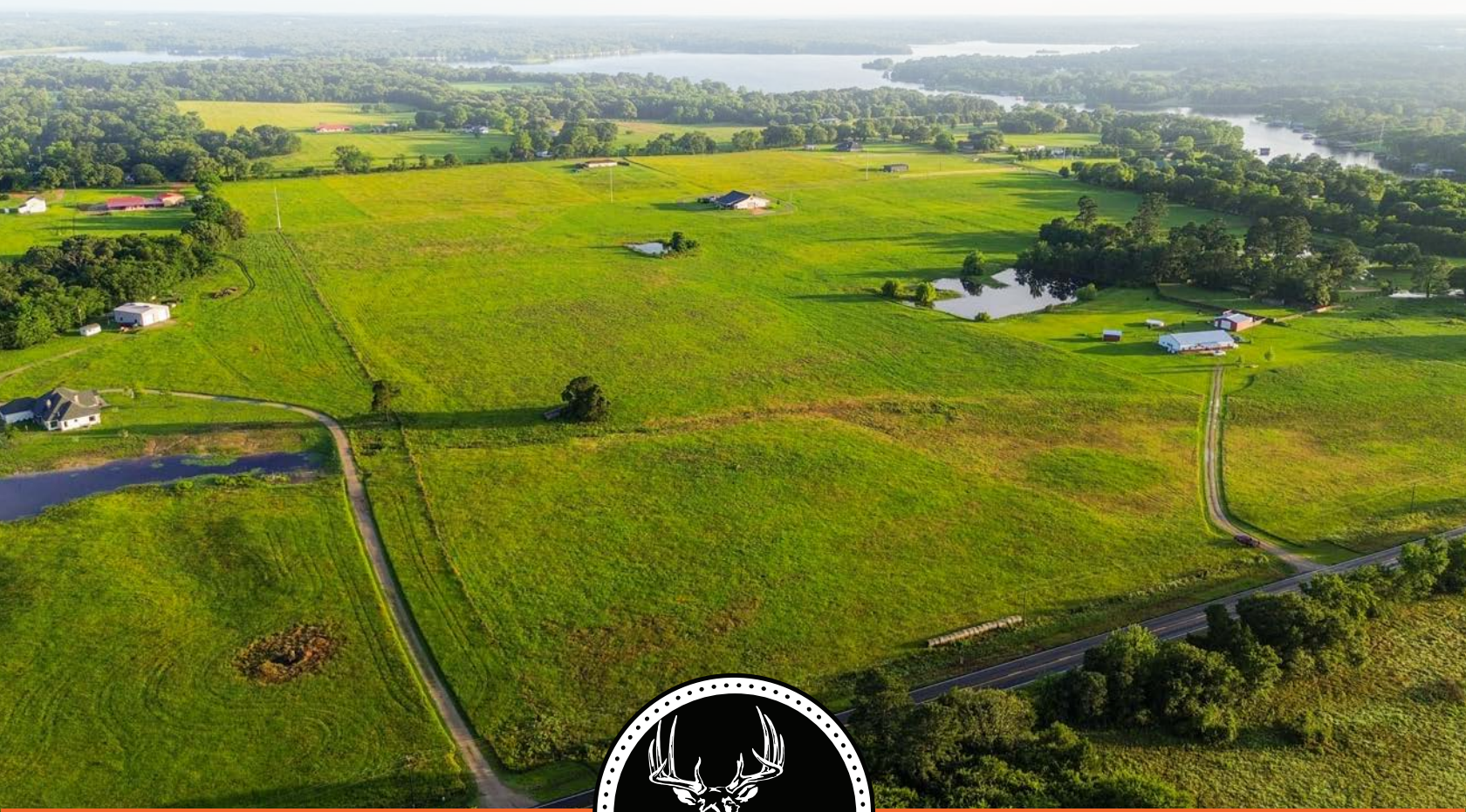


MIDWEST LAND GROUP PRESENTS

19.27 ACRES IN

HENDERSON COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL 19.27 +/- ACRE HAY MEADOW WITH BUILD SITES

This 19.27 +/- acre hay meadow on Farm to Market 317 offers a beautiful slice of East Texas countryside just minutes from Lake Athens. The land has been chemical-free for the past three years and features level topography with a wet-weather creek and fencing on two sides. The owner averages 54 round bales of Bahia per cut. With no flood zone concerns and both water and

power available at the road, the property is well-suited for building. Multiple build sites offer peaceful views, and a survey from 2022 is available. Light restrictions are in place. Whether you're looking to build a forever home, establish a weekend retreat, or invest in clean pastureland, this tract is ready for your vision.



PROPERTY FEATURES

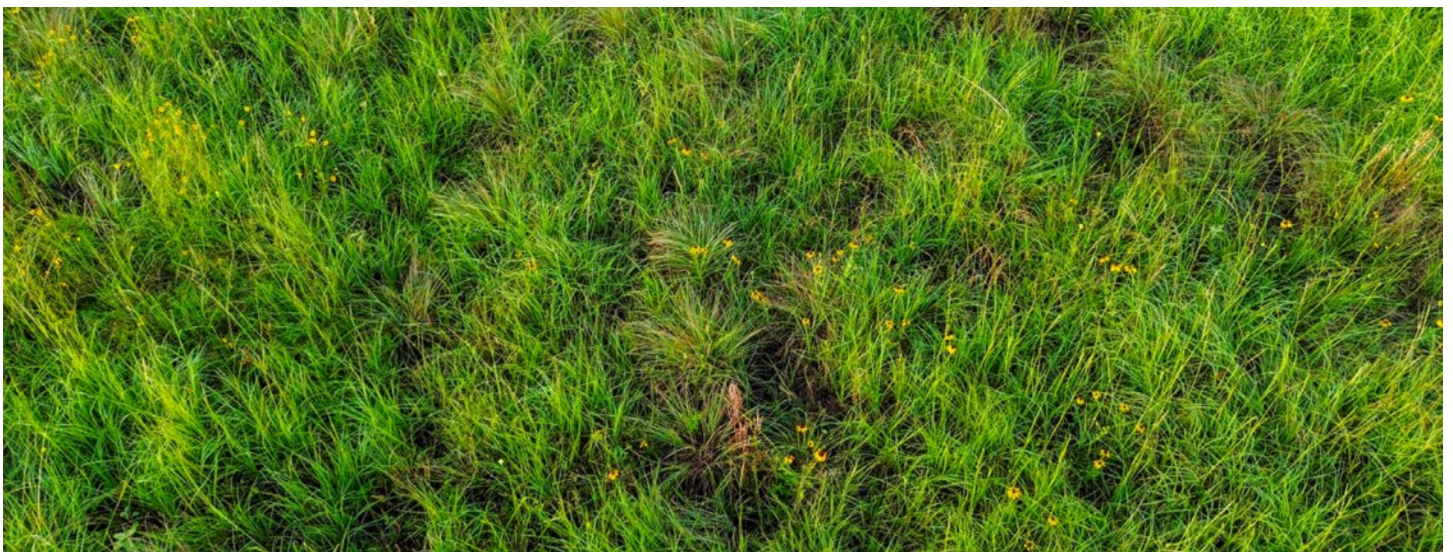
PRICE: **\$249,780** | COUNTY: **HENDERSON** | STATE: **TEXAS** | ACRES: **19.27**

- 19.27 +/- surveyed acres
- FM 317 frontage
- Utilities at road
- Lush Bahia Hay
- Chemical free grass
- 54 bales/cut
- Great build sites
- Minutes to Lake Athens
- Light build restrictions
- Level topography

GREAT BUILD SITES WITH ROAD FRONTAGE



LUSH BAHIA HAY



AERIAL MAP



©2025 AgriData, Inc.

Boundary Center: 32° 13' 59.04, -95° 43' 47.41

0ft 299ft 599ft



Maps Provided By:



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Henderson County
Texas



6/6/2025

Field borders provided by Farm Service Agency as of 5/21/2008.

TOPOGRAPHY MAP



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 453.8

Max: 472.8

Range: 19.0

Average: 464.0

Standard Deviation: 4.36 ft

0ft 321ft 643ft

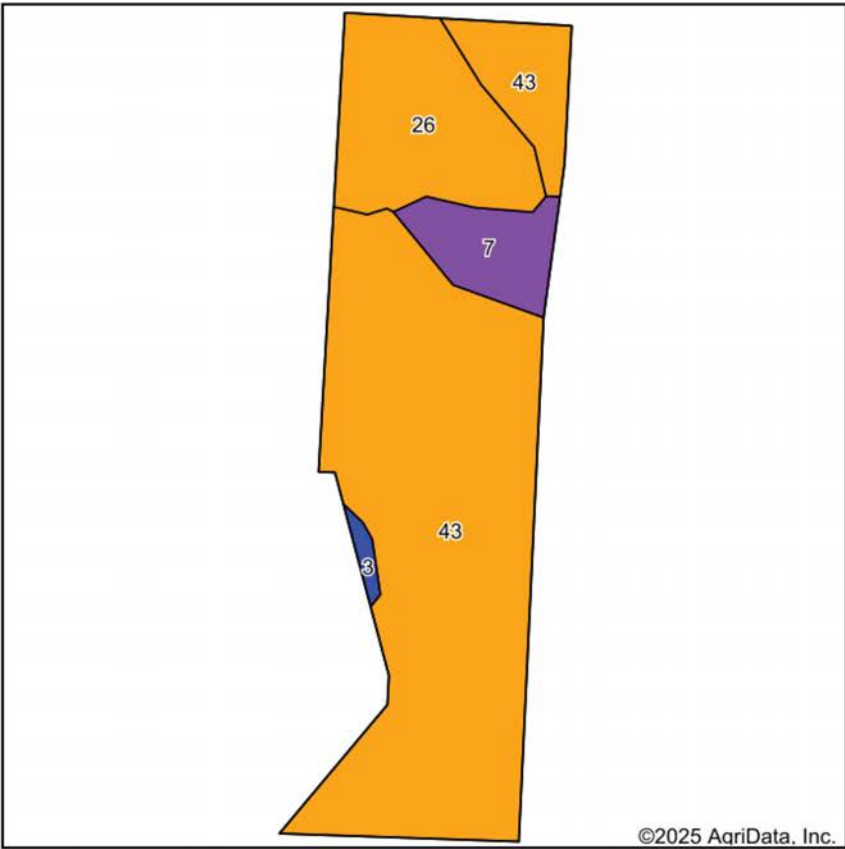


6/6/2025

Henderson County
Texas

Boundary Center: 32° 13' 59.04, -95° 43' 47.41

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Texas**
County: **Henderson**
Location: **32° 13' 59.04, -95° 43' 47.41**
Township: **Athens**
Acres: **15.98**
Date: **6/6/2025**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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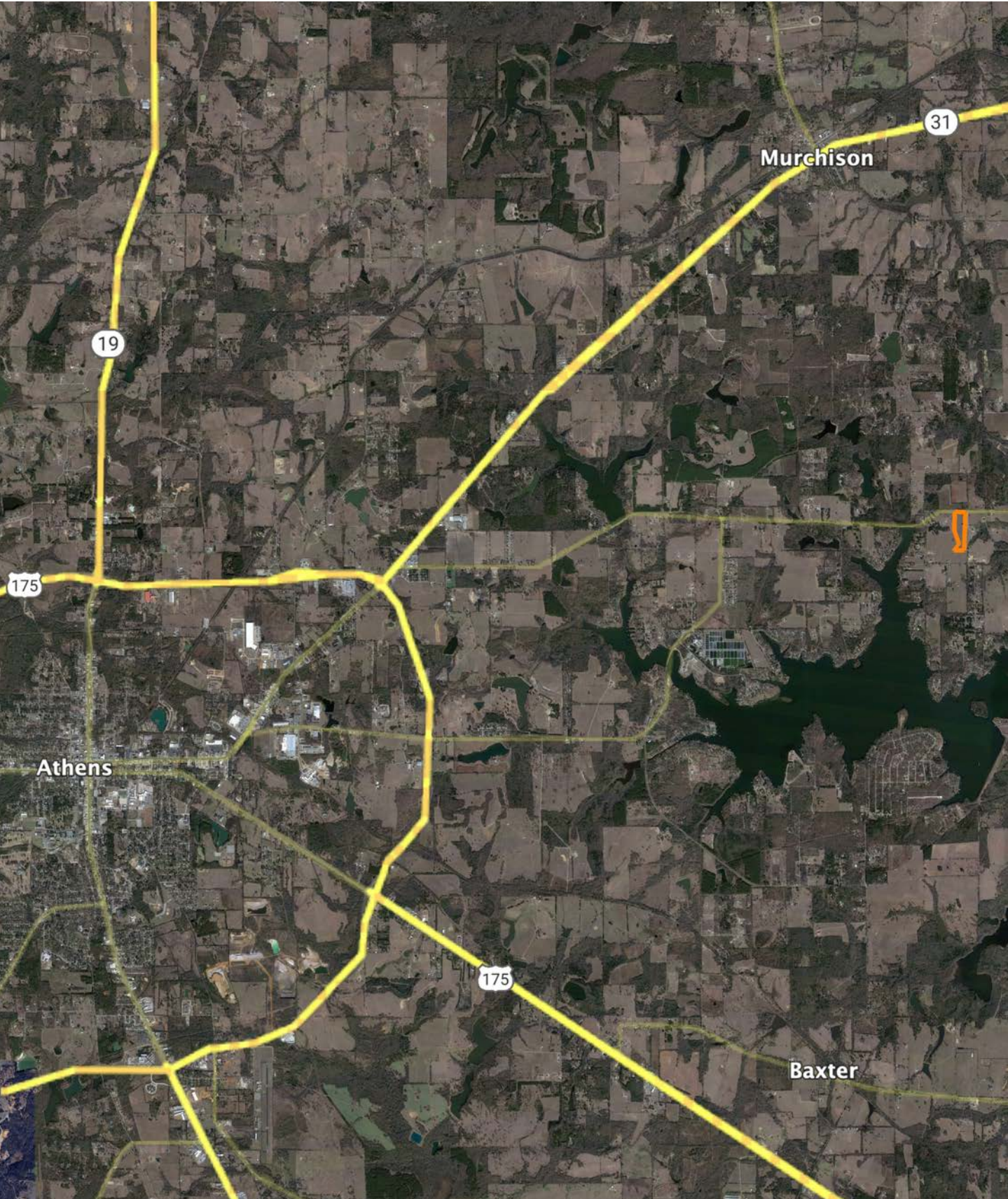
Area Symbol: TX213, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
43	Wolfpen loamy fine sand, 2 to 5 percent slopes	11.65	72.9%		> 6.5ft.	IIIe	0	56	45	43	35	56
26	Lufkin-Raino complex	3.01	18.8%		> 6.5ft.	IIIw	2560	48	44	48	48	32
7	Cuthbert fine sandy loam, 8 to 20 percent slopes	1.18	7.4%		> 6.5ft.	VIe	0	59	29	39	36	59
3	Bernaldo fine sandy loam, 1 to 3 percent slopes	0.14	0.9%		> 6.5ft.	IIe	0	71	45	49	42	71
Weighted Average						3.21	482.2	*n 54.8	*n 43.6	*n 43.7	*n 37.6	*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

Before joining Midwest Land Group, Matt captained charter fishing boats in Seward, Alaska, and worked in commercial crab fishing out of San Francisco. These experiences honed his ability to connect with people through the outdoors. Born and raised in Longview, Texas, Matt graduated from Hallsville High School and went on to earn a BS in Health Education from Texas A&M University.

Matt's love for the outdoors began on his grandparents' land, where he spent weekends and summers riding around with cousins, fishing ponds, and exploring the woods. This early connection to rural property laid the foundation for his career in land sales. Matt enjoys cultivating his family's land and hauling hay in the summers. An avid hunter, his adventures have taken him across the country, from whitetails in Texas to mule deer in Colorado and elk in Wyoming.

Matt resides in Bullard, with his wife, Jill, and their children, Jack and Lainey. Matt is actively involved in his community through Grace Community Church and the Tyler/Smith County A&M Club. His commitment to serving others is evident in his approach to land sales, where he strives to answer clients' questions before they even ask. For Matt, owning land in Texas represents freedom and opportunity. His goal is to help clients find their dream property or pass on their cherished land to new owners who will respect and care for it as much as they did.



MATT SMITH

LAND AGENT

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