

MIDWEST LAND GROUP PRESENTS

32 ACRES

WOOD COUNTY, TX

2298 COUNTY ROAD 3860, HAWKINS, TEXAS, 75765



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SYLVAN HILLS FARM

Discover modern convenience and country charm on this picturesque 32 +/- acre farm located just outside the quiet East Texas town of Hawkins. Tucked away on a gentle hilltop, the property features a well-kept 3 bedroom, 2 bathroom home offering an amazing view of the landscape below. The home itself is warm and inviting, designed for comfortable everyday living with spacious bedrooms, a functional kitchen, and two living areas ideal for family gatherings or quiet relaxation.

Outside, the property is thoughtfully laid out for both recreational and agricultural use. A clear centerpiece of the farm is the spring-fed pond, providing a reliable water source for livestock or simply a peaceful place to unwind. The land features a mix of open pasture and lightly wooded areas, offering potential for grazing, hay production, or a variety of outdoor pursuits.

The barn and shop provide ample space for storing equipment, feed, and tools. Multiple water wells are located throughout the property, ensuring consistent irrigation and supporting a variety of agricultural needs, from gardening to orchard development.

With room to grow and space to breathe, this property is an excellent opportunity for those seeking a lifestyle rooted in nature and self-sufficiency. Whether you are looking to establish a working farm, create a family retreat, or simply enjoy the peace of the country, this farm offers the ideal foundation.

Conveniently located within a short drive of Hawkins, Mineola, and Tyler, you are never too far from shopping, dining, and essential services while still enjoying the quiet, rural lifestyle only East Texas can offer.



PROPERTY FEATURES

PRICE: **\$751,239** | COUNTY: **WOOD** | STATE: **TEXAS** | ACRES: **32**

- Rolling topography
- Amazing views
- Gated entrance
- Beautiful hardwood trees
- Multiple water wells
- Spring-fed pond
- Barn
- Shop
- Fenced
- Deer
- Waterfowl



3 BEDROOM, 2 BATHROOM HOME

The home itself is warm and inviting, designed for comfortable everyday living with spacious bedrooms, a functional kitchen, and two living areas ideal for family gatherings or quiet relaxation.



BEAUTIFUL HARDWOOD TREES



SPRING-FED POND



BARN & SHOP



OPEN PASTURE & LIGHTLY WOODED AREAS



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 397.8

Max: 462.4

Range: 64.6

Average: 420.8

Standard Deviation: 16.24 ft

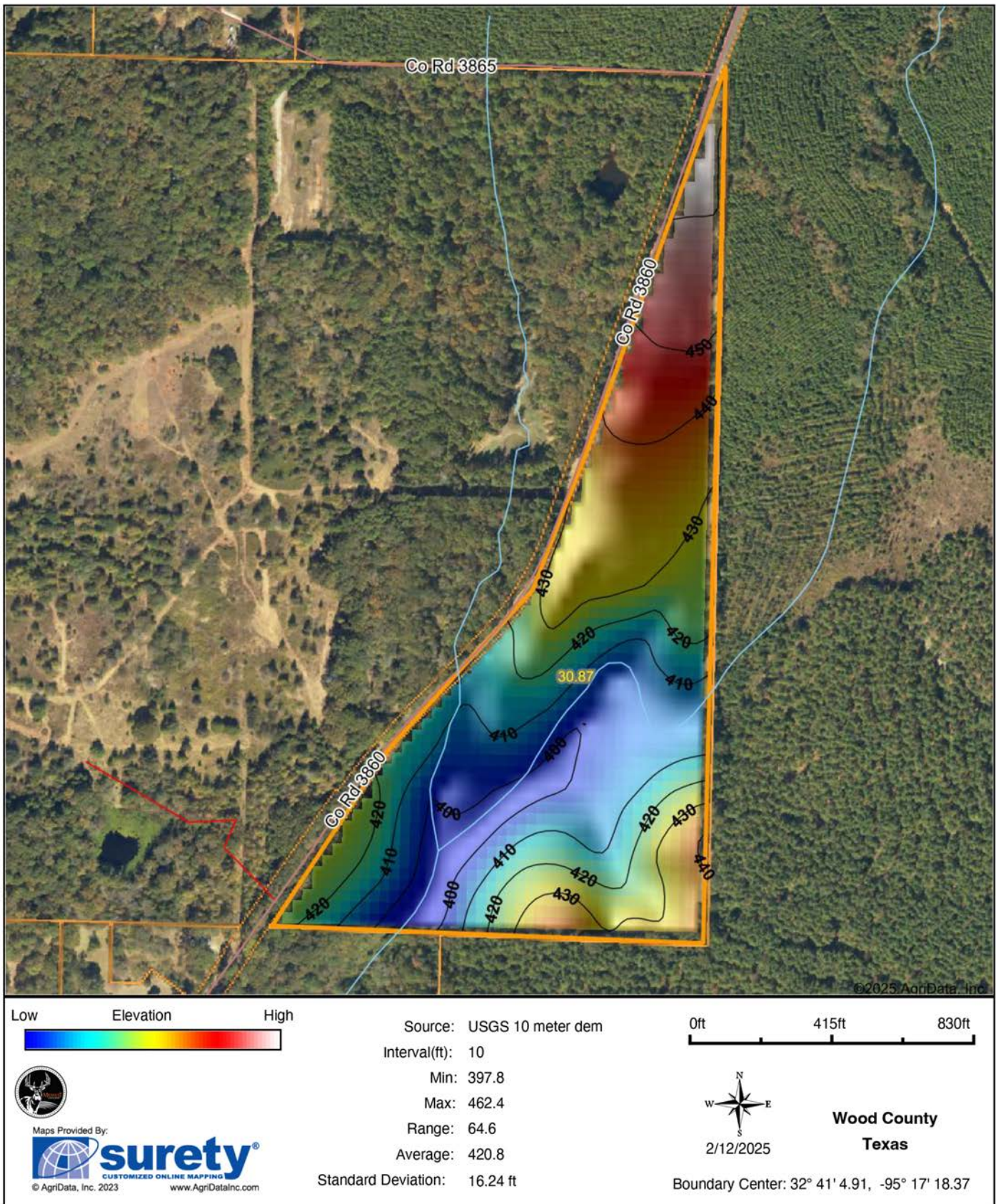
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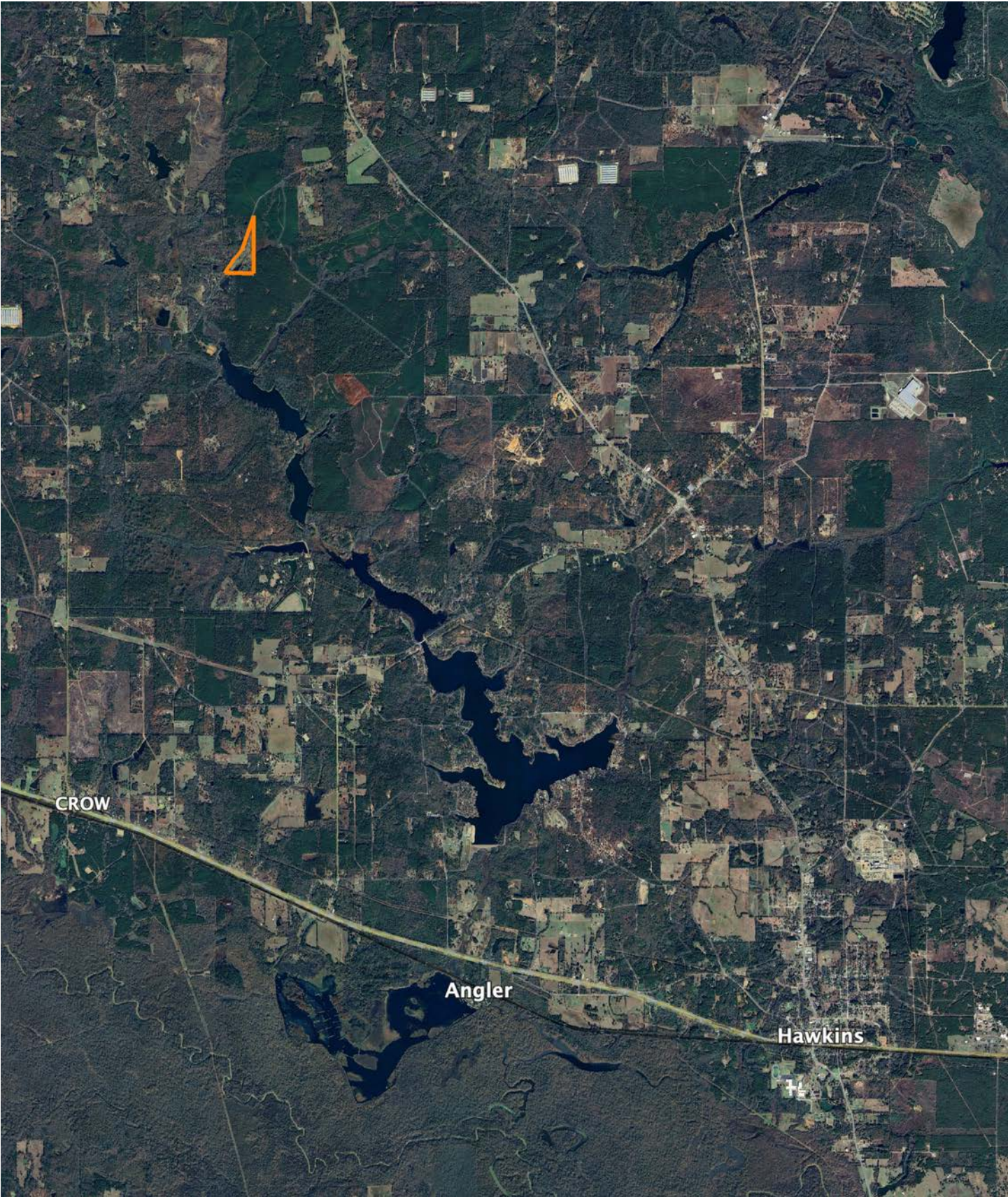
2/12/2025

Wood County
Texas

Boundary Center: 32° 41' 4.91, -95° 17' 18.37



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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