

MIDWEST LAND GROUP PRESENTS

325 ACRES IN

ANDERSON COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

325 +/- ACRE ANDERSON COUNTY RANCH WITH ENDLESS OPPORTUNITY

Located just 4 miles from the loop in Palestine, this stunning 325 +/- acre property offers the perfect blend of seclusion, functionality, and natural beauty. Whether you're looking to establish a premier cattle operation, a private hunting retreat, or a legacy homestead, this ranch delivers.

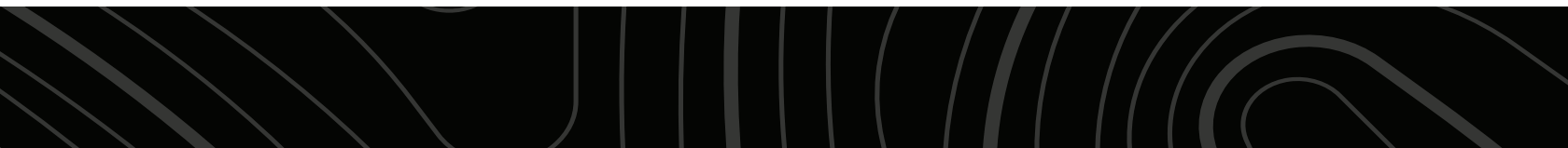
The property features a spacious 3 bed, 3 bath home perched atop a scenic hill, offering panoramic views of the surrounding countryside. Enjoy peaceful mornings and stunning sunsets!

The ranch has an even balance of exceptional Bermuda hay meadows and mature hardwood timber, providing a diverse and productive landscape. Abundant wildlife, including a healthy population of deer, makes this a hunter's paradise. Multiple food plot locations are spread out across the property, and there is a future

lake site fed by a tributary of Mack Creek, adding significant recreational and aesthetic potential. For livestock, the property is turn-key ready with several stock tanks, adequate cross-fencing, and a section of new perimeter fencing built to last a lifetime. The winding road leading to the main home ensures easy access year-round, hosting a new rail car culvert that was recently installed.

Towards the back of the ranch, you will also find an additional hunting cabin/caretaker's cottage with a 25-foot porch overlooking a beautiful hay meadow surrounded by mature timber.

This is a rare opportunity to own a large acreage tract with modern infrastructure, excellent agricultural value, and outstanding wildlife habitat - all within minutes of town.



PROPERTY FEATURES

PRICE: **\$2,100,000** | COUNTY: **ANDERSON** | STATE: **TEXAS** | ACRES: **325**

- Highway road frontage
- Maintained road system
- 2-story ranch home
- Metal shop
- Updated barbed wire fence
- Cross-fencing for cattle operation
- Very secluded
- Scenic hilltop views
- Mature hardwood timber
- Exceptional hay meadows
- Multiple water sources
- Healthy whitetail deer population
- Less than 5 miles from Palestine
- Guest cabin



2-STORY RANCH HOME



MAINTAINED ROAD SYSTEM



CATTLE OPERATION



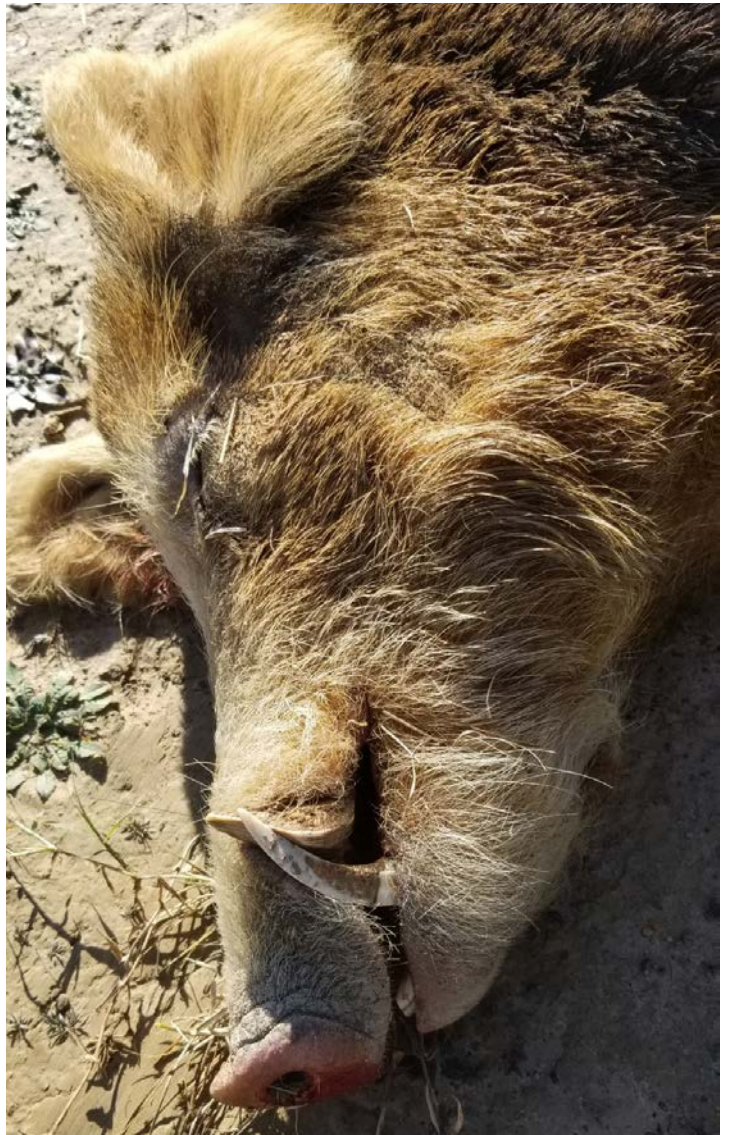
EXCEPTIONAL HAY MEADOWS



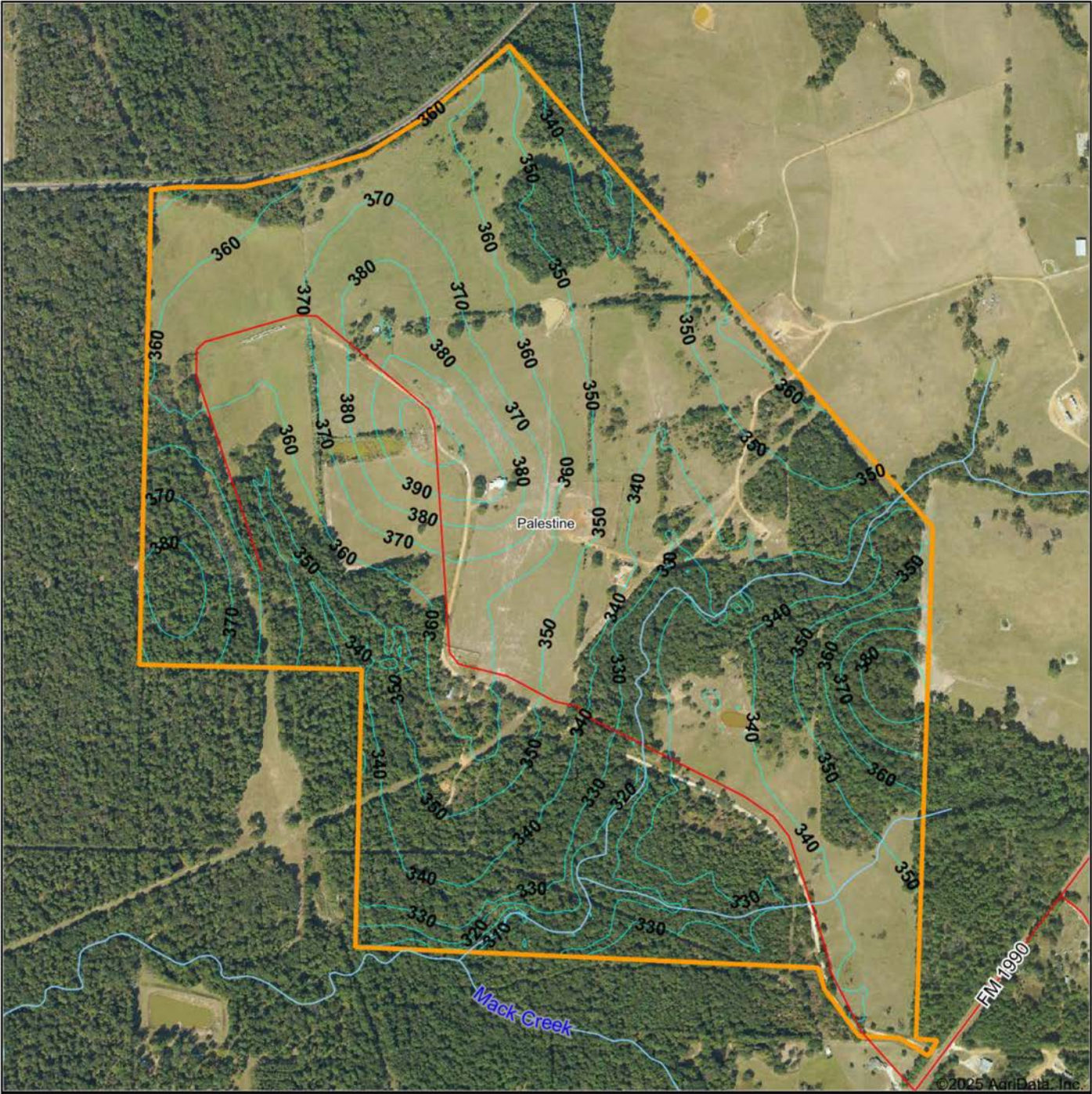
MATURE HARDWOOD TIMBER



HUNTING OPPORTUNITIES



TOPOGRAPHY MAP



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 10 meter dem
Interval(ft): 10.0
Min: 299.8
Max: 403.9
Range: 104.1
Average: 352.6
Standard Deviation: 17.36 ft

0ft 817ft 1634ft

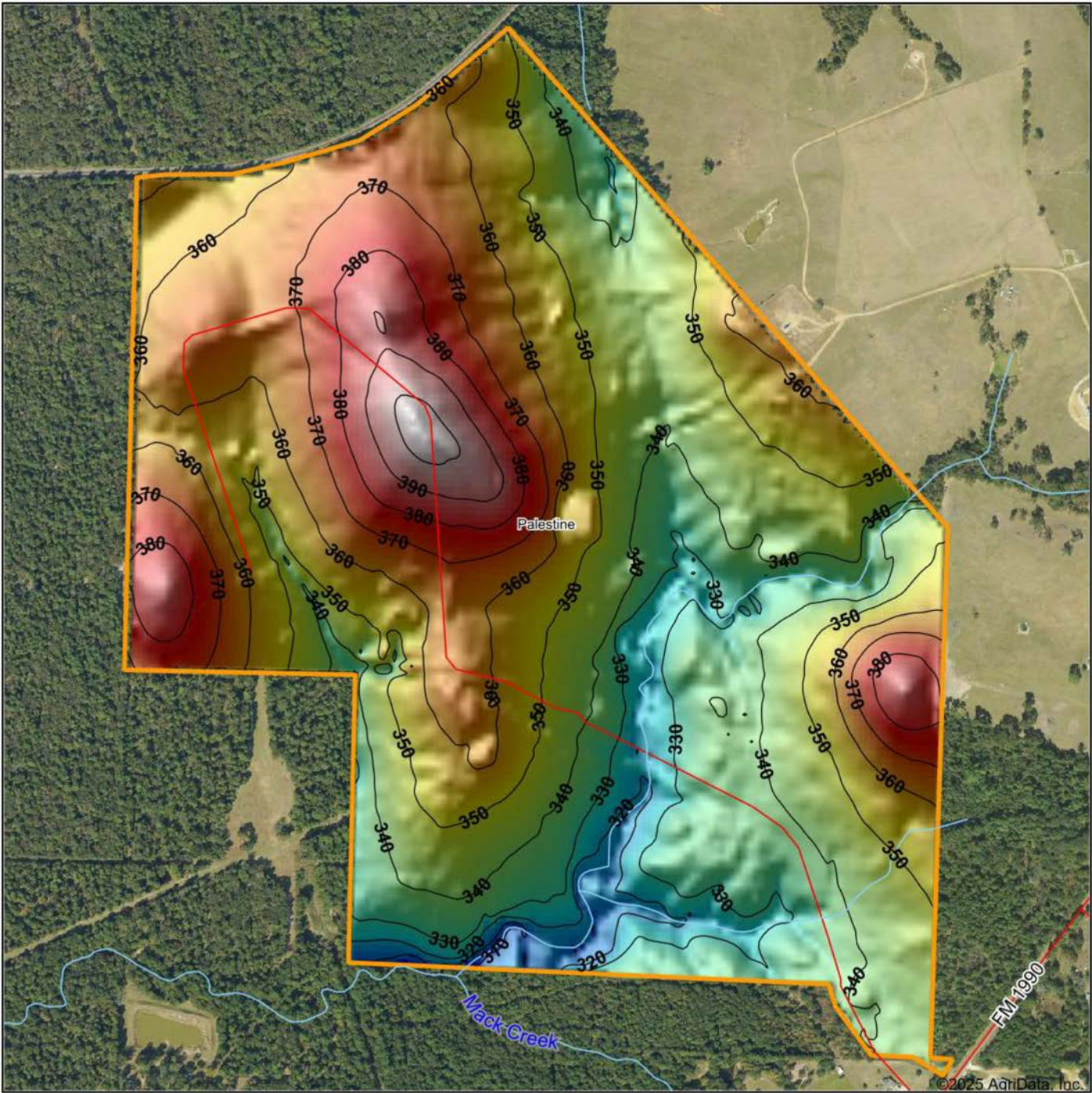


5/27/2025

Anderson County
Texas

Boundary Center: 31° 41' 45.96, -95° 41' 46.1

HILLSHADE MAP



Low Elevation High



Maps Provided By:



© AgriData, Inc. 2023

www.AgridataInc.com

Source: USGS 10 meter dem
Interval(ft): 10
Min: 299.8
Max: 403.9
Range: 104.1
Average: 352.6
Standard Deviation: 17.36 ft

0ft 787ft 1573ft

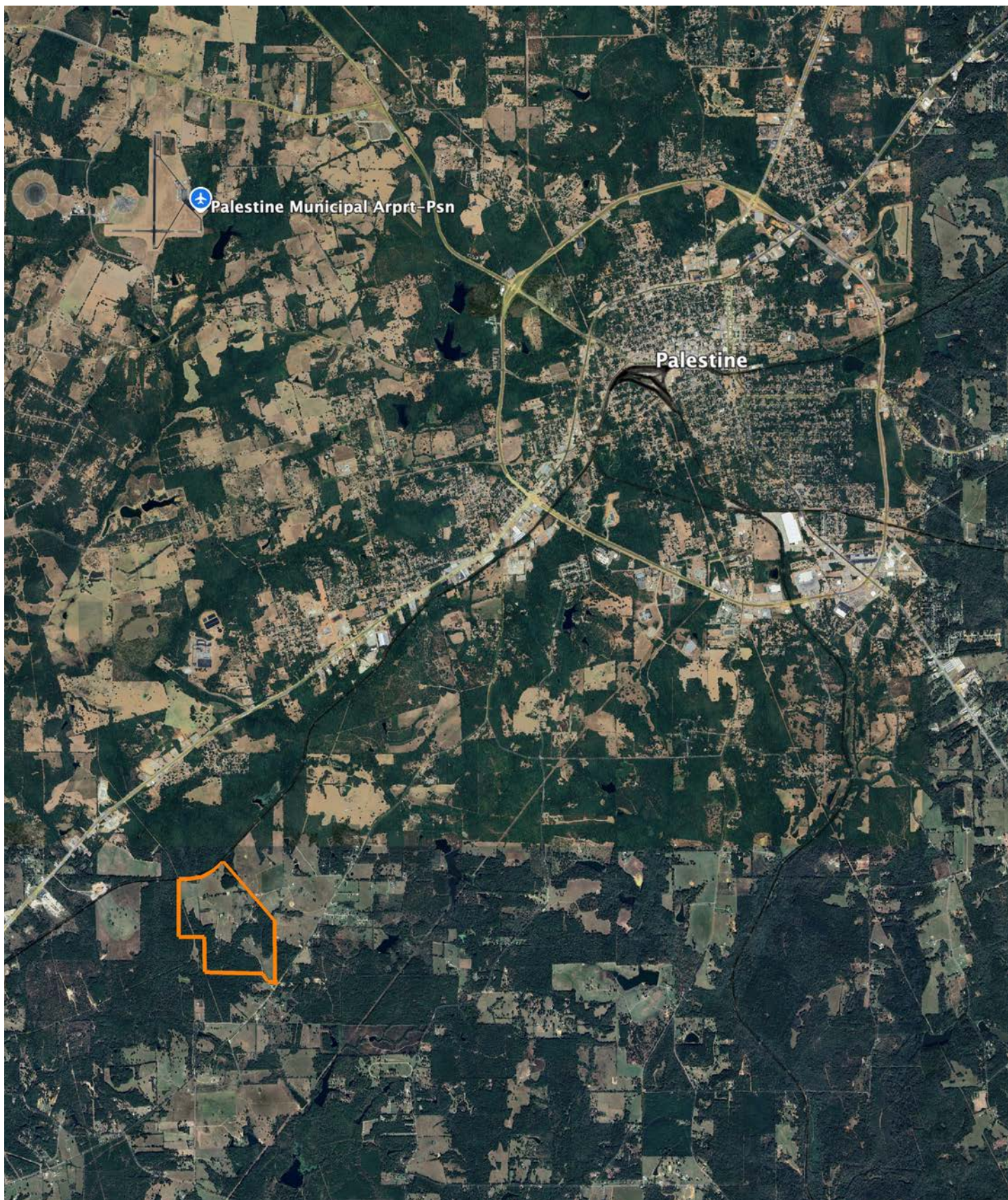


5/27/2025

Anderson County
Texas

Boundary Center: 31° 41' 45.96, -95° 41' 46.1

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.



CAMERON FROWICK

LAND AGENT

903.202.0095

CFrowick@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.