

MIDWEST LAND GROUP PRESENTS

46 ACRES IN

WOOD COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

46 +/- ACRE PRIVATE LAKEFRONT PROPERTY

Only 4 miles north of charming Mineola, Texas, this rare 46 +/- acre tract offers avid fishermen and nature enthusiasts an extraordinary opportunity to own a slice of East Texas paradise. With direct access and ownership in two private lakes, five scenic ponds, and a blend of mature timber and open spaces, this land is perfectly suited for a private estate, recreational retreat, or long-term investment.

At the heart of this property are its water assets: two private lakes with direct shoreline access and three additional ponds that attract abundant wildlife and add

to the land's natural charm. Whether you are casting a line, kayaking, or enjoying morning coffee with a lakeside view, this is a property where water plays center stage.

A spectacular homesite sits above the lakes, offering stunning panoramic views and the ideal location to build your dream home or weekend getaway. With healthy timber stands, the property offers an excellent setting for hiking, ATV riding, and nature watching. The diversity of terrain and water features makes this tract a rare East Texas find.



PROPERTY FEATURES

PRICE: **\$812,525** | COUNTY: **WOOD** | STATE: **TEXAS** | ACRES: **46**

- Conveniently located 4 miles north of Mineola, TX
- Direct access and ownership in two private lakes
- Great fishing
- Utilities at road
- Mineola School District
- Mature timber
- Spectacular build site with lake view
- Rolling topography
- County Road frontage
- 5 ponds
- 23 acre lake shared by 5 total properties
- 6 acre lake shared by 3 total properties
- 4.8 miles north of downtown Mineola
- 3.6 miles north of Mineola Fire Department
- 2.8 miles southeast of Wood County Collins Field Airport (KJDD)
- 6.5 miles south of UT Hospital, Quitman
- 15 minutes southeast of "World Famous" Lake Fork Reservoir
- 1.5 hours east of downtown Dallas

3 PONDS



MATURE TIMBER

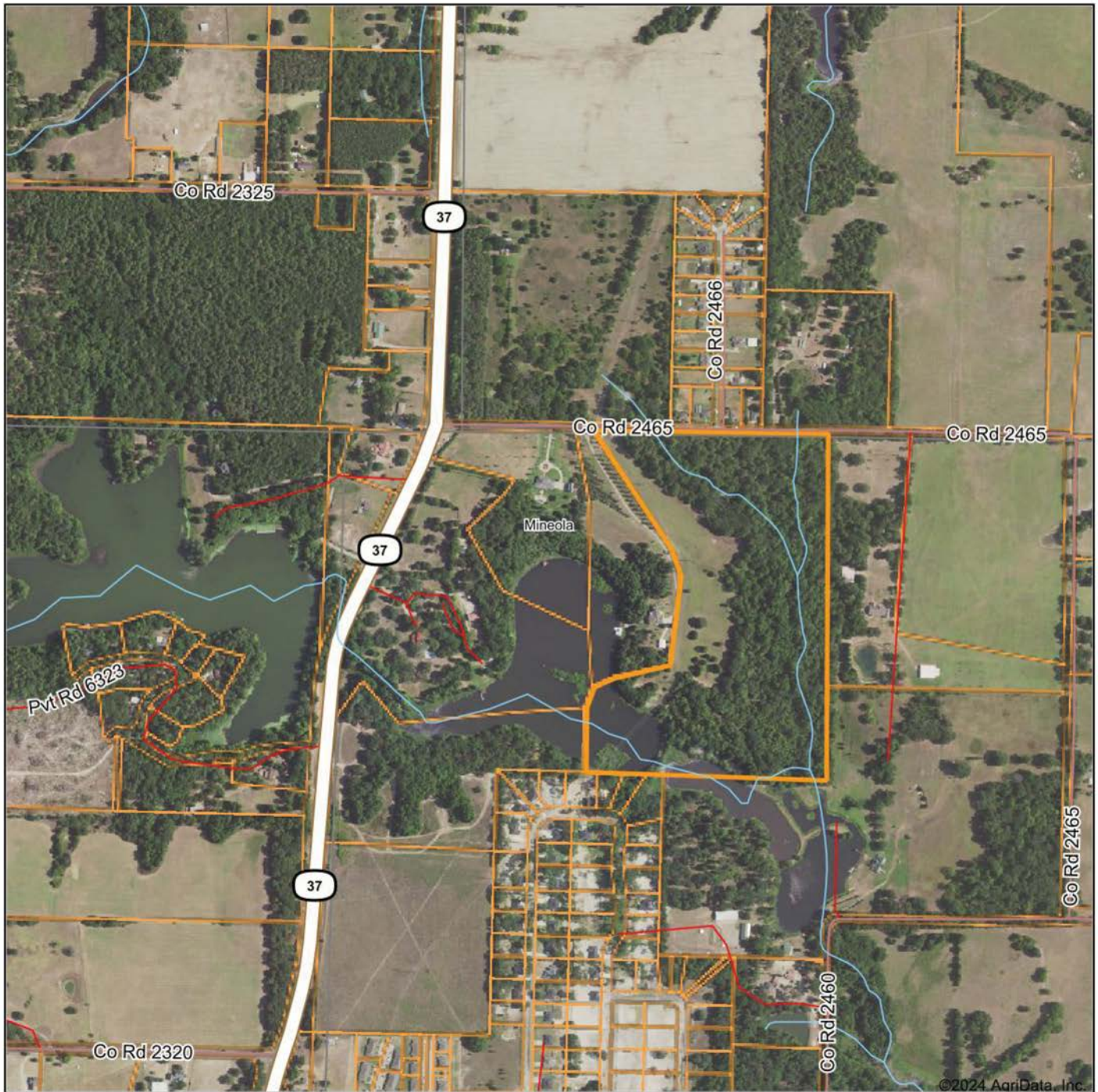


BUILD SITE WITH LAKE VIEW

A spectacular homesite sits above the lakes, offering stunning panoramic views and the ideal location to build your dream home or weekend getaway.



AERIAL MAP



Boundary Center: 32° 43' 2.82, -95° 28' 23.03

0ft 849ft 1699ft



Maps Provided By:



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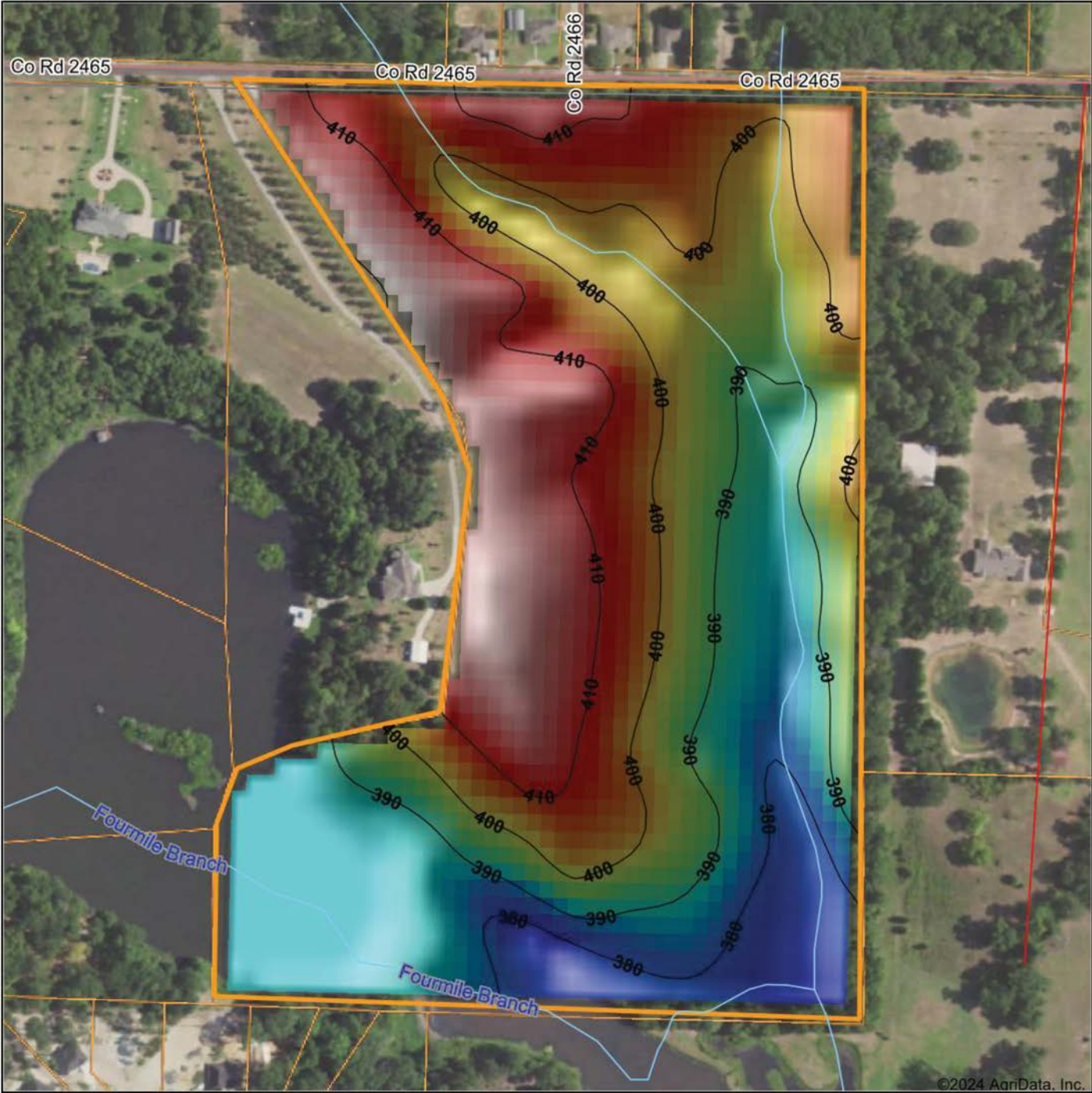
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Wood County
Texas



10/7/2024

HILLSHADE MAP



Low Elevation High

Source: USGS 10 meter dem
Interval(ft): 10
Min: 374.6
Max: 419.1
Range: 44.5
Average: 396.7
Standard Deviation: 11.55 ft

0ft 317ft 634ft

10/7/2024

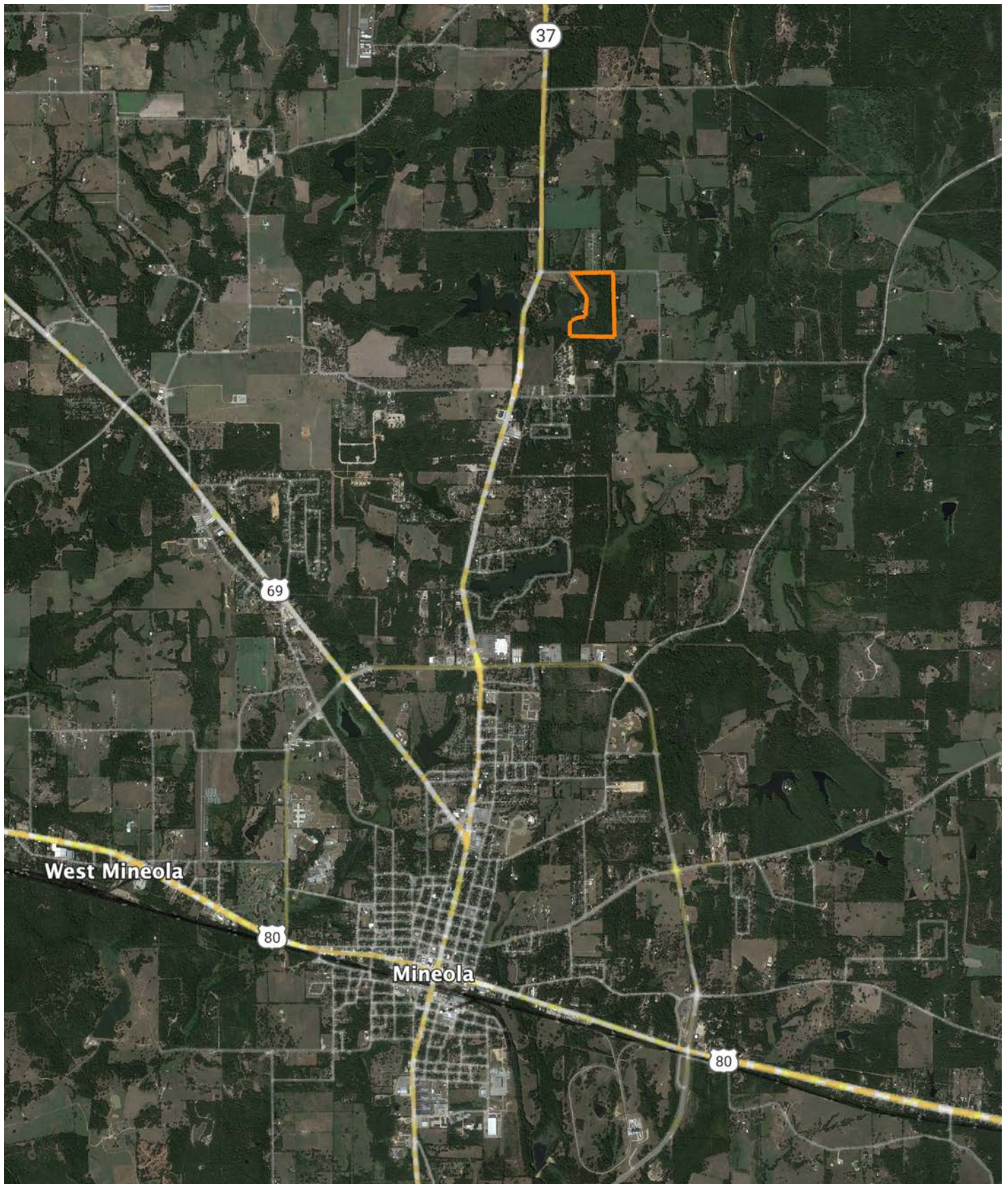
**Wood County
Texas**

Boundary Center: 32° 43' 2.82, -95° 28' 23.03

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CUSTOMIZED ONLINE MAPPING
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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, Caleb, 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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