

MIDWEST LAND GROUP PRESENTS



HARRISON COUNTY, TX

3562 ESTESVILLE ROAD



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

THE PERFECT BLEND OF PRIVACY, COMFORT, AND BREATHTAKING VIEWS

This stunning property offers the perfect blend of privacy, comfort, and breathtaking views. Nestled in a prime location off Estesville Road, this home is more than just a place to live—it's a lifestyle.

Step inside to discover three spacious bedrooms, two full bathrooms, and a convenient half bath, offering plenty of space for both family and guests. The elegant dining room and generous home office provide versatile areas for entertaining or productivity, while the two-car garage and extended driveway ensure ample parking. The thoughtfully designed layout is

ideal for everyday living and seamless entertaining, featuring an open floor plan that enhances the sense of space and connection throughout the home.

Step outside into your private resort—enjoy the sparkling in-ground pool, unwind in the relaxing hot tub, and soak in the picturesque views of the expansive yard. Additional highlights include a whole-home generator for peace of mind, a private water well for irrigation, and a charming brick storage building—perfect for hobbies, storage, or your next big project.



PROPERTY FEATURES

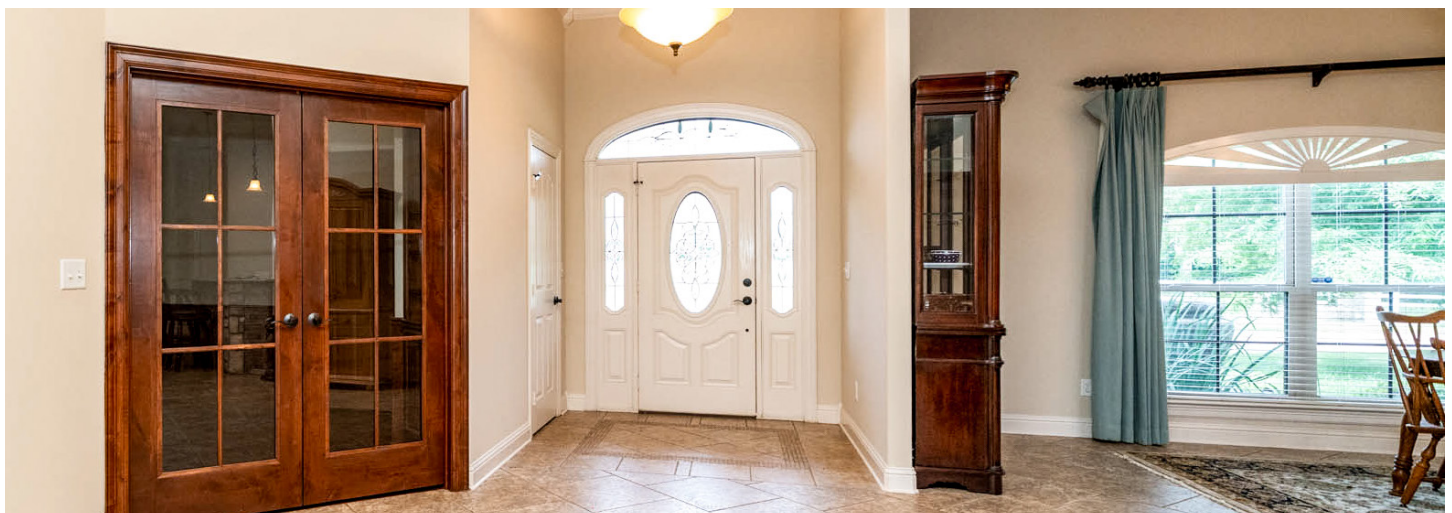
PRICE: **\$549,000** | COUNTY: **HARRISON** | STATE: **TEXAS** | ACRES: **0.8**

- Stunning property
- Privacy
- Breathtaking views
- In-ground pool
- Hot tub
- Fully equipped storage building
- Spacious yard
- Picturesque land
- Whole-home generator
- Private water well



OPEN FLOORPLAN

The thoughtfully designed layout is ideal for everyday living and seamless entertaining, featuring an open floor plan that enhances the sense of space and connection throughout the home.



3 BEDROOM AND 2 BATH

Step inside to discover three spacious bedrooms, two full bathrooms, and a convenient half bath, offering plenty of space for both family and guests.



BREATHTAKING VIEWS

Step outside into your private resort—enjoy the sparkling in-ground pool, unwind in the relaxing hot tub, and soak in the picturesque views of the expansive yard.



IN-GROUND POOL



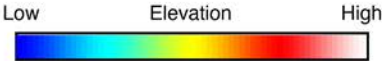
FULLY EQUIPPED STORAGE BUILDING



AERIAL MAP

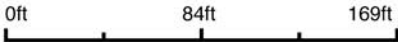


HILLSHADE MAP



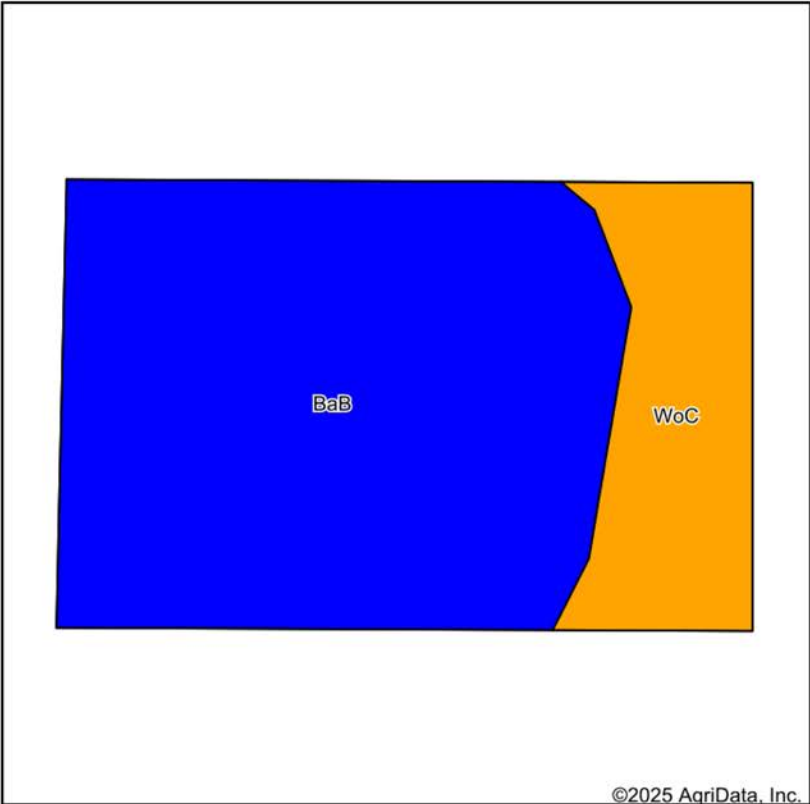
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 10
Min: 289.9
Max: 294.6
Range: 4.7
Average: 293.0
Standard Deviation: 0.66 ft



6/16/2025
Harrison County
Texas
Boundary Center: 32° 27' 7.65, -94° 39' 32.58

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Texas**
County: **Harrison**
Location: **32° 27' 7.65, -94° 39' 32.58**
Township: **Hallsville**
Acres: **0.83**
Date: **6/16/2025**



Maps Provided By:

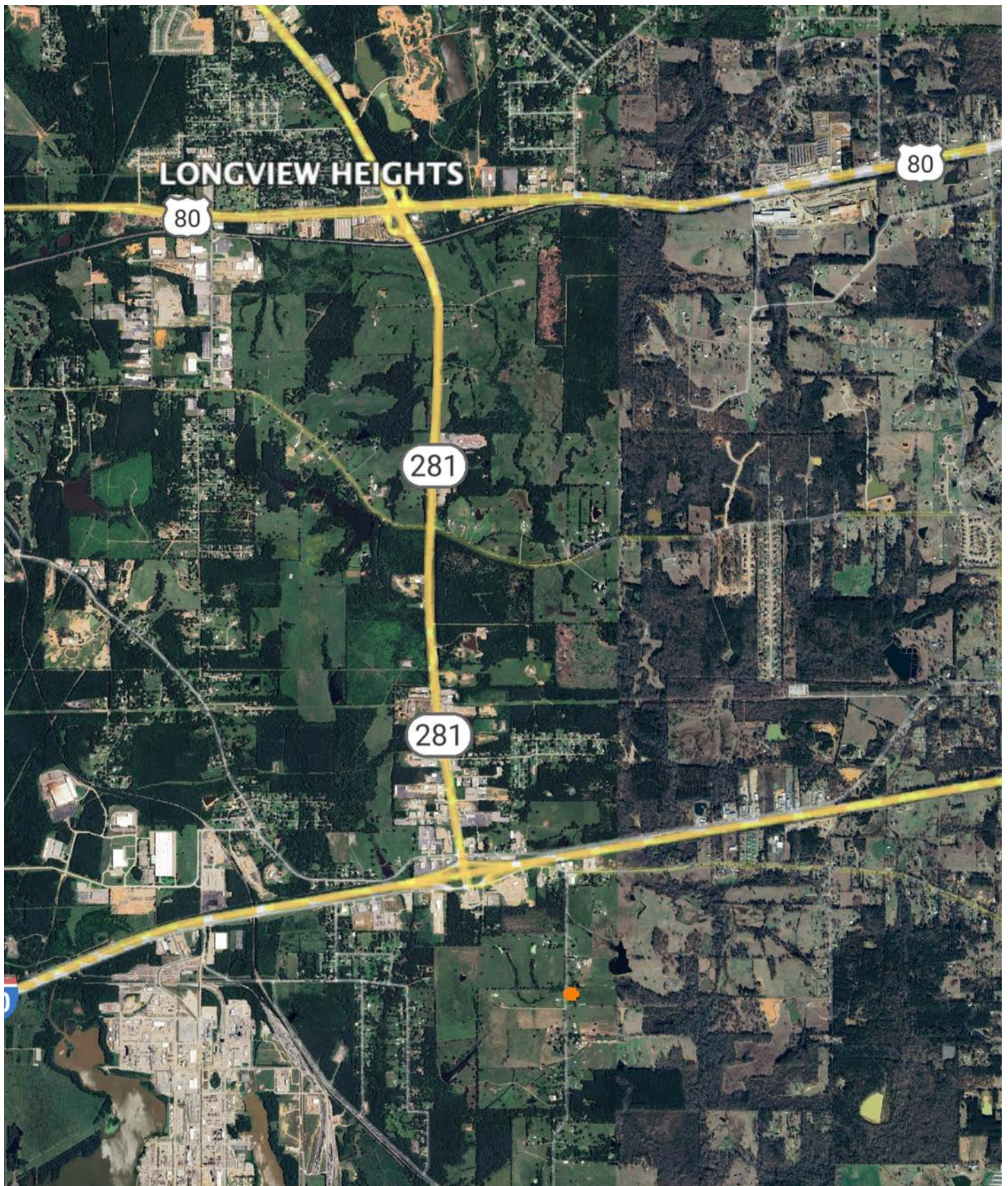


Area Symbol: TX203, Soil Area Version: 22											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
BaB	Bernaldo fine sandy loam, 1 to 3 percent slopes	0.65	78.3%		> 6.5ft.	Ile	71	45	49	42	71
WoC	Wolfpen loamy fine sand, 2 to 5 percent slopes	0.18	21.7%		> 6.5ft.	IIle	56	45	43	35	56
Weighted Average						2.22	*n 67.7	*n 45	*n 47.7	*n 40.5	*n 67.7

*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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