

MIDWEST LAND GROUP PRESENTS

135 ACRES

# CHEROKEE COUNTY, TX

951 COUNTY ROAD 4414, JACKSONVILLE, TEXAS 75766



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# 135 +/- ACRE WILDLIFE SANCTUARY WITH HOME AND 50% MINERAL RIGHTS

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Welcome to your private retreat nestled in the heart of East Texas! This incredible 135 +/- acre property in Cherokee County offers a rare combination of seclusion, convenience, and natural beauty, located just minutes from Lake Striker Resort, Marina, and Restaurant!

The charming 3 bedroom, 2 bath home features 1,800 square feet of comfortable living space, complete with a sprawling 75-foot front porch - perfect for enjoying peaceful views of the surrounding woods. The well-maintained lawn around the home is enclosed with hog fencing and a welded pipe gate entrance on the front and back. The home is also equipped with a Generac generator for year-round reliability.

Meticulously cared for by the same owners for over 35 years, the land boasts a well-maintained timber stand with a beautiful mix of mature hardwoods and pine. A

live water creek winds through the property, and there's excellent potential for developing your own private lake site. For hunters and wildlife enthusiasts, this place is a dream. A powerline easement along the back section of the property offers a prime food plot location, flanked by natural sanctuaries on both sides. With minimal hunting pressure over the past two decades, the property serves as a haven for deer and other native wildlife.

As an added bonus, the sale includes a zero-turn mower and a Kawasaki Mule, making land maintenance and getting around the property both easy and enjoyable from day one. The seller has also chosen to convey 50% of the mineral rights to the new owner!

Whether you're looking for a full-time residence, recreational getaway, or a legacy property with investment potential, this East Texas gem has it all.

## PROPERTY FEATURES

PRICE: **\$990,000** | COUNTY: **CHEROKEE** | STATE: **TEXAS** | ACRES: **135**

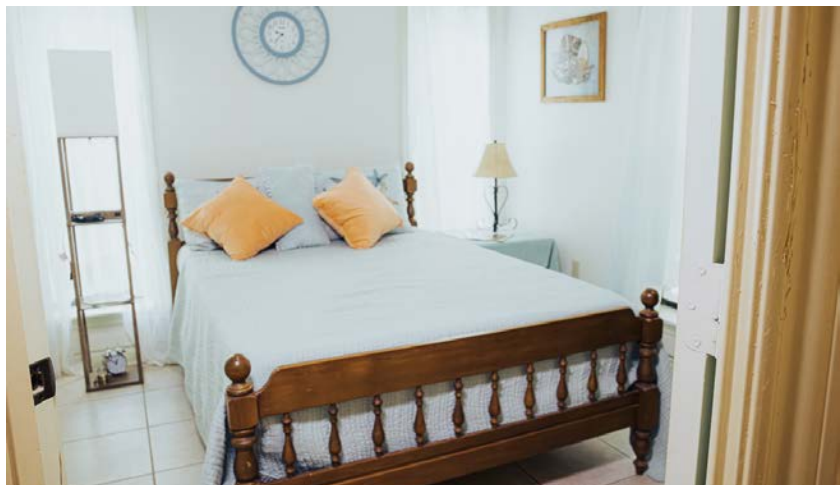
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- 135 +/- acre wildlife sanctuary
- Mature pine timber
- Mature hardwood timber
- Gated entry and fencing around home
- Lake site
- Multiple food plot locations, including one within sight of the home
- Minimal hunting pressure in the last 20 years
- 50% mineral rights
- Minutes from Lake Striker Resort and Boat Ramp
- Generac generator
- Kawasaki Mule
- Zero-turn lawn mower



# 3 BEDROOM, 2 BATH HOME

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# GATED ENTRY & FENCING AROUND HOME

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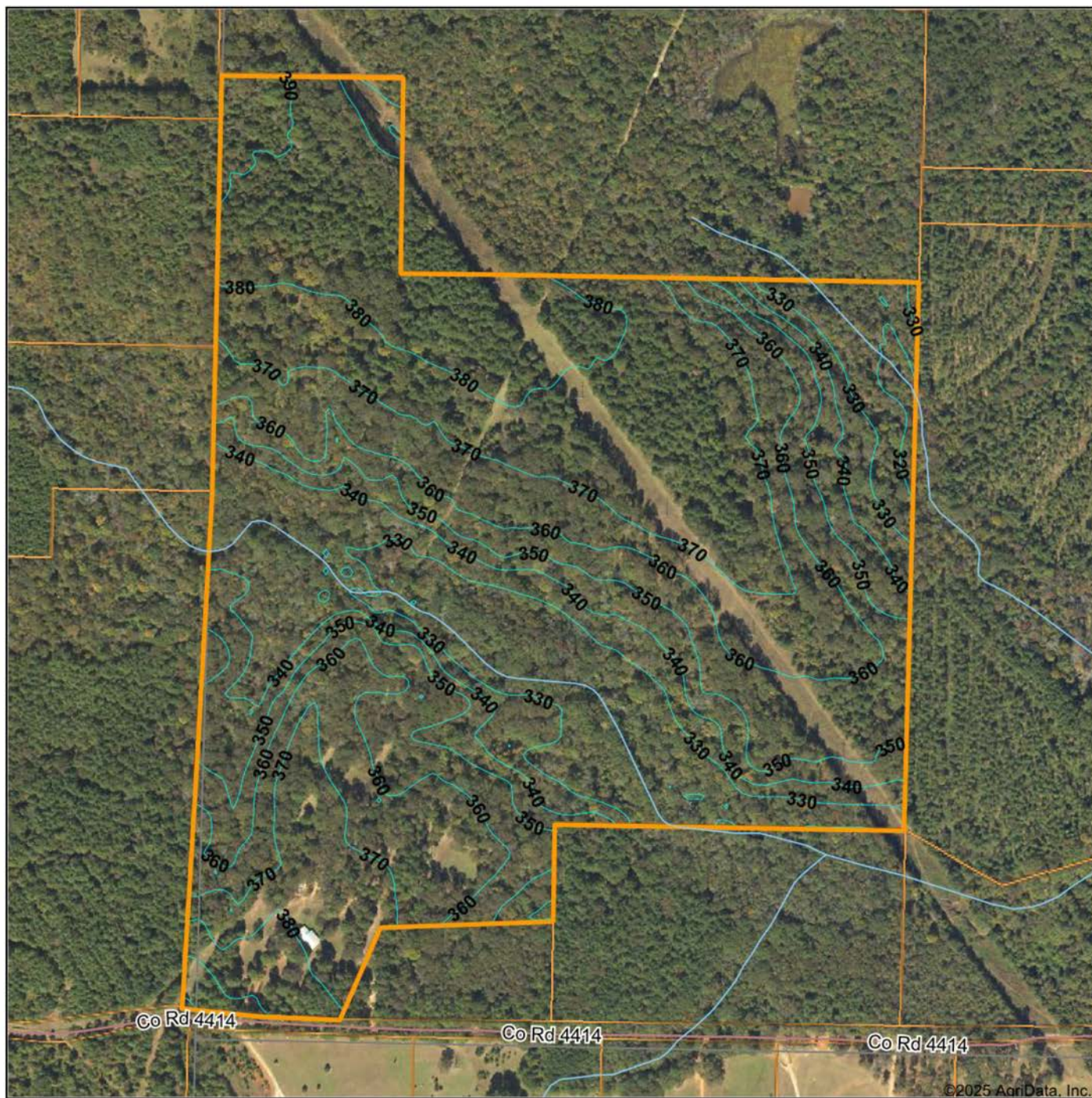
## HUNTING

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# TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 315.2

Max: 399.2

Range: 84.0

Average: 358.1

Standard Deviation: 20.05 ft

0ft 554ft 1108ft



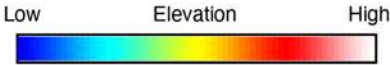
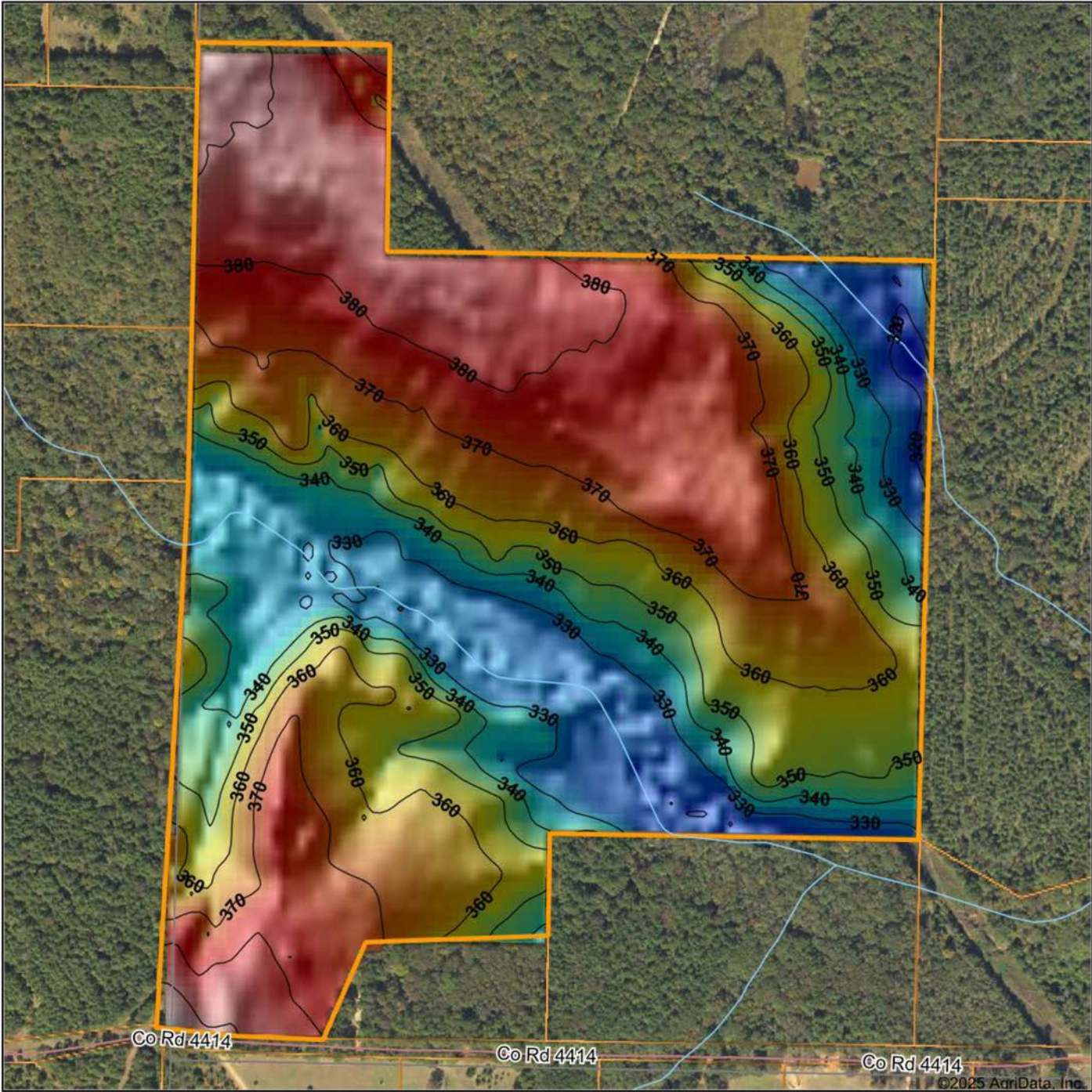
5/28/2025

Cherokee County  
Texas

Boundary Center: 31° 57' 47, -95° 1' 4.2



# HILLSHADE MAP

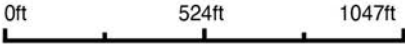


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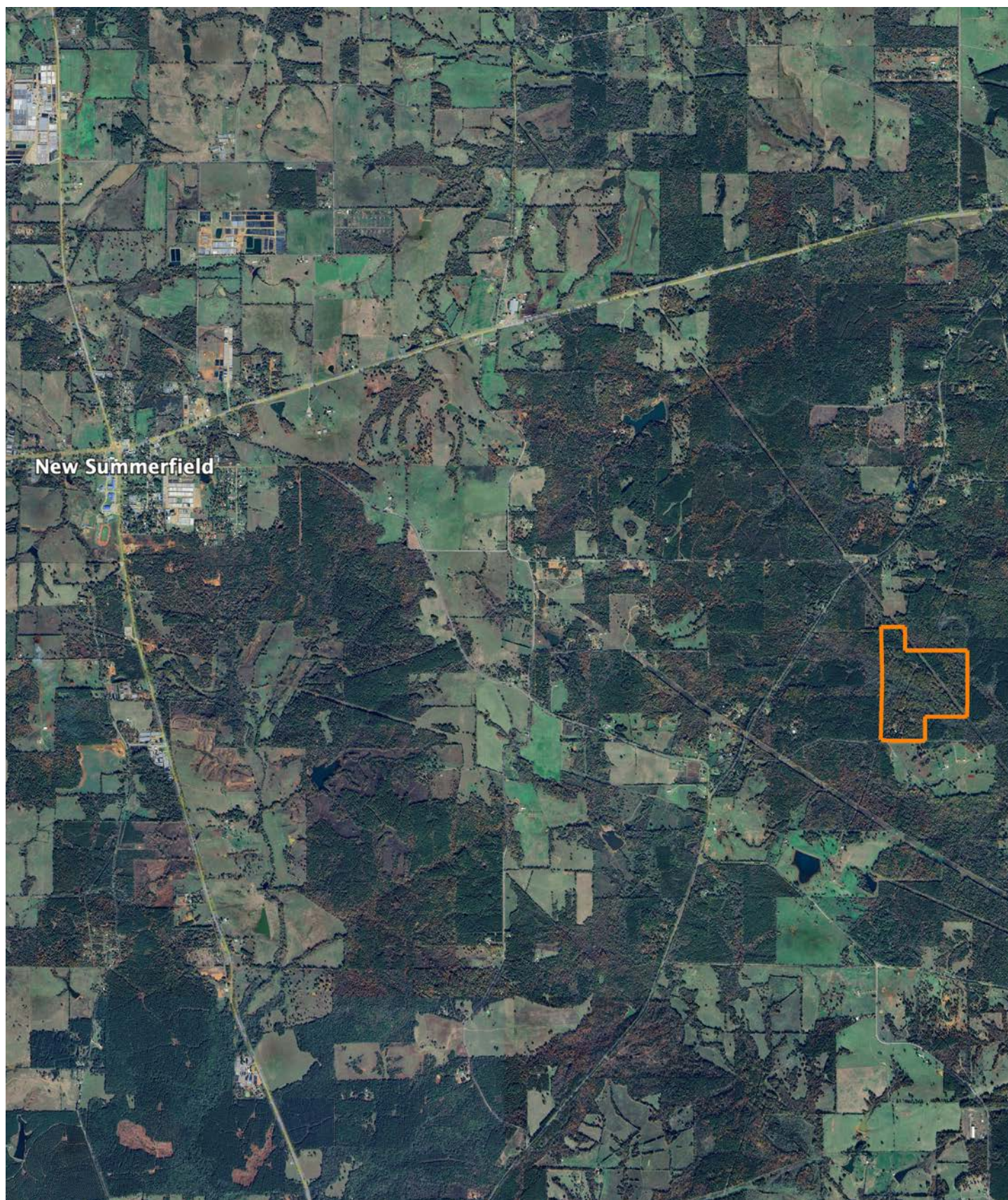
**Cherokee County  
Texas**

Boundary Center: 31° 57' 47, -95° 1' 4.2



# OVERVIEW MAP

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# 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**  
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## MidwestLandGroup.com

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