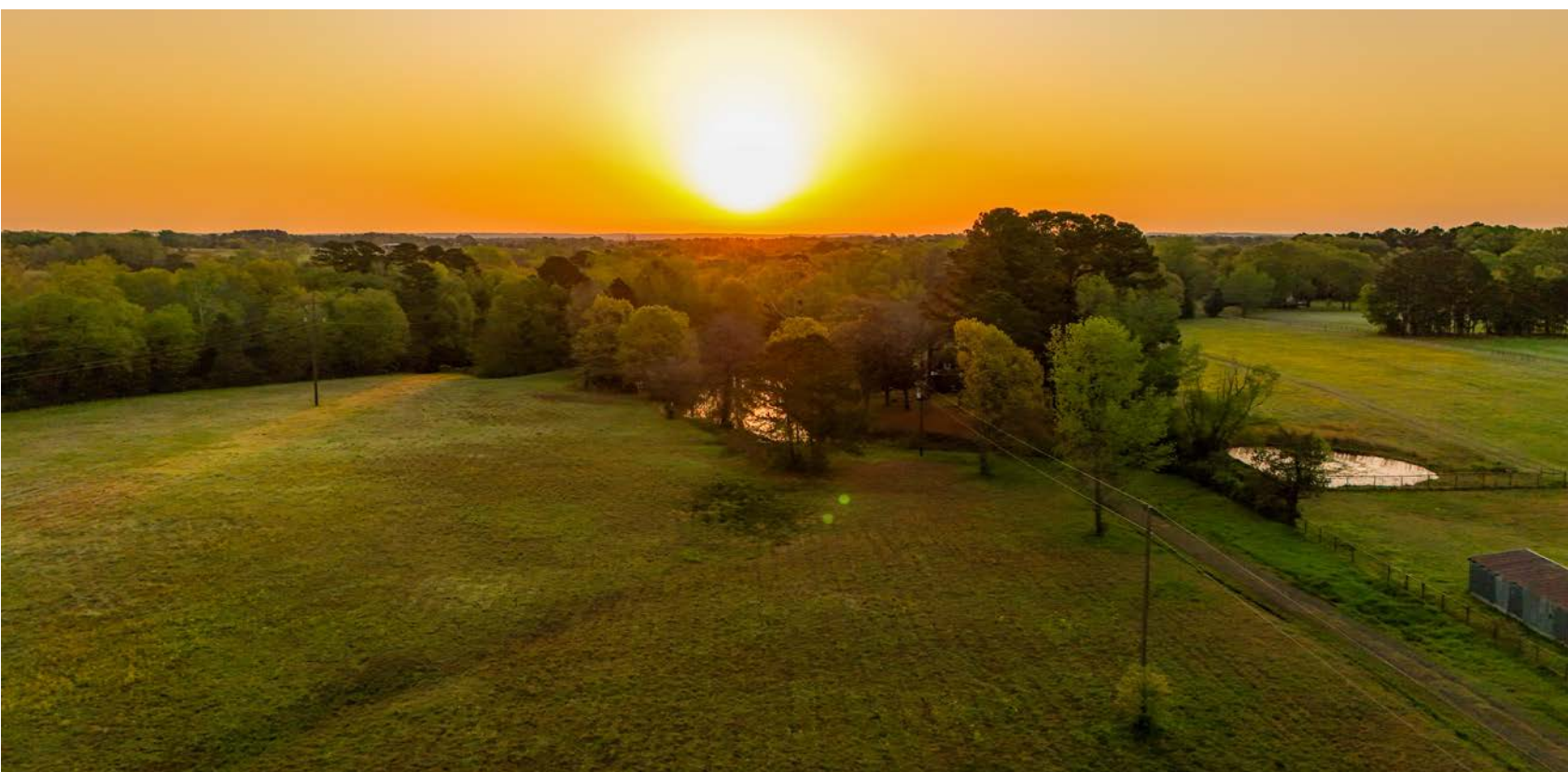


MIDWEST LAND GROUP PRESENTS

25 ACRES

WOOD COUNTY, TX

594 COUNTY ROAD 3130, QUITMAN, TEXAS, 75783



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

25 +/- ACRE BUILD SITE WITH SMALL CABIN AND POND

Discover your perfect retreat on this stunning 25 +/- acre build site in Quitman, Texas! Whether you're looking for a private retreat, a homestead, or the perfect spot to build your dream home, this diverse property has it all. Upon entering the property, you'll be greeted by a charming two bedroom one bath A-frame cabin, offering a cozy space to relax while you plan your next steps.

The land itself is a picturesque mix of open pasture and mature timber, providing both privacy and open space for livestock, gardening, or recreational activities. A serene small pond adds to the natural charm, attracting

local wildlife and creating a peaceful setting for fishing or quiet reflection. Deer travel along Buck Creek which runs along nearly the entire eastern boundary of the property, making this area of the property ideal for the outdoor enthusiast.

Located just minutes from downtown Quitman, you will have convenient access to shopping, dining, and essential amenities while still enjoying the seclusion of country living. Properties like this in Wood County do not last long. Don't miss this rare opportunity to own a piece of East Texas paradise.



PROPERTY FEATURES

PRICE: **\$299,990** | COUNTY: **WOOD** | STATE: **TEXAS** | ACRES: **25**

- Pond
- Creek
- Fenced
- Cabin
- Utilities on site
- Gated entrance
- Deer
- Quitman ISD
- 5 miles east of UT Health Hospital
- Pasture
- Beautiful timber
- Great building potential

A-FRAME CABIN



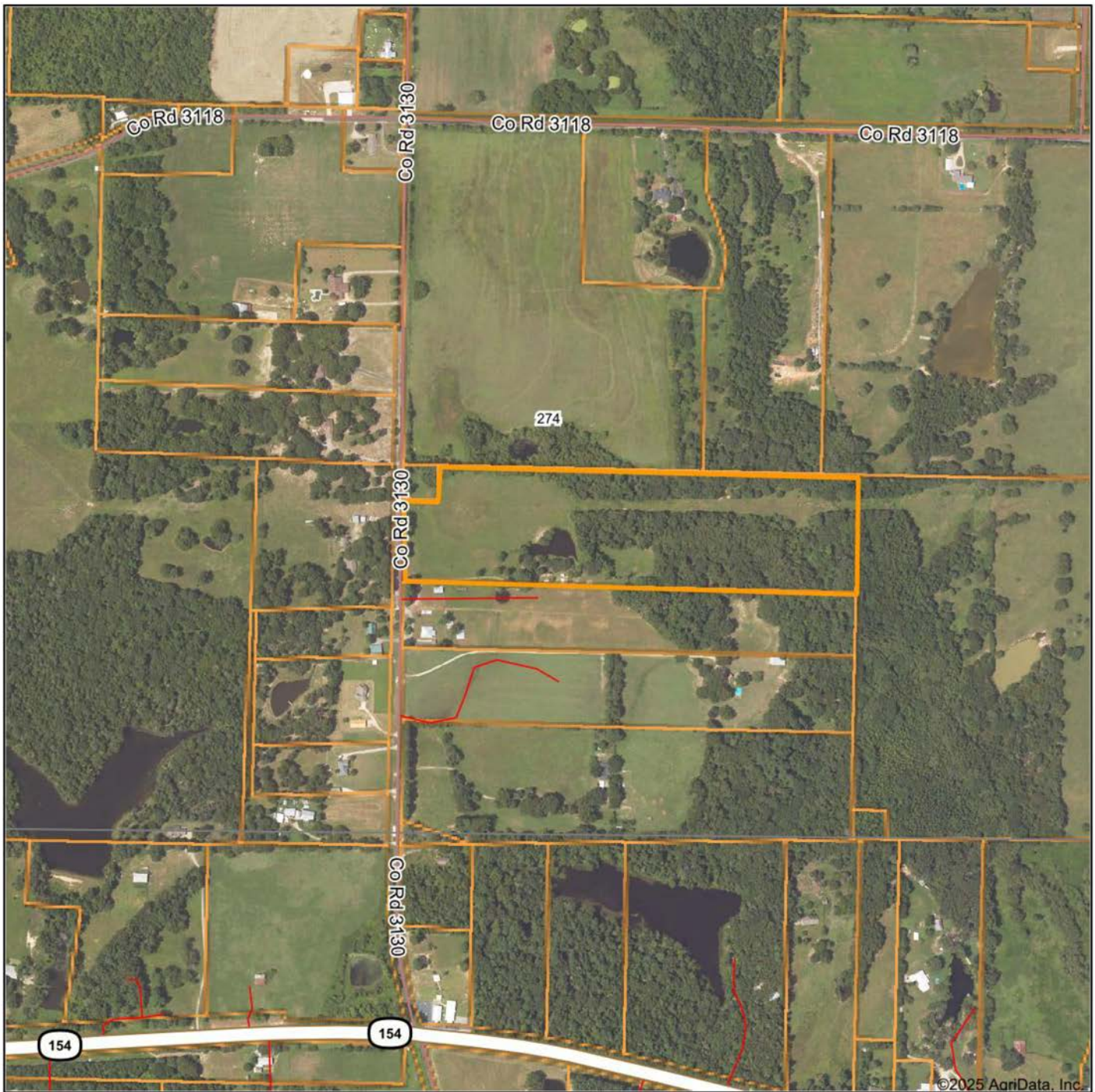
POND



PASTURE AND TIMBER



AERIAL MAP



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Boundary Center: 32° 48' 21.15, -95° 21' 41.92

0ft 711ft 1422ft



Maps Provided By:



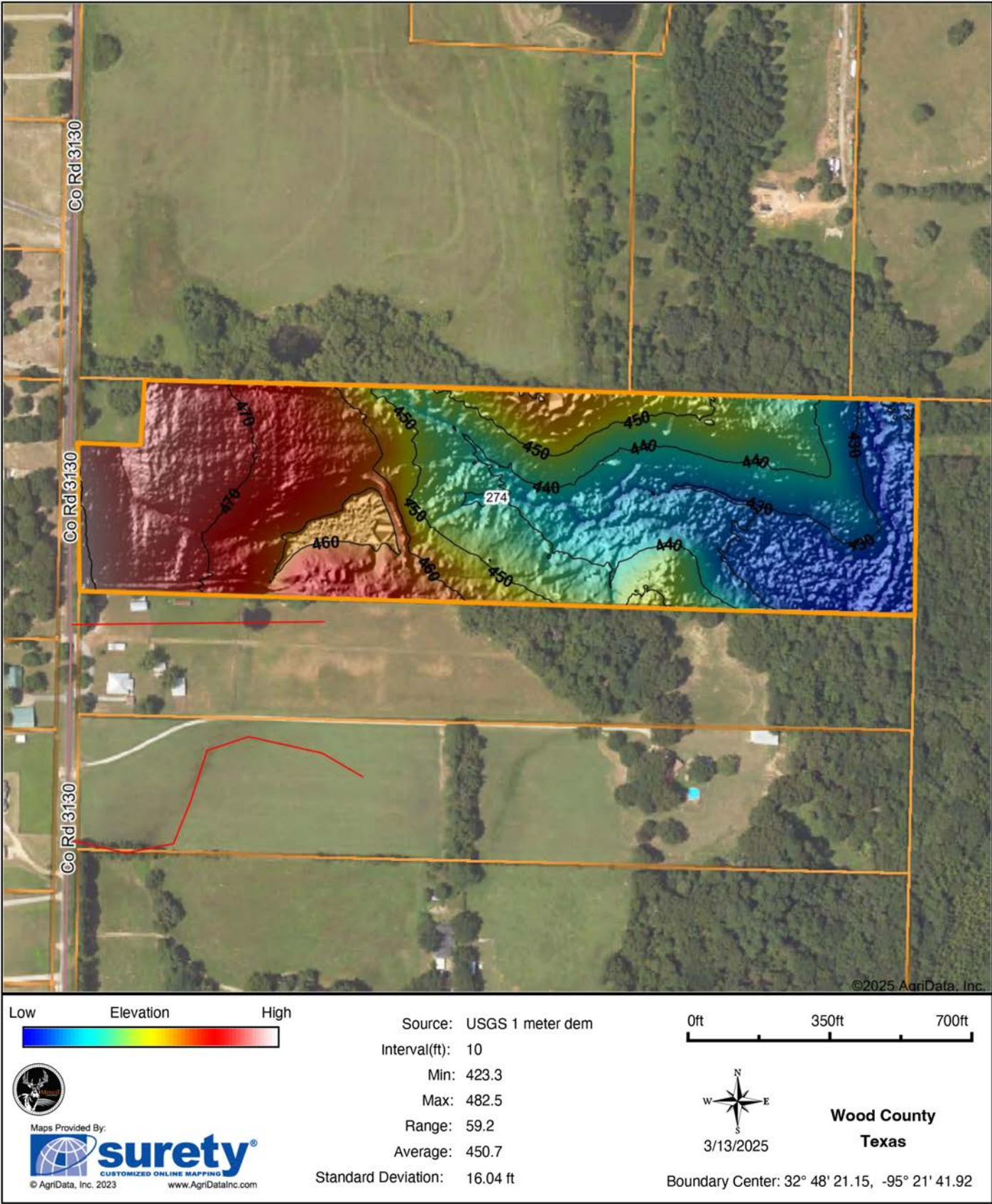
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Wood County
Texas

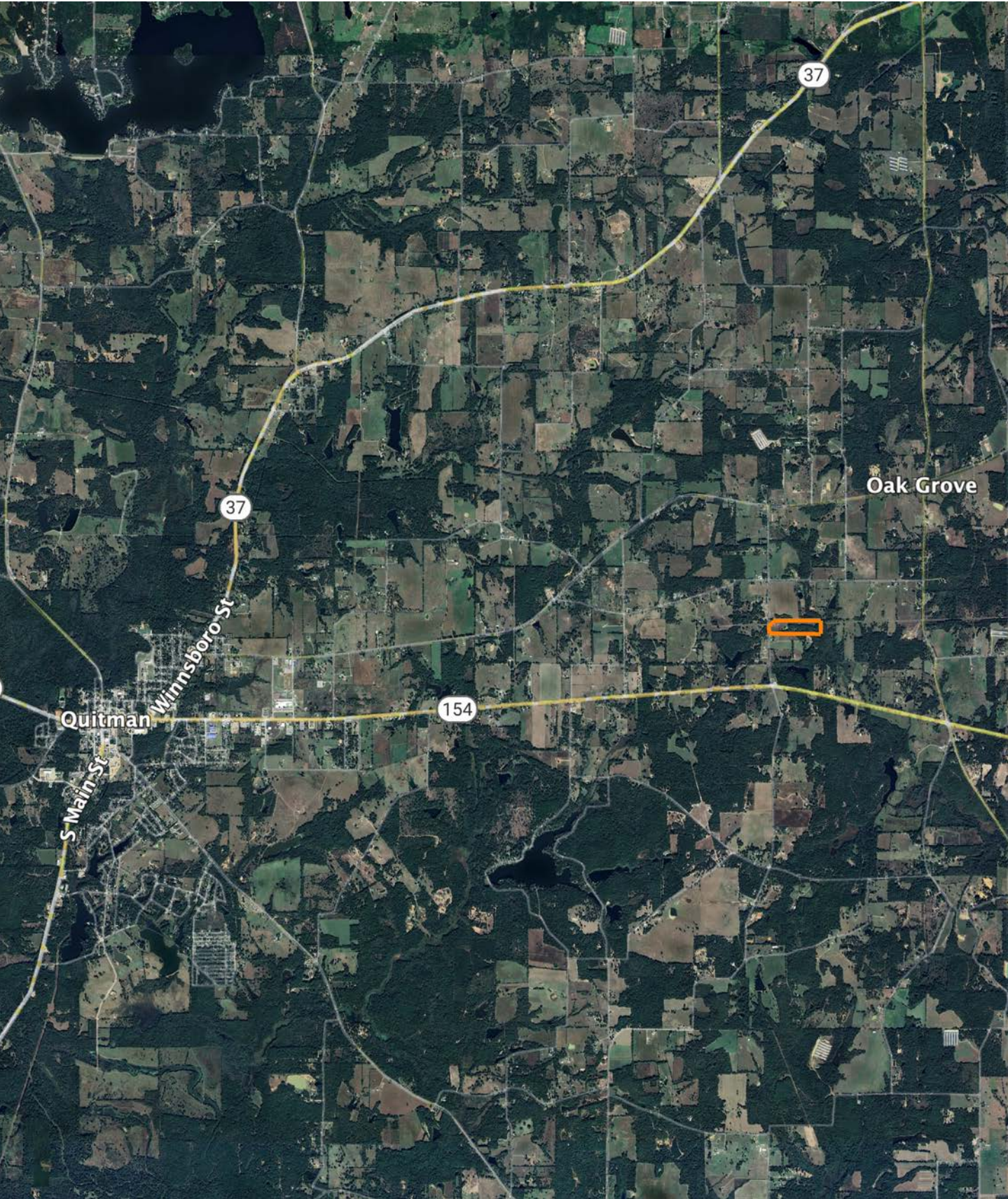


3/13/2025

HILLSHADE MAP



OVERVIEW MAP



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
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