

MIDWEST LAND GROUP PRESENTS



# HARRISON COUNTY, TX

15 ACRES



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MIDWEST LAND GROUP IS HONORED TO PRESENT

## **WELCOME TO 335 WINDING WAY: A RARE EAST TEXAS GEM WITH UNMATCHED VIEWS AND LUXURY LIVING**

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Perched atop a scenic hill in the sought-after Page Creek Ranch, this stunning property offers the perfect blend of privacy, comfort, and breathtaking vistas. With its prime location off Noonday Road, this home is more than just a place to live—it's a lifestyle. Inside, you'll find 5 spacious bedrooms, 4 full bathrooms, and 1 half bath, providing ample space for family and guests. The elegant dining room, generous home office, and expansive 3-car garage (plus additional driveway parking) make this home as functional as it is beautiful.

The thoughtfully designed floor plan is ideal for both everyday living and entertaining. At its heart lies the gourmet kitchen, fully equipped for the home chef and seamlessly flowing into the large living area, perfect for hosting or relaxing while taking in the stunning

hilltop views. Step outside into your own private resort. The outdoor kitchen features a built-in flat-top grill, refrigerator, and sink—ready for weekend cookouts or evening gatherings. A custom bar with a built-in kegerator adds a fun, social touch. Enjoy the in-ground pool, unwind in the hot tub, or gather around the fire pit under the stars. The spacious yard overlooks 15 acres of serene, picturesque land, and a stocked pond offers the perfect spot to fish and unwind at the end of the day. Additional features include a fully equipped shop, providing generous space for storage, hobbies, or your next big project.

Tucked away in a quiet, friendly neighborhood, yet close to everything East Texas has to offer, 335 Winding Way is a rare opportunity you won't want to miss. Call today to schedule your private tour!





# PROPERTY FEATURES

PRICE: **\$1,040,000** | COUNTY: **HARRISON** | STATE: **TEXAS** | ACRES: **15**

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- Stunning property
- Privacy
- Breathtaking vistas
- Outdoor kitchen
- Heated in-ground pool
- Hot tub
- Fully equipped shop
- Fire pit
- Spacious yard
- Picturesque land
- Stocked pond





# BREATHTAKING VIEWS

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Perched atop a scenic hill in the sought-after Page Creek community, this stunning property offers the perfect blend of privacy, comfort, and breathtaking vistas.





# 5 BEDROOMS AND 4 BATHROOMS

Inside, you'll find 5 spacious bedrooms, 4 full bathrooms, and 1 half bath, providing ample space for family and guests. The elegant dining room, generous home office, and expansive 3-car garage (plus additional driveway parking) make this home as functional as it is beautiful.





# OUTDOOR KITCHEN

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# HEATED IN-GROUND POOL

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## 3-CAR GARAGE AND FULLY EQUIPPED SHOP

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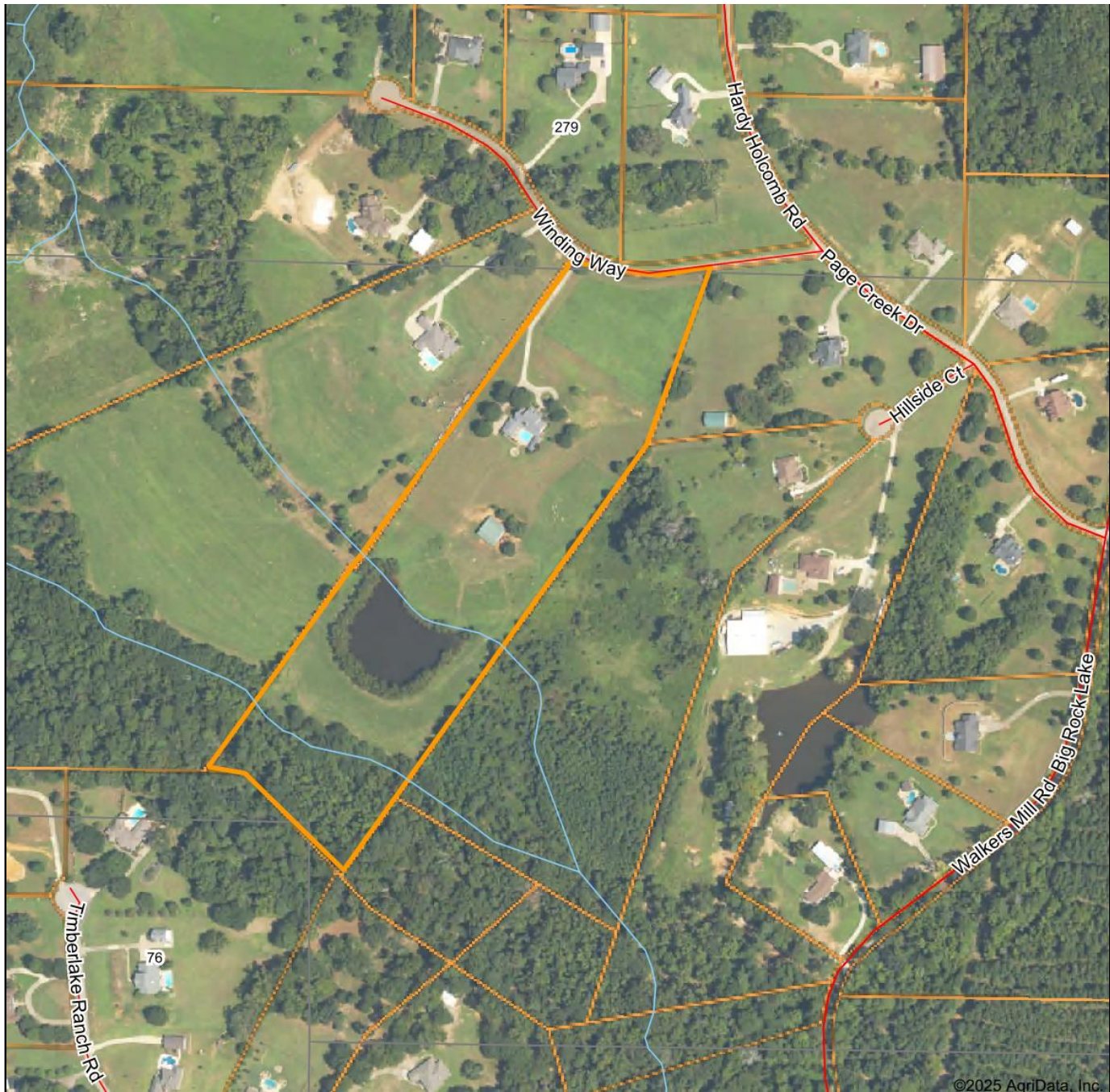
## STOCKED POND

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# AERIAL MAP



Maps Provided By:



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Boundary Center: 32° 34' 43.04, -94° 34' 45.59

0ft 389ft 778ft

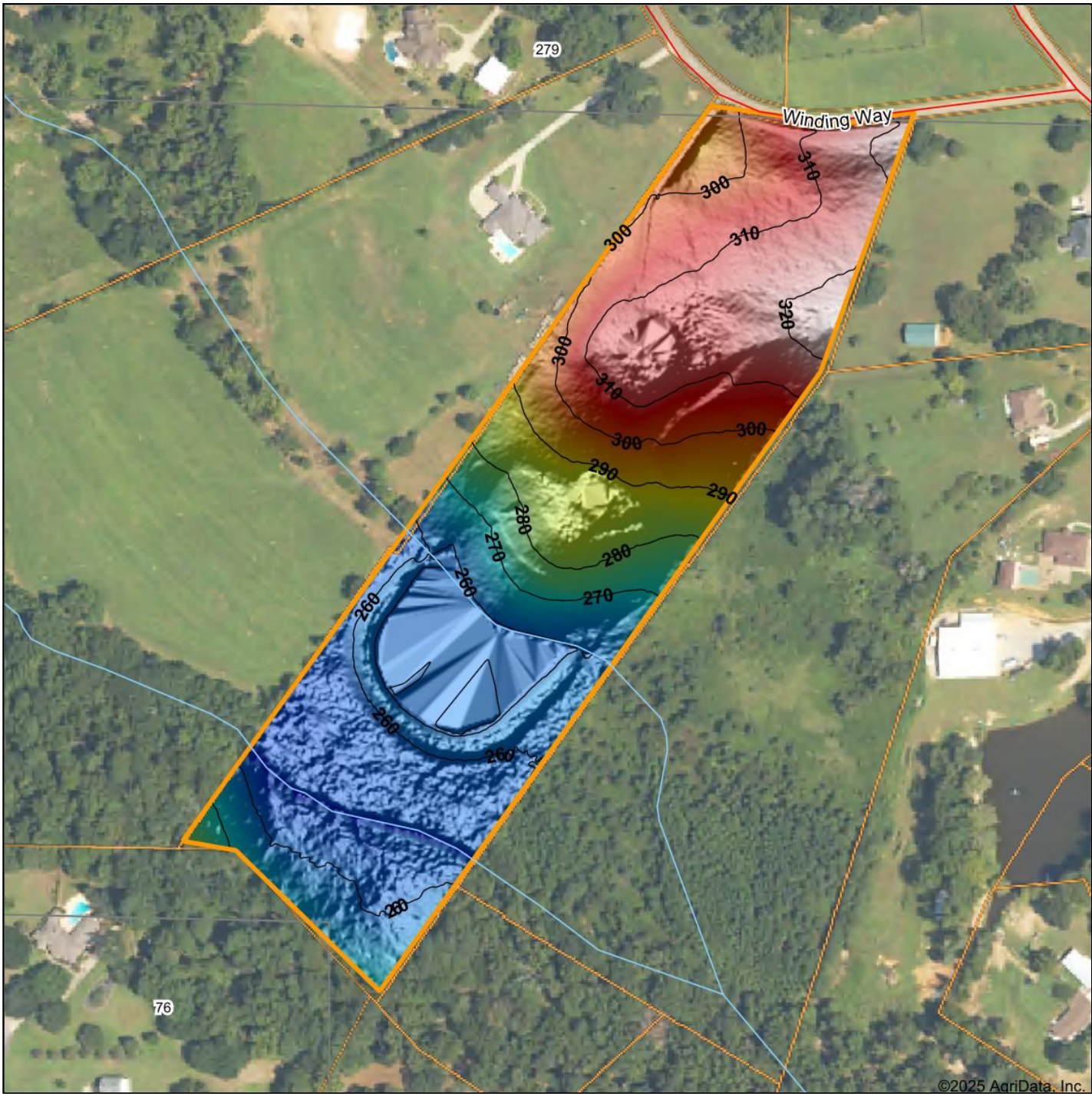


**Harrison County  
Texas**

6/3/2025



# HILLSHADE MAP



Low Elevation High



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Source: USGS 1 meter dem  
Interval(ft): 10  
Min: 251.0  
Max: 324.8  
Range: 73.8  
Average: 282.4  
Standard Deviation: 22.64 ft

0ft 263ft 527ft

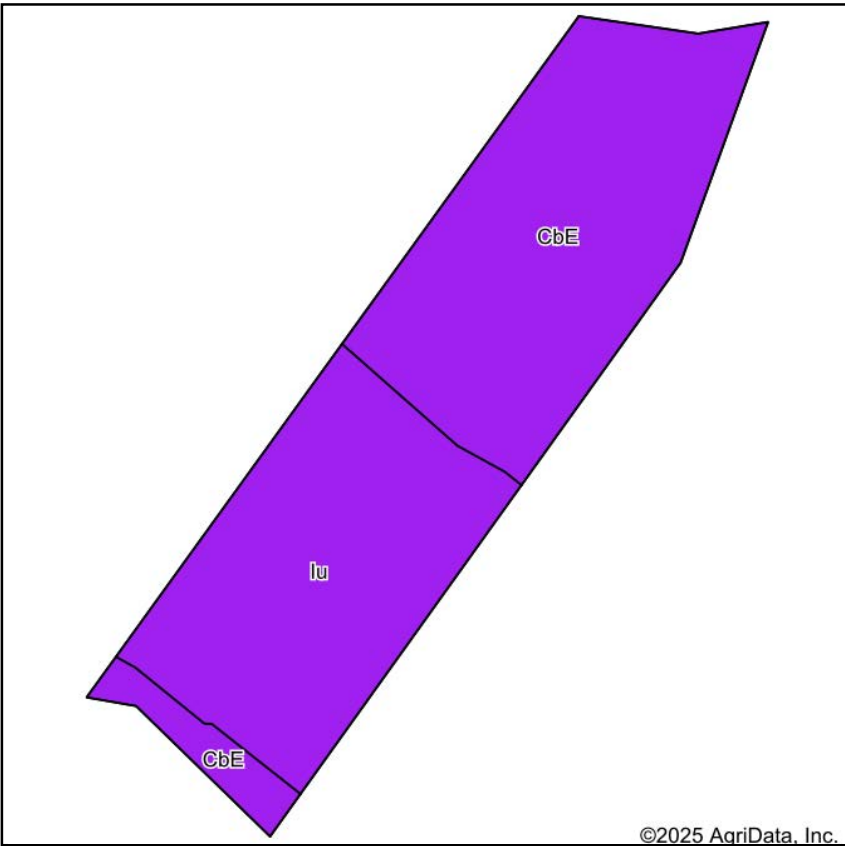


**Harrison County  
Texas**

Boundary Center: 32° 34' 43.04 -94° 34' 45.59



# SOILS MAP



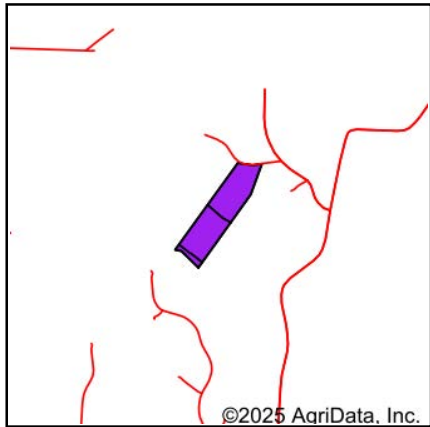
Soils data provided by USDA and NRCS.

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
CbE	Cuthbert fine sandy loam, 5 to 15 percent slopes	8.32	55.8%		3.1ft. (Densic bedrock)	Vle	60	30	42	35	60
lu	lulus fine sandy loam, 0 to 1 percent slopes, frequently flooded	6.59	44.2%		> 6.5ft.	Vw	73	52	50	52	73
Weighted Average						5.56	*n 65.7	*n 39.7	*n 45.5	*n 42.5	*n 65.7

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



State: **Texas**  
County: **Harrison**  
Location: **32° 34' 43.04, -94° 34' 45.59**  
Township: **Hallsville**  
Acres: **14.91**  
Date: **6/3/2025**



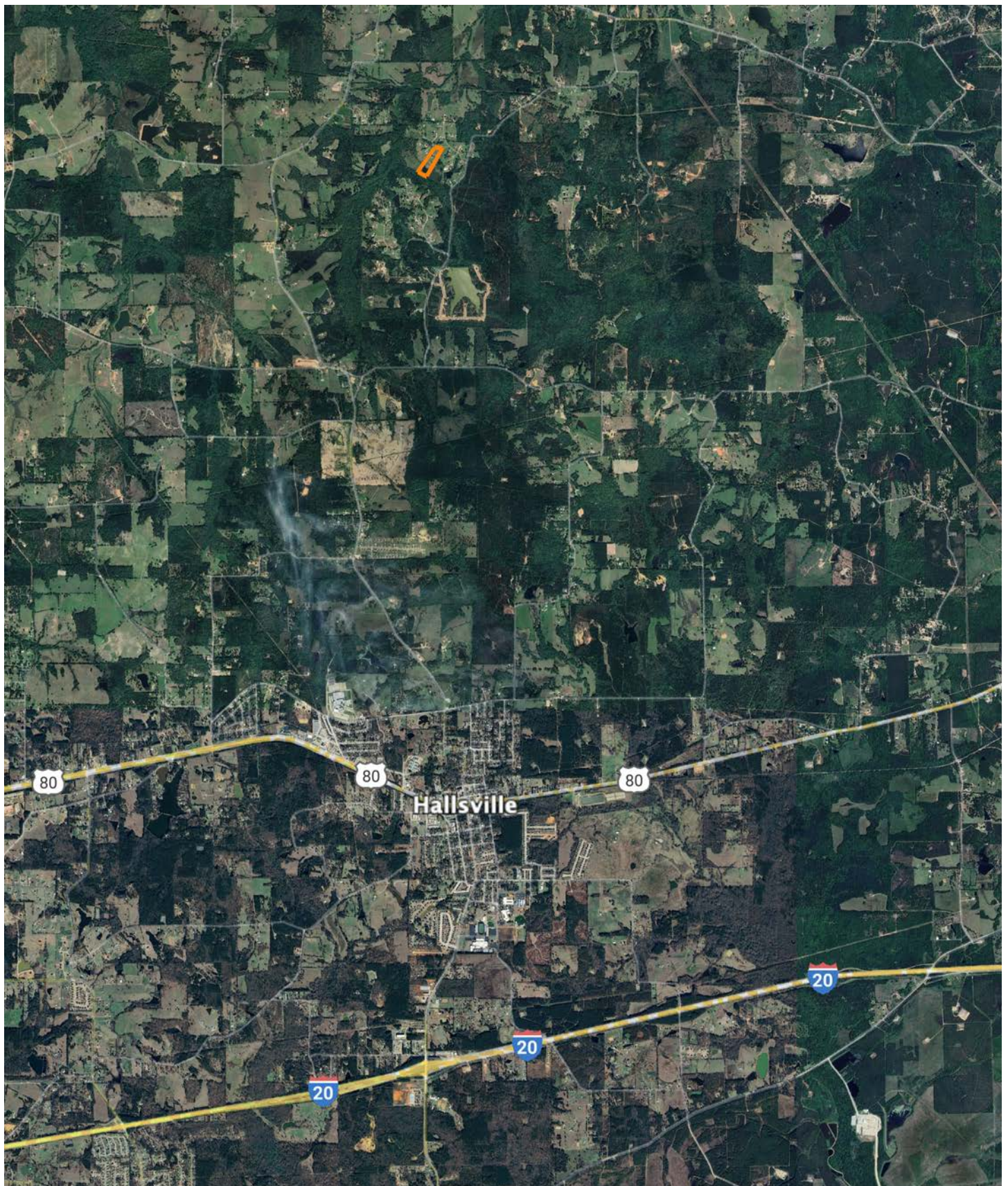
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# OVERVIEW MAP





# 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**

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## MidwestLandGroup.com

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