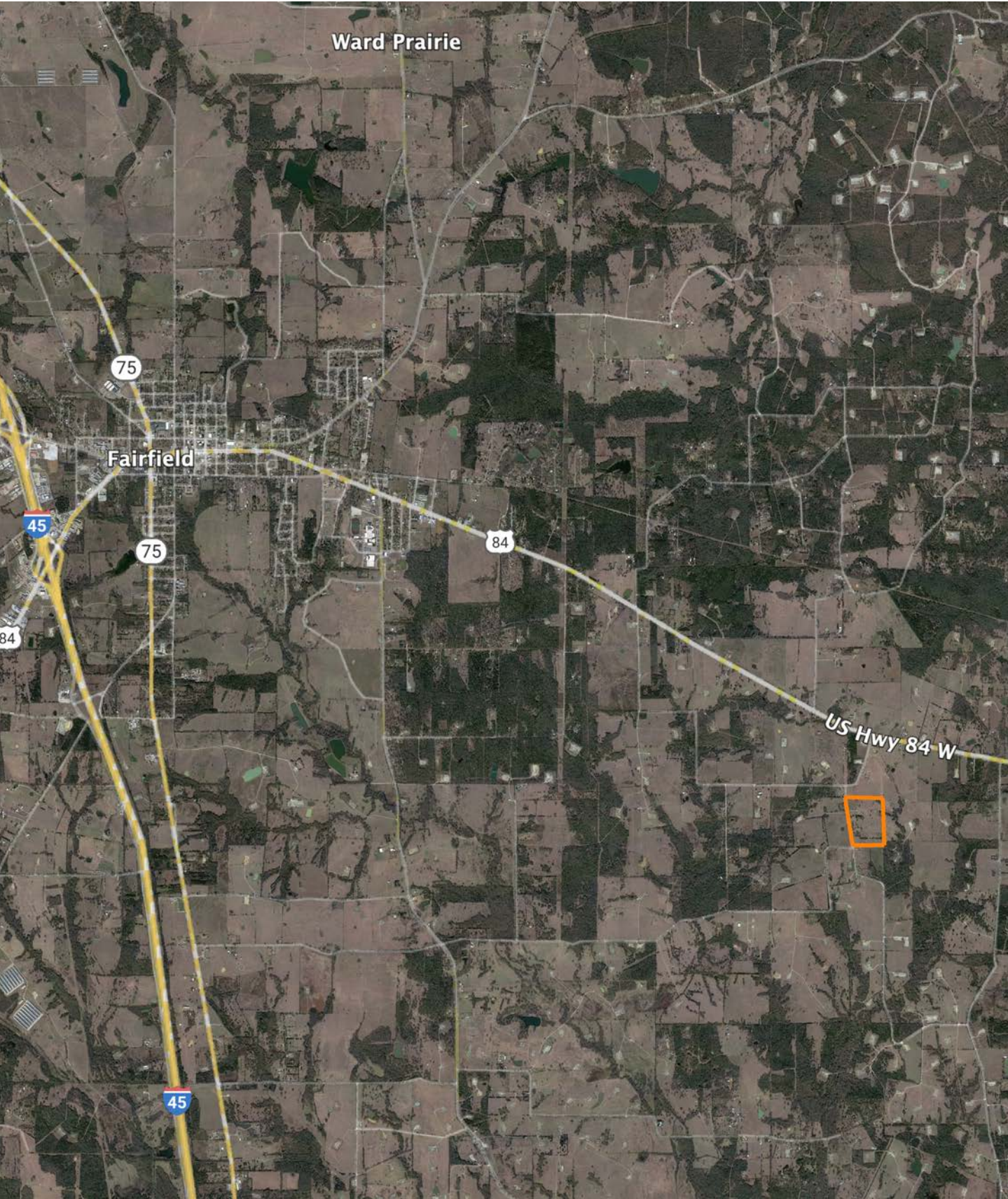


4/4/2025

**Freestone County
Texas**

Boundary Center: 31° 41' 26.04, -96° 5' 13.56

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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