

MIDWEST LAND GROUP PRESENTS



# HARRISON COUNTY, TX

3562 ESTESVILLE ROAD



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# THE PERFECT BLEND OF PRIVACY, COMFORT, AND BREATHTAKING VIEWS

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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: **\$577,000** | COUNTY: **HARRISON** | STATE: **TEXAS** | ACRES: **0.8**

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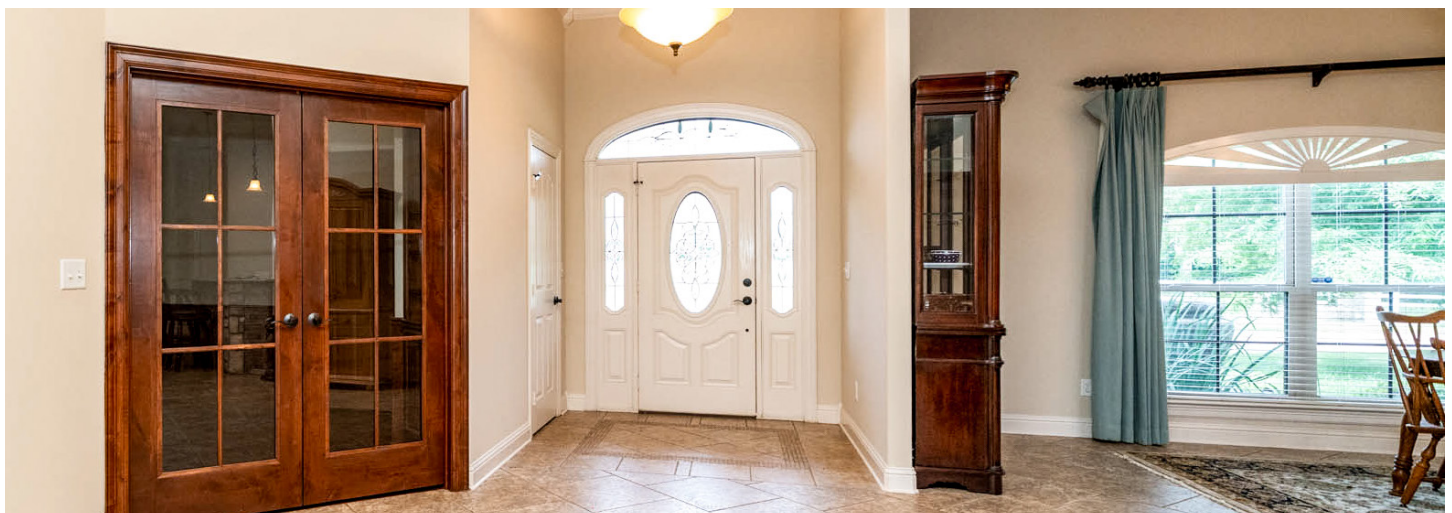
- Stunning property
- Privacy
- Breathtaking views
- In-ground pool
- Hot tub
- Fully equipped storage building
- Spacious yard
- Picturesque land
- Whole-home generator
- Private water well





# 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

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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

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## FULLY EQUIPPED STORAGE BUILDING

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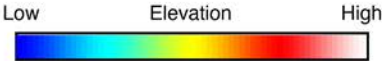


# AERIAL MAP



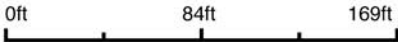


# HILLSHADE MAP



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

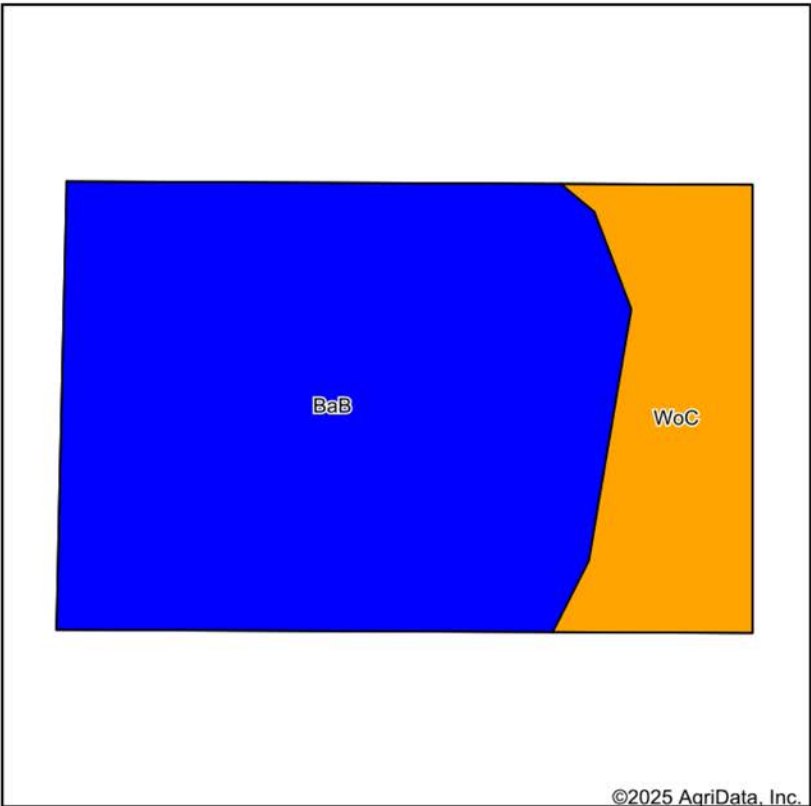


**Harrison County  
Texas**

Boundary Center: 32° 27' 7.65, -94° 39' 32.58



# SOILS MAP



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

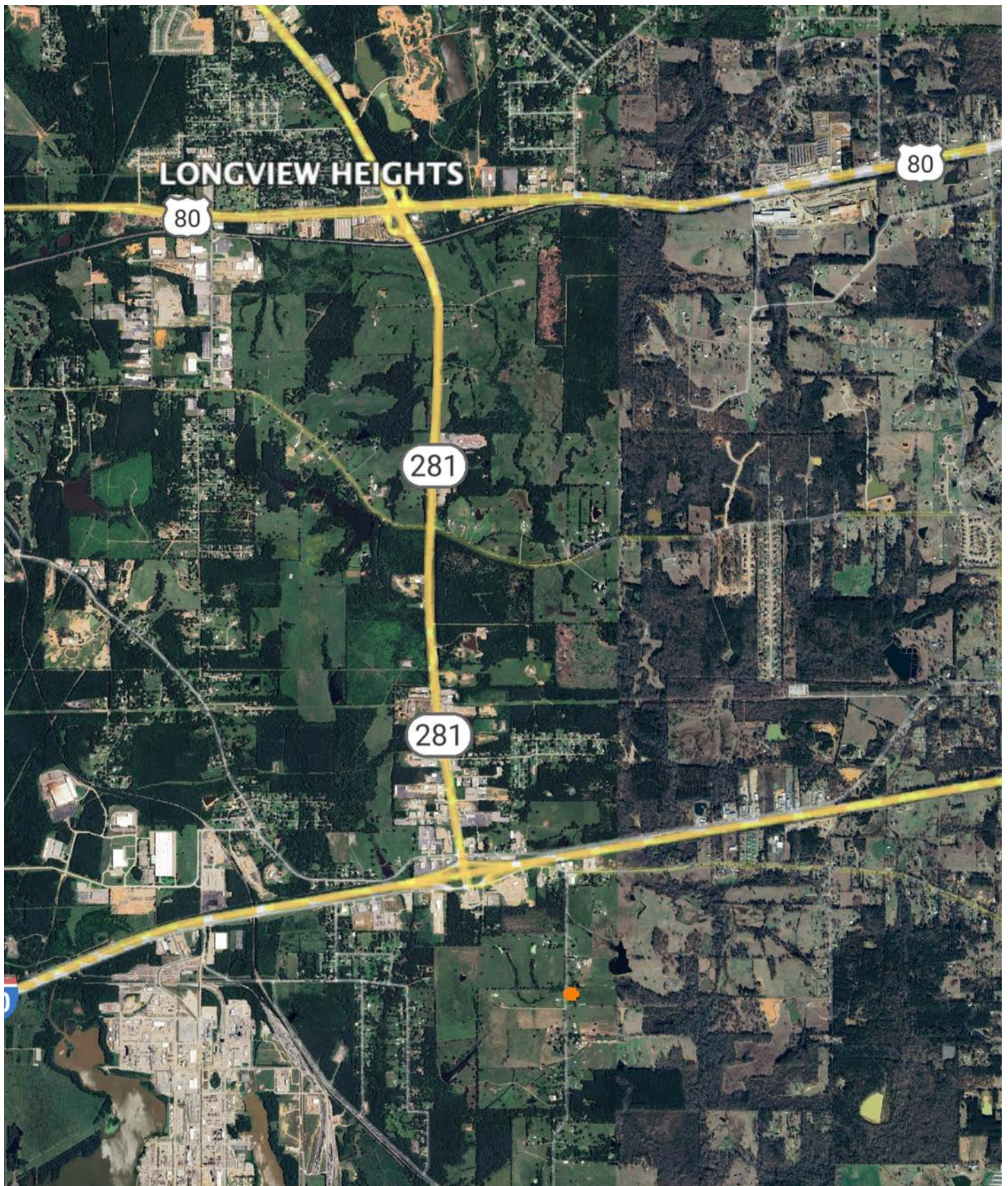
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
BaB	Bernaldo fine sandy loam, 1 to 3 percent slopes	0.65	78.3%		> 6.5ft.	Ile	71	45	49	42	71
WoC	Wolfpen loamy fine 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

**903.374.7095**

[BTaylor@MidwestLandGroup.com](mailto:BTaylor@MidwestLandGroup.com)



## MidwestLandGroup.com

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