

MIDWEST LAND GROUP PRESENTS

30 ACRES IN

SMITH COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

30 ACRE MULTI-USE GEM

Located just outside the small town of Arp, Texas, this exceptional 30-acre tract in Smith County has a lot to offer! Whether you're looking for the ideal place to build your dream home, raise livestock, or enjoy your own private hunting retreat, this property checks all the boxes.

As you enter the property, the first pasture welcomes you with open space and a picturesque setting. Along the western border stand several impressive oak trees that look to be 100 years old, creating a timeless landscape and providing excellent shade. The land features gentle elevation changes that add character and offer multiple potential homesites, including a scenic hilltop build location overlooking the property.

A beautiful live creek winds its way through the tract, supplying a reliable water source for livestock and wildlife

while enhancing the property's natural appeal. The sellers report consistently seeing strong numbers of deer on the property, including several mature bucks, making it an attractive option for hunting or simply enjoying the abundant East Texas wildlife.

With a mix of open pasture, mature timber, rolling terrain, and water, it's hard to find a more well-rounded 30-acre tract in such a convenient location. The property also features blacktop road frontage, ensuring easy access year-round.

This property offers the rare opportunity to own a beautiful, versatile tract of land in a prime East Texas location. Whether you're ready to build now or invest for the future, this one deserves a look.



PROPERTY FEATURES

COUNTY: **SMITH** | STATE: **TEXAS** | ACRES: **30**

- 1 mile from Arp ,Texas
- 7 miles to Overton, Texas
- 13 miles to Chapel Hill, Texas
- Under 30 minutes to downtown Tyler
- Pasture
- Live creek
- Hilltop build site
- Abundant wildlife
- Mature oak trees
- Blacktop access



MULTIPLE BUILD SITES

The land features gentle elevation changes that add character and offer multiple potential homesites, including a scenic hilltop build location overlooking the property.



OPEN PASTURE



MATURE OAK TREES



LIVE CREEK

A beautiful live creek winds its way through the tract, supplying a reliable water source for livestock and wildlife while enhancing the property's natural appeal.



ADDITIONAL PHOTOS



TRAIL CAM PICTURES



AERIAL MAP



Boundary Center: 32° 13' 5.26, -95° 4' 32.73

0ft 296ft 591ft



Maps Provided By:



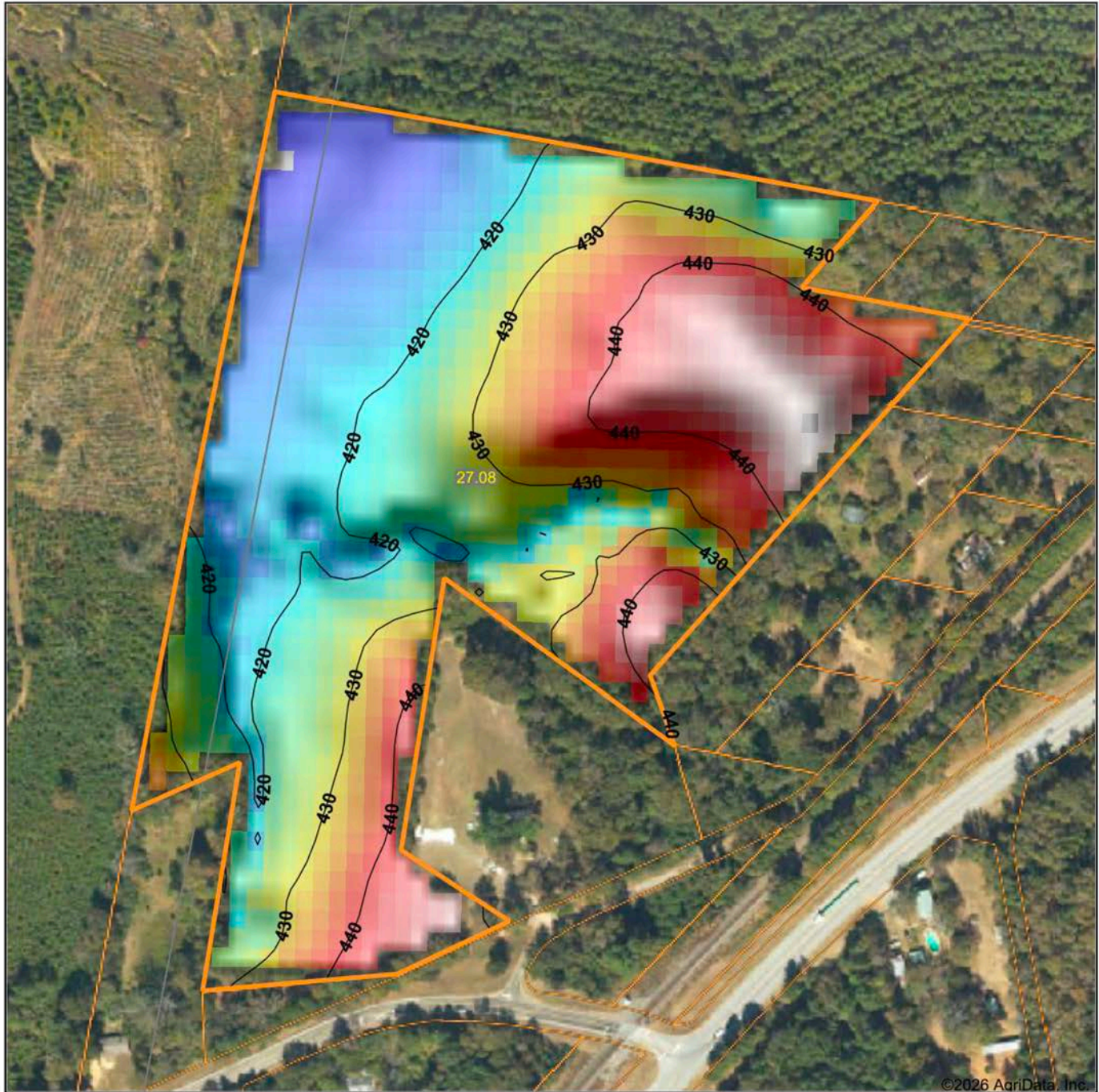
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Smith County
Texas

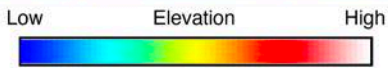


3/11/2026

HILLSHADE MAP



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Maps Provided By:



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Source: USGS 10 meter dem
Interval(ft): 10
Min: 410.6
Max: 449.8
Range: 39.2
Average: 428.4
Standard Deviation: 10.66 ft

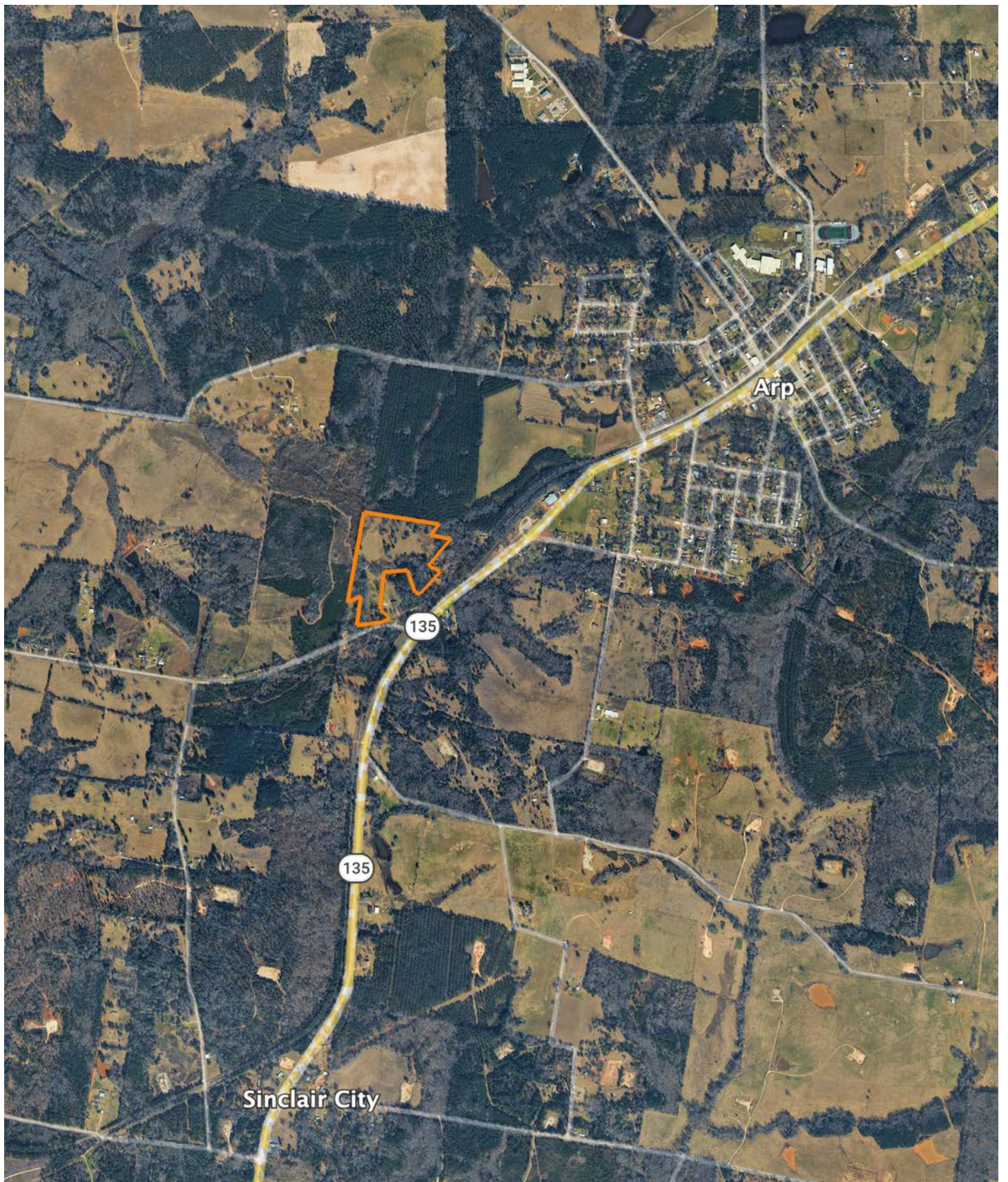


3/11/2026

Smith County
Texas

Boundary Center: 32° 13' 5.26, -95° 4' 32.73

OVERVIEW MAP



AGENT CONTACT

Cameron is a wizard at seeing land for what it is – and what it could be. With a vision-driven approach, he helps clients uncover what others might miss. Whether it's evaluating timber, building access, designing food plots, or imagining a lake where there isn't one yet, Cameron brings both experience and a woodsman's intuition to every property he walks. A lifelong hunter, angler and outdoor enthusiast, plus a skilled developer, he understands the value of land because he's done a bit of it all — owning and improving everything from East Texas subdivisions to Midwestern farms.

Born and raised in Tyler, Texas, Cameron grew up on a working farm in Rusk County, where the Angelina River cuts through hardwood bottoms and pine-covered hills. It's where he first learned to hunt, fish, and many woodsmanship skills from his dad and grandfather. Today, Cameron is dedicated to honoring his great-grandfather's legacy by continuing the work they began on the family farm together.

He earned his associate's degree from Tyler Junior College and launched his first business at 16. Over the years, his hands-on experience in land development has deepened his ability to guide clients with confidence, honesty, and care.

Cameron lives in Bullard with his wife, Meredith, and their son, Stetson. He's an Eagle Scout, a landowner, and a trusted partner for anyone looking to buy or sell land in East Texas.



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