

MIDWEST LAND GROUP PRESENTS

60 ACRES IN

WOOD COUNTY TEXAS



COUNTY ROAD 4460, WINNSBORO, TEXAS

MIDWEST LAND GROUP IS HONORED TO PRESENT

60 +/- ACRES OF PRIME EAST TEXAS LAND - VERSATILE RETREAT IN WOOD COUNTY

Midwest Land Group is proud to present a rare opportunity to own 60 +/- scenic acres in the heart of Wood County, Texas. Just ten minutes from downtown Winnsboro, this property offers the perfect blend of convenience, privacy, and natural beauty—ideal for a homesite, hunting retreat, or recreational getaway.

The land is rich with mature hardwoods and dense cover, creating prime habitat for deer, hogs, and turkey. With multiple ideal food plot locations and excellent bedding areas, this tract is designed to keep wildlife moving

through consistently, offering strong year-round hunting opportunities.

A gated entrance off a county-maintained blacktop road makes access easy, while full perimeter fencing adds security and function. Several acres of established pasture also provide the potential for a small cattle operation or hobby farm.

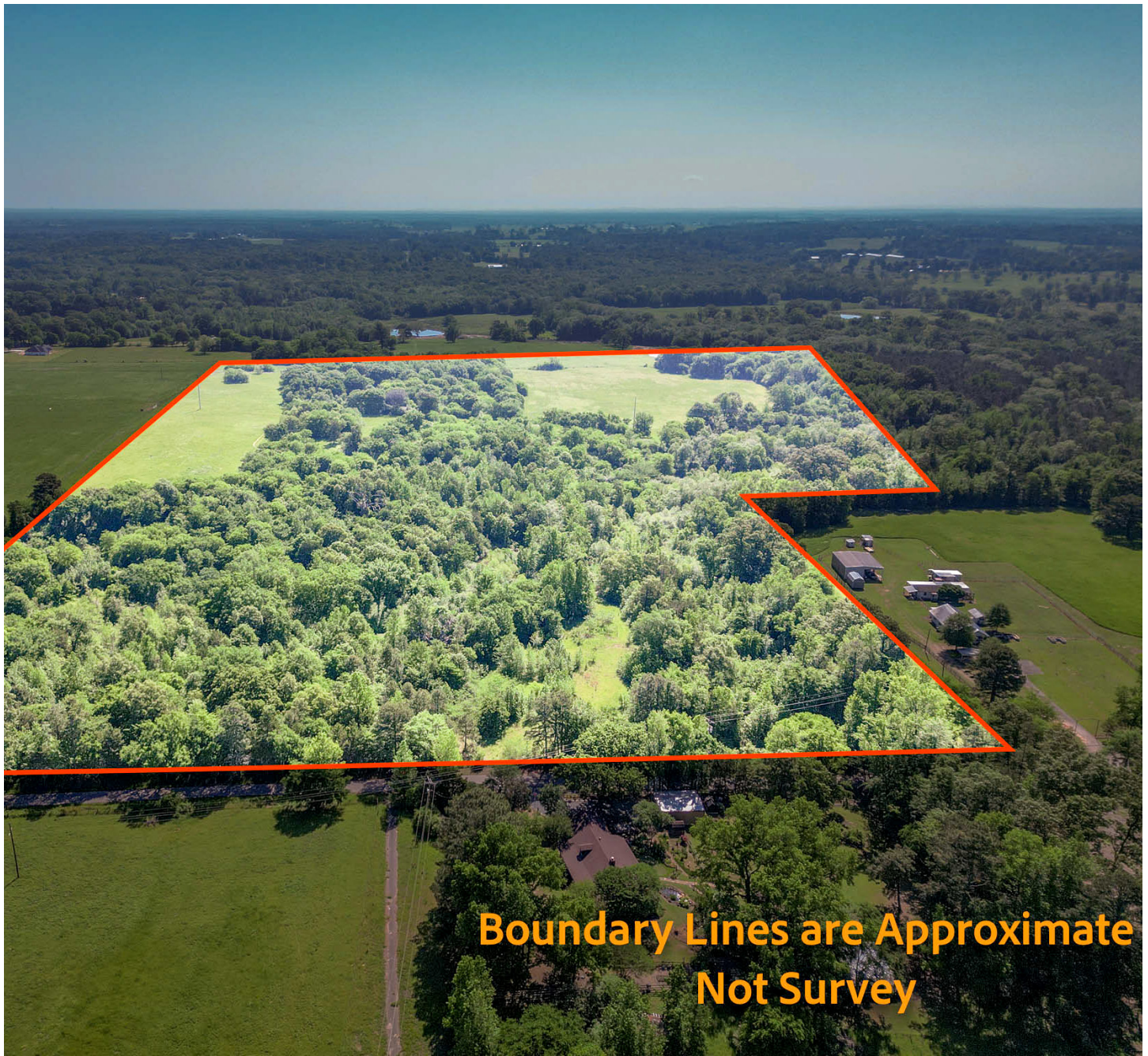
Whether chasing game, starting a ranch, or simply enjoying the peace of country living, this property delivers a true East Texas escape.



PROPERTY FEATURES

PRICE: **\$492,384** | COUNTY: **WOOD** | STATE: **TEXAS** | ACRES: **60**

- 60 +/- acre tract
- Peaceful
- Mature timber
- Thick cedar
- Recreational getaway
- Minutes from town
- Road frontage
- Perimeter fencing
- Deer and turkey
- Natural habitat
- Gated access
- Seclusion



**Boundary Lines are Approximate
Not Survey**

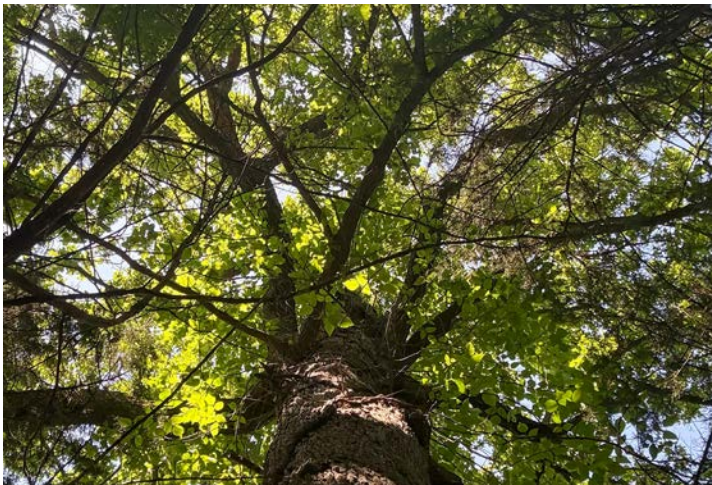
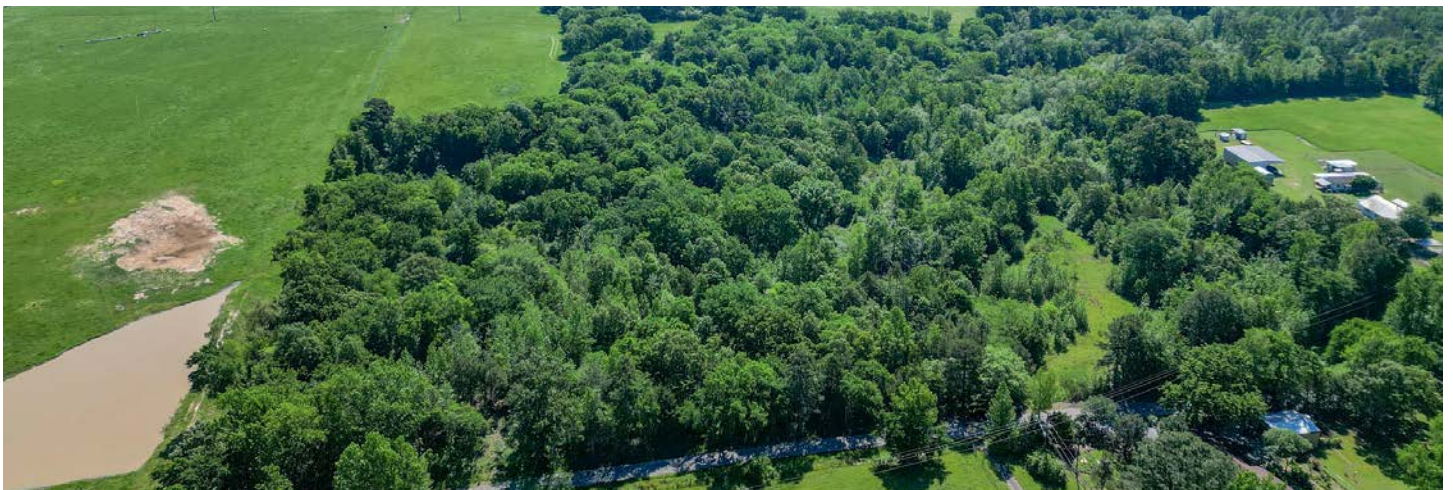
60 +/- ACRES



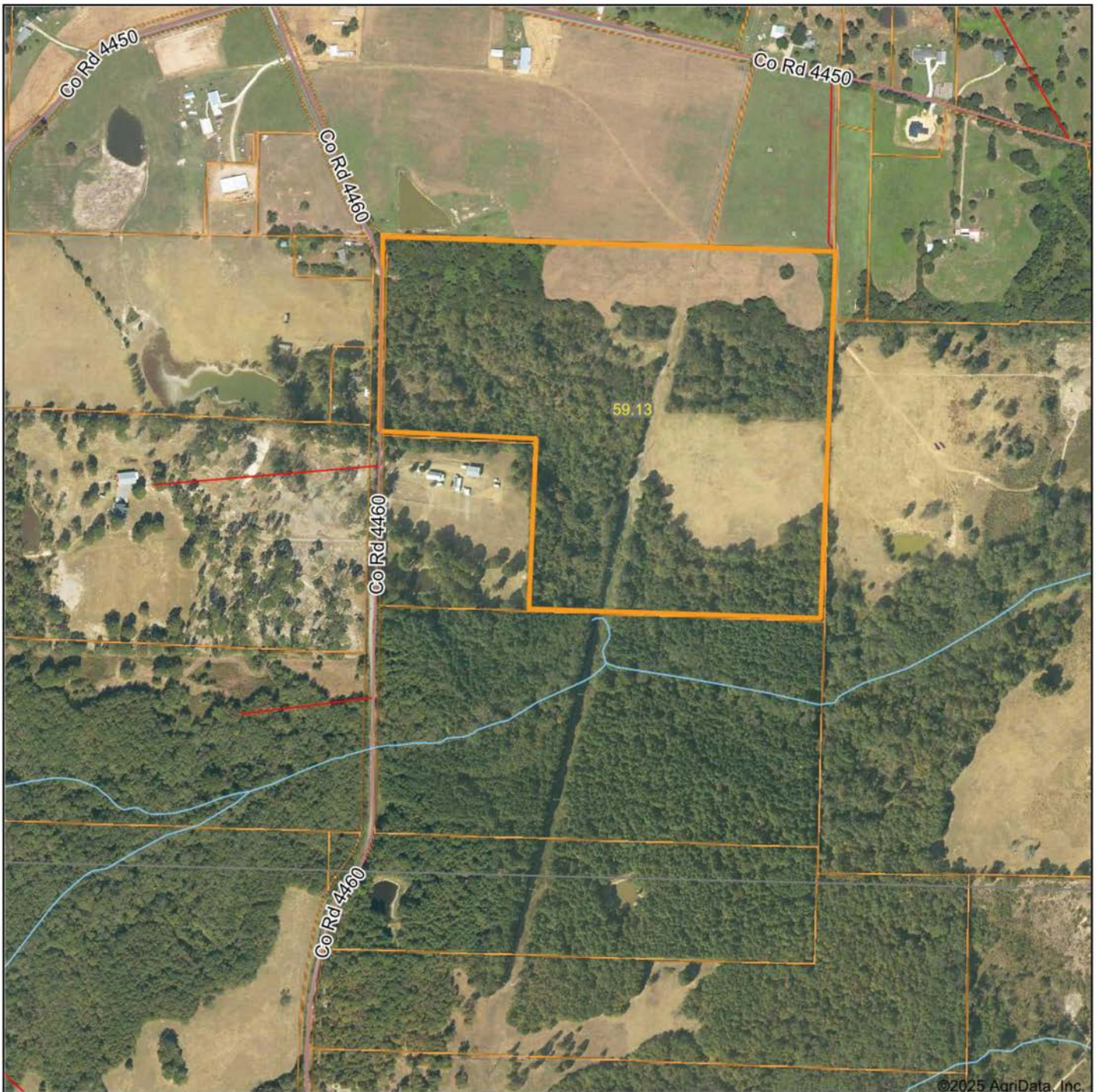
GATED ACCESS



MATURE TIMBER



AERIAL MAP



Boundary Center: 32° 56' 8.6, -95° 11' 34.32

0ft 671ft 1342ft



Maps Provided By:



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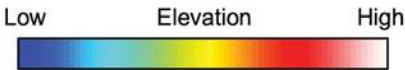
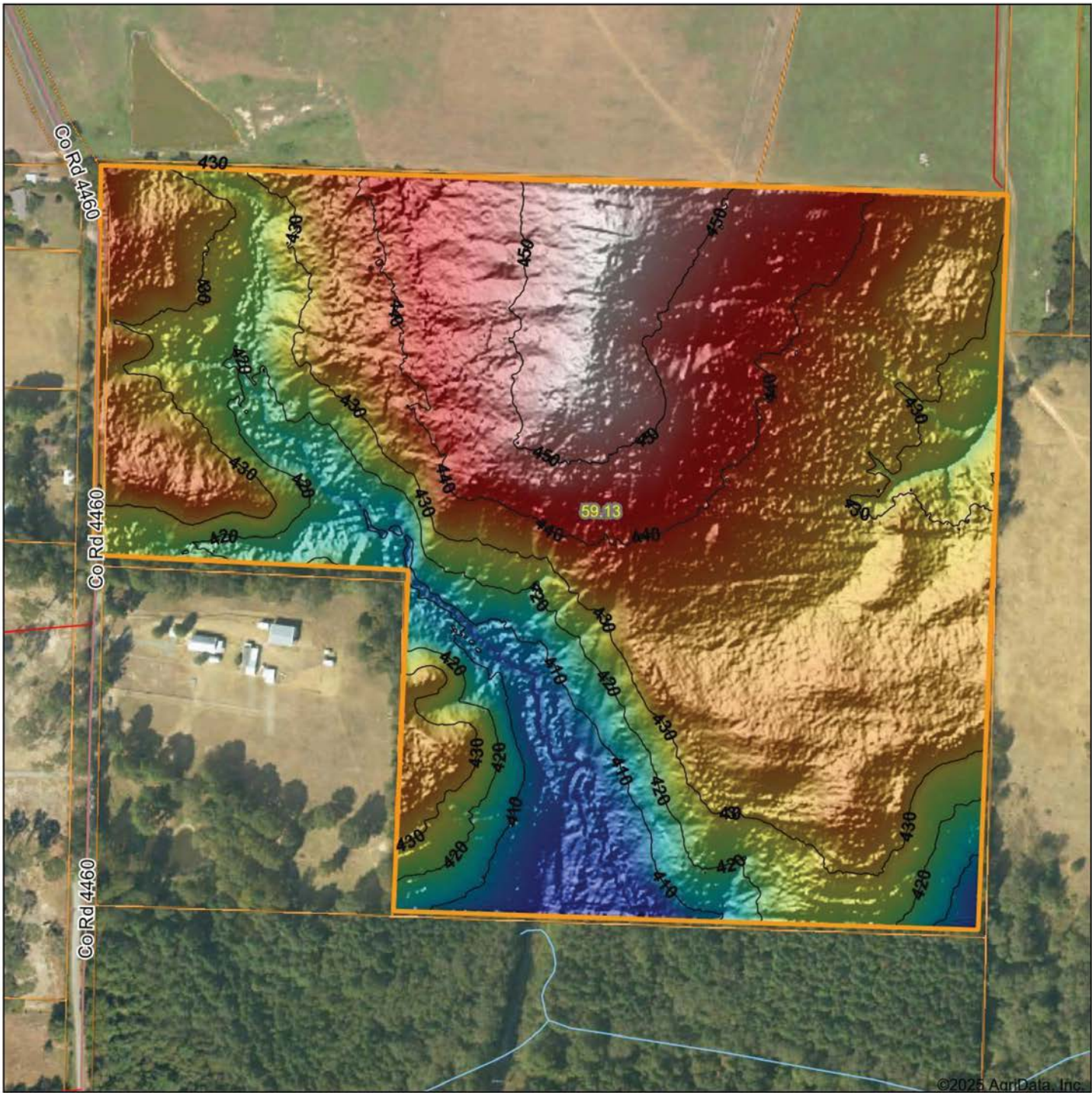
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Wood County
Texas



5/6/2025

HILLSHADE MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10

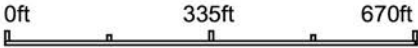
Min: 398.8

Max: 457.1

Range: 58.3

Average: 432.1

Standard Deviation: 12.27 ft

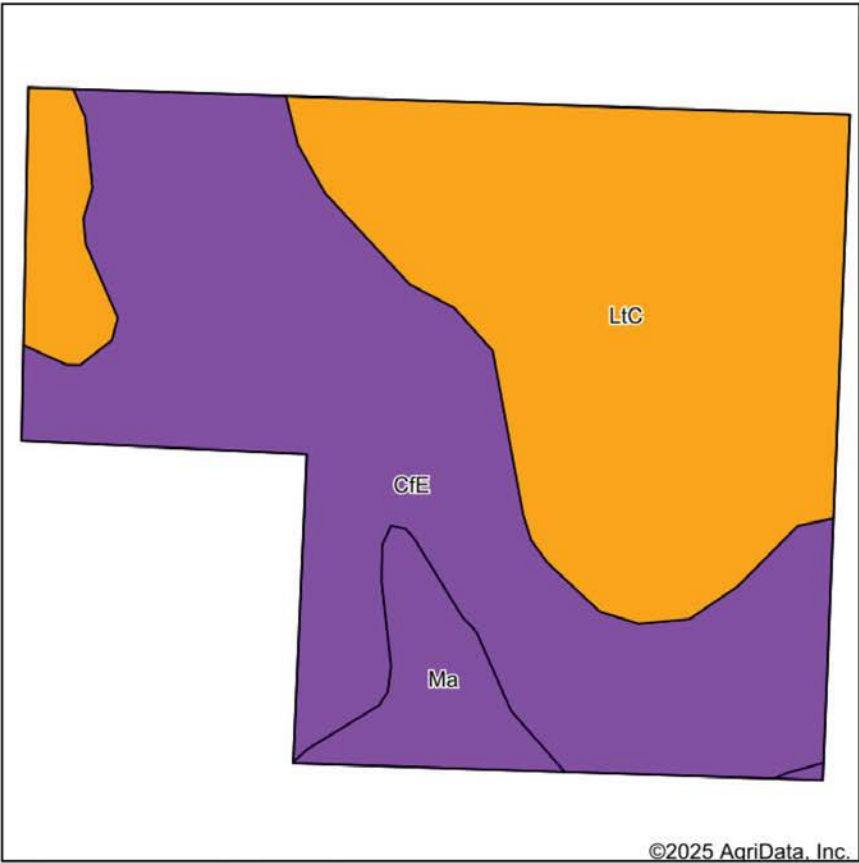


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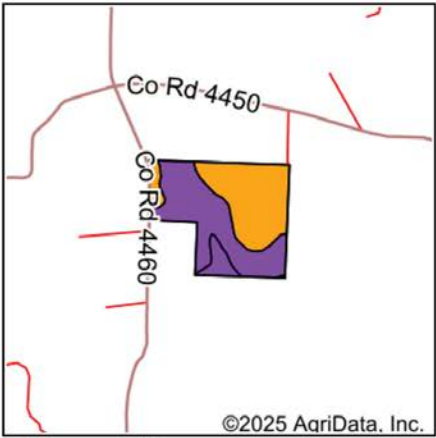
**Wood County
Texas**

Boundary Center: 32° 56' 8.6, -95° 11' 34.32

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Texas**
County: **Wood**
Location: **32° 56' 8.6, -95° 11' 34.32**
Township: **Winnsboro**
Acres: **59.13**
Date: **5/6/2025**



Maps Provided By:

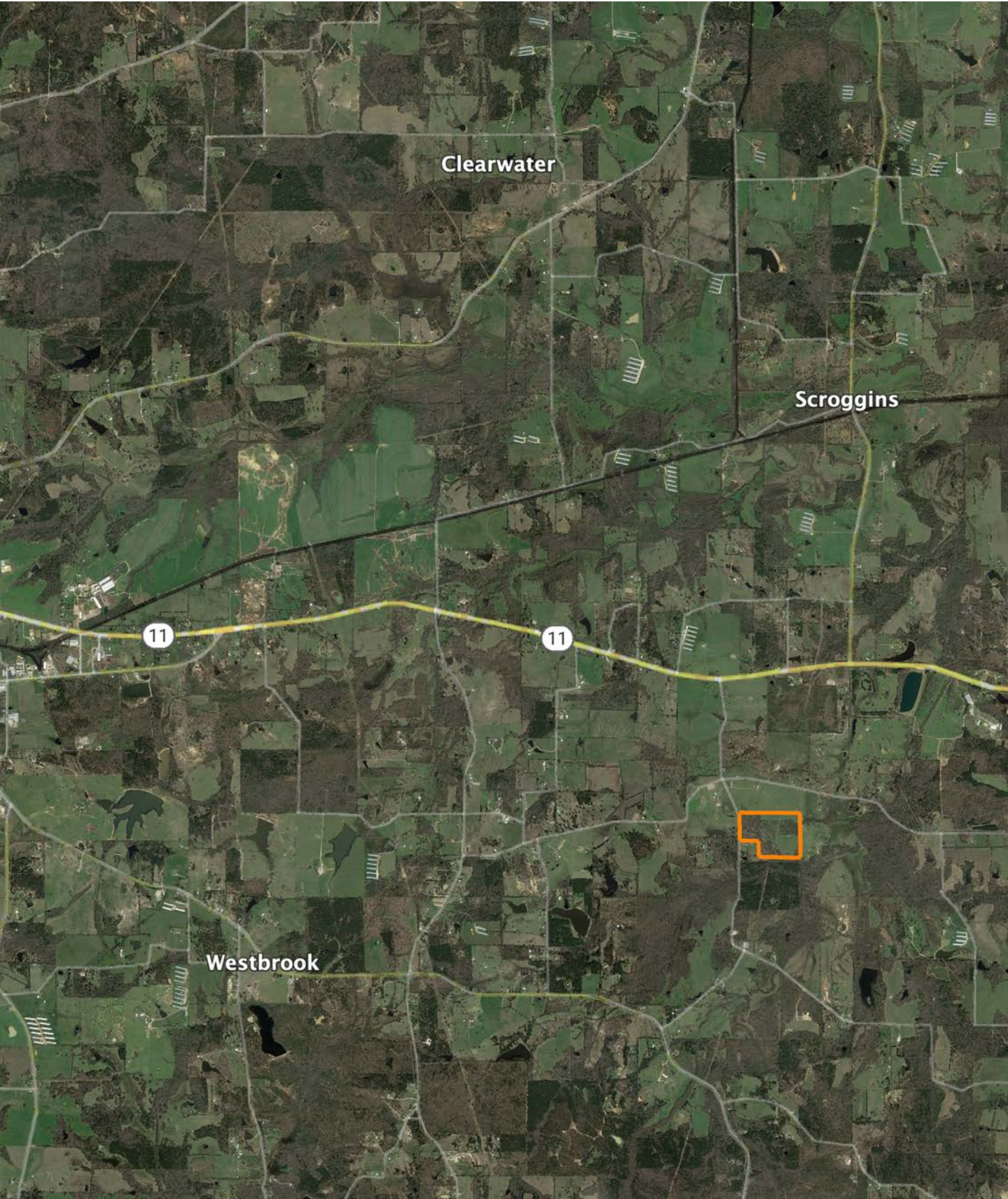


Area Symbol: TX499, Soil Area Version: 22											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
CfE	Cuthbert fine sandy loam, 8 to 25 percent slopes	28.42	48.1%		> 6.5ft.	Vlle	56	26	33	31	56
LtC	Lilbert loamy fine sand, 2 to 5 percent slopes	27.26	46.1%		> 6.5ft.	Ille	51	30	37	27	51
Ma	Manco loam, frequently flooded	3.45	5.8%		> 6.5ft.	Vw	38	30	38	30	23
Weighted Average						5.04	*n 52.6	*n 28.1	*n 35.1	*n 29.1	*n 51.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

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