

MIDWEST LAND GROUP PRESENTS

40 ACRES
SMITH COUNTY, TX

20301 COUNTY ROAD 450, LINDALE, TX 75771



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

40 +/- ACRES IN A SERENE RURAL AREA WITH LAKE ACCESS

This 40 +/- acre property offers the perfect blend of privacy, recreation, and natural beauty. With mature trees, including vibrant dogwoods, a scenic lake, and abundant wildlife, it's an ideal setting for hunting, hiking, or simply enjoying the outdoors

Located in Smith County, this exceptional land features multiple prime building sites with electricity in place, lake access, and stunning views. Whether you're planning to build your dream home, a cozy

cabin, or a weekend retreat, this property provides the perfect backdrop. With convenient county road frontage, you can easily develop the land or simply enjoy it as-is.

While nestled in a peaceful rural area, the property is just 15 minutes from downtown Lindale and only 30 minutes from Tyler, offering the best of both worlds—seclusion with easy access to nearby amenities. This unique property is truly a one-of-a-kind opportunity.



*BOUNDARY LINES ARE APPROXIMATE, NOT SURVEYED

PROPERTY FEATURES

PRICE: **\$749,000** | COUNTY: **SMITH** | STATE: **TEXAS** | ACRES: **40**

- Natural beauty
- Lake access
- Stunning views
- Road frontage
- Vibrant dogwoods
- Building sites
- Electricity in place
- Hunting
- Abundant wildlife
- Hiking



LAKE ACCESS



ROAD FRONTAGE



BUILDING SITES



STUNNING VIEWS



ADDITIONAL PHOTOS





Boundary Center: 32° 33' 50.28, -95° 32' 35.63

0ft 316ft 633ft



Maps Provided By:



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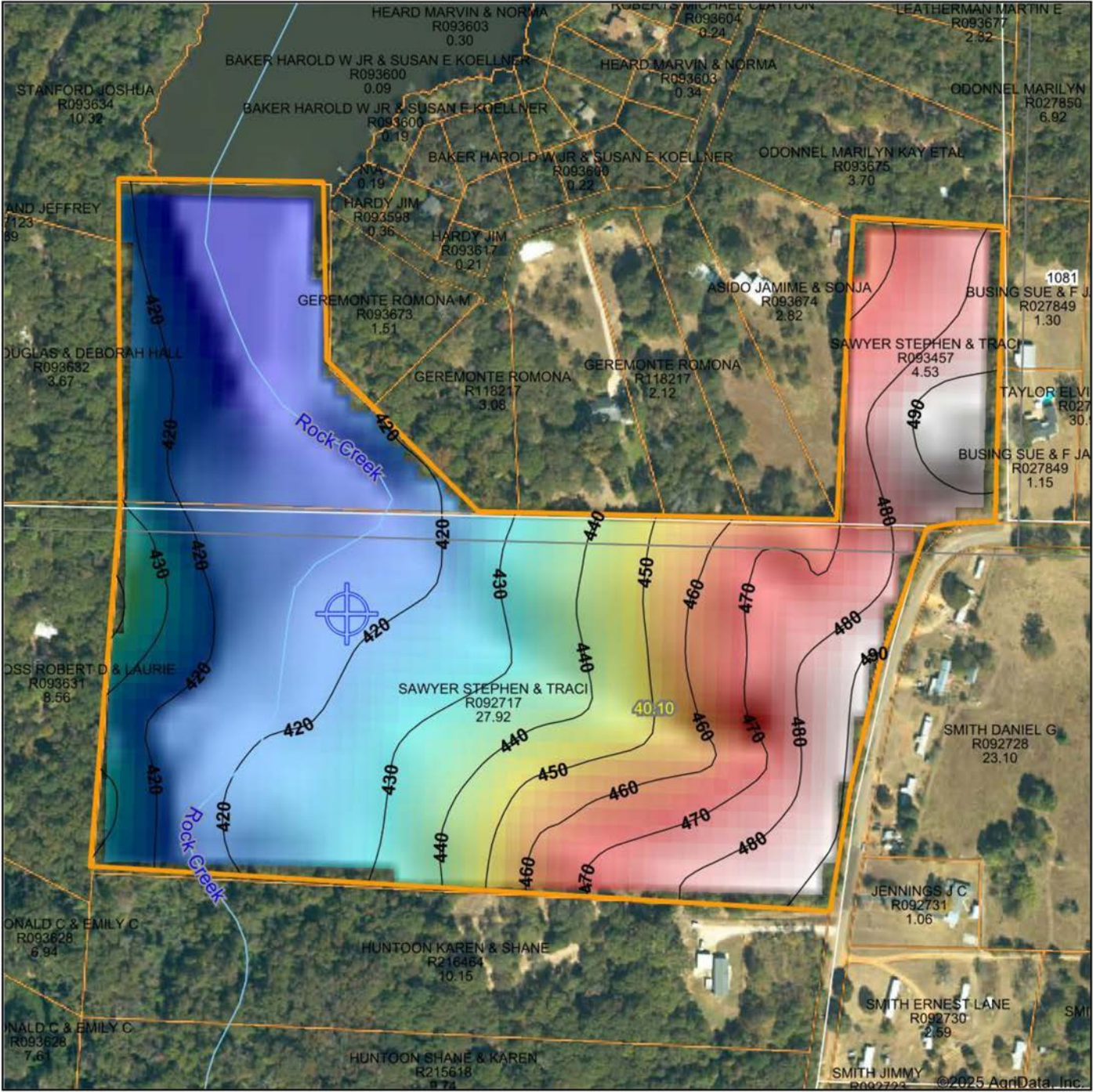
**Smith County
Texas**



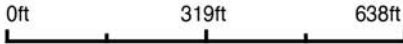
4/5/2025

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

HILLSHADE MAP



Source: USGS 10 meter dem
Interval(ft): 10
Min: 410.3
Max: 492.7
Range: 82.4
Average: 443.0
Standard Deviation: 26.57 ft



Smith County
Texas

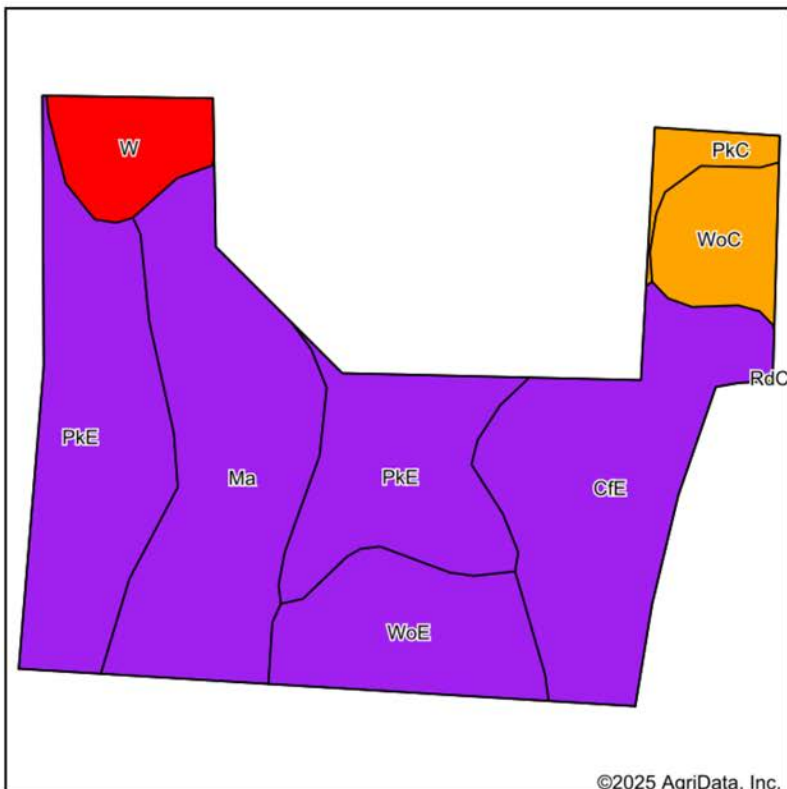
Boundary Center: 32° 33' 50.28, -95° 32' 35.63



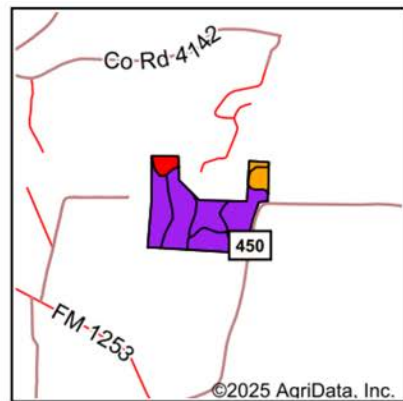
Maps Provided By:
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Field borders provided by Farm Service Agency as of 5/21/2008.

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Texas**
County: **Smith**
Location: **32° 33' 50.28, -95° 32' 35.63**
Township: **Lindale**
Acres: **40.1**
Date: **4/5/2025**



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Area Symbol: TX423, Soil Area Version: 23

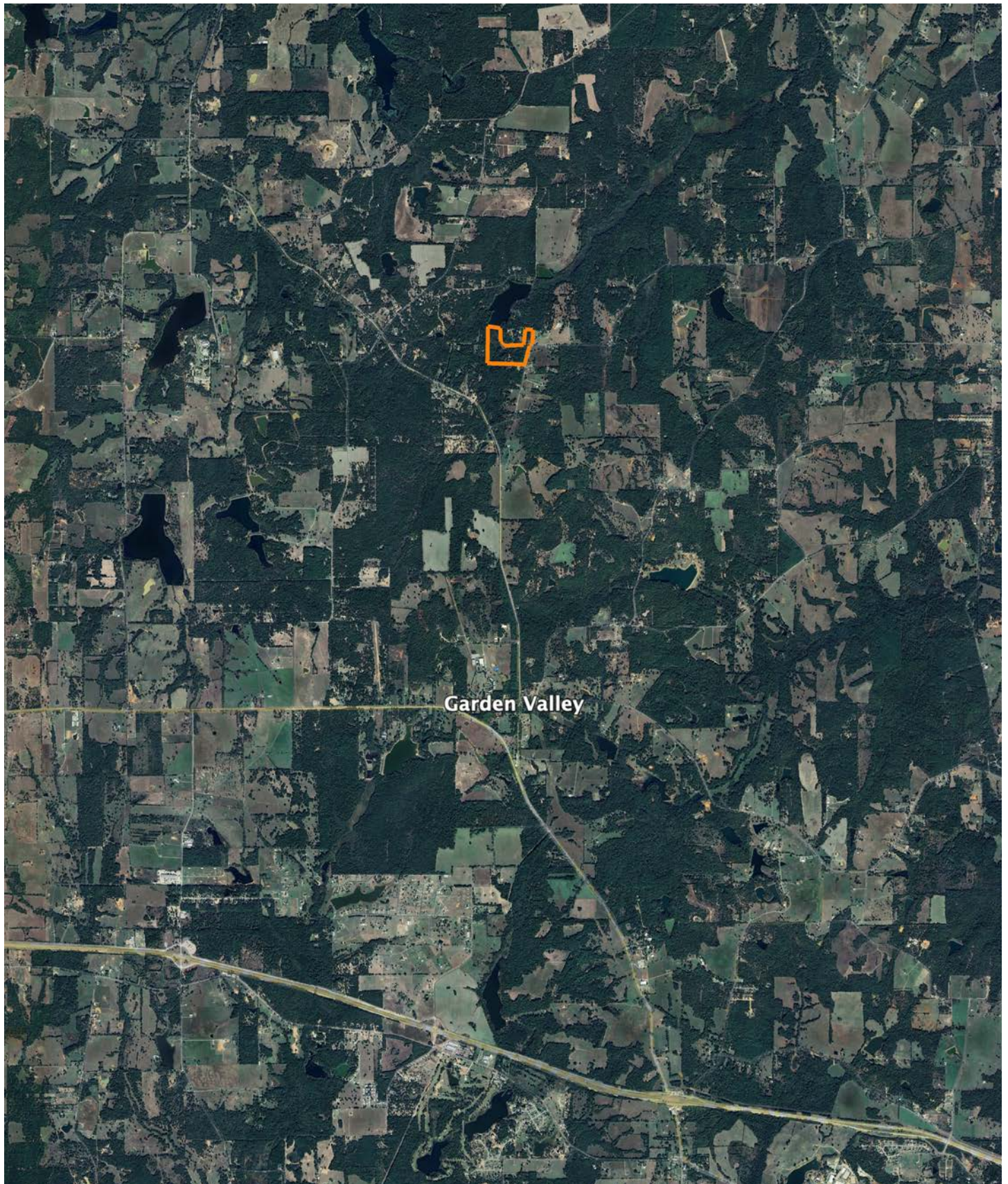
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
PkE	Pickton loamy fine sand, 8 to 15 percent slopes	12.61	31.4%		> 6.5ft.	Vle	51	42	39	30	51
Ma	Mattex loam, 0 to 1 percent slopes, frequently flooded	9.25	23.1%		> 6.5ft.	Vw	66	43	51	47	66
CfE	Cuthbert fine sandy loam, 5 to 20 percent slopes	8.56	21.3%		> 6.5ft.	Vle	59	32	38	37	59
WoE	Wolfpen loamy fine sand, 8 to 15 percent slopes	4.42	11.0%		> 6.5ft.	Vle	51	40	40	30	51
WoC	Wolfpen loamy fine sand, 1 to 5 percent slopes	2.27	5.7%		> 6.5ft.	Ille	55	47	39	33	55
W	Water	2.20	5.5%		> 6.5ft.	VIII					
PkC	Pickton loamy fine sand, 2 to 5 percent slopes	0.79	2.0%		> 6.5ft.	Ills	55	43	43	32	55
Weighted Average						5.65	*n 53.7	*n 37.9	*n 39.6	*n 34	*n 53.7

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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



MidwestLandGroup.com

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