

MIDWEST LAND GROUP PRESENTS

50 ACRES IN

VAN ZANDT COUNTY TEXAS

1656 VZ COUNTY ROAD 2918, EUSTACE, TX, 75124



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRIME 50 ACRE HILLTOP RETREAT WITH 100% MINERALS IN VAN ZANDT COUNTY, TEXAS

Located just 15 minutes from Canton and Interstate 20 and 15 minutes from Athens TX, this tract offers an ideal balance of seclusion and convenience. The property offers an exceptional build site on a hill overlooking a meadow below surrounded by mature timber. The water well is already in place, drilled to 450ft providing a great water source.

Smaller secluded fields can be found throughout the property offering picturesque space for gardens, livestock, or additional home sites. An additional

bonus is a small pond tucked into the trees just down the hill. The area is wildlife rich, frequently visited by whitetail deer, making this spot serene and lively. Towards the back half of the farm, find a creek equipped with your own bridge and abundant mature oak trees sure to drop a heavy acorn crop this fall to provide additional attraction for the wildlife.

The property also includes two modular homes and a shed for your use while you build your dream home!



PROPERTY FEATURES

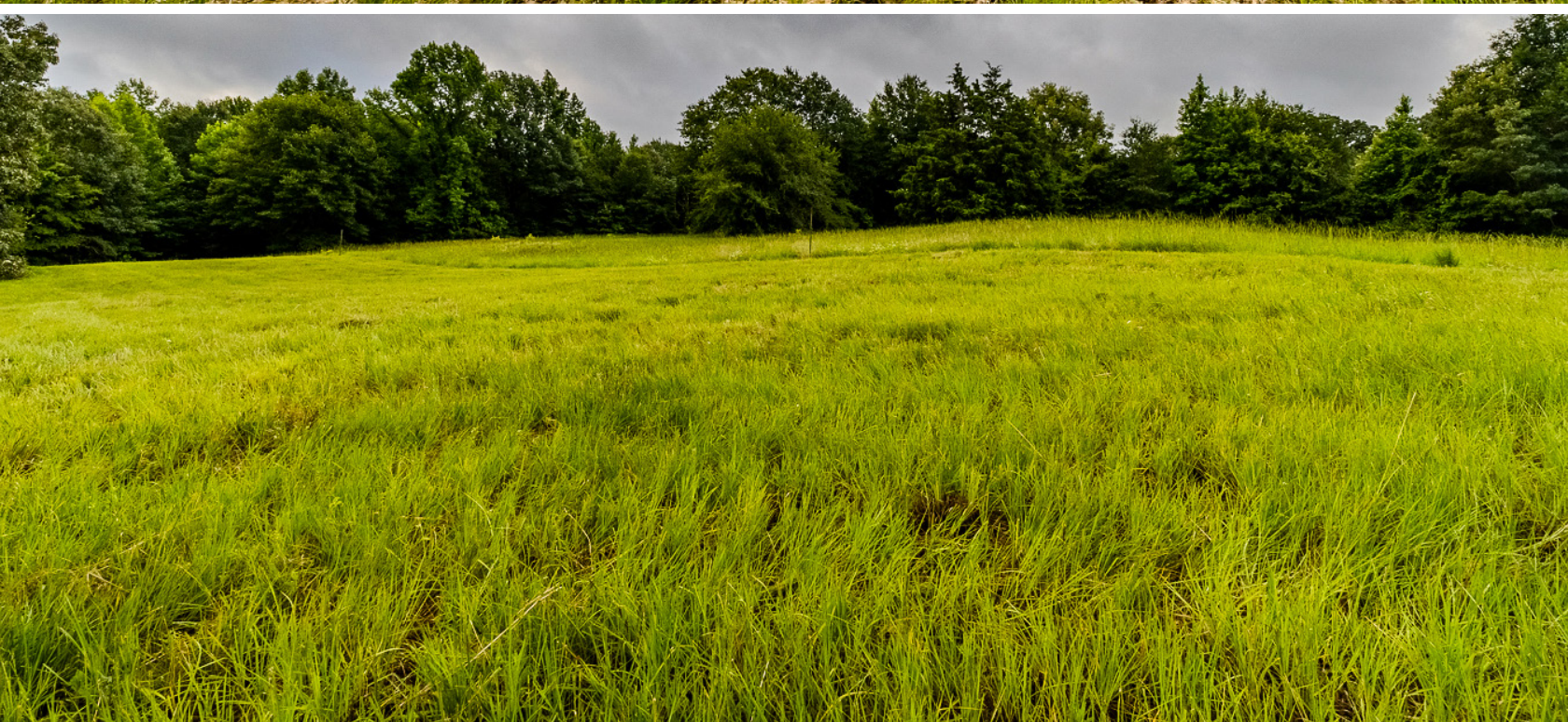
PRICE: **\$699,999** | COUNTY: **VAN ZANDT** | STATE: **TEXAS** | ACRES: **50**

- 15 minutes from Canton
- 15 minutes from Athens
- 15 minutes from I-20
- Under 45 minutes from Terrell
- Under 2 hours from DFW Airport
- Prime building site on hill overlooking pasture
- All utilities available
- Mature Timber
- Secluded food plot locations
- Abundant wildlife
- Water well
- Pond
- 100% mineral rights convey



PRIME BUILDING SITE

The property offers an exceptional build site on a hill overlooking a meadow below surrounded by mature timber. The water well is already in place, drilled to 450ft providing a great water source.



ALL UTILITIES AVAILABLE

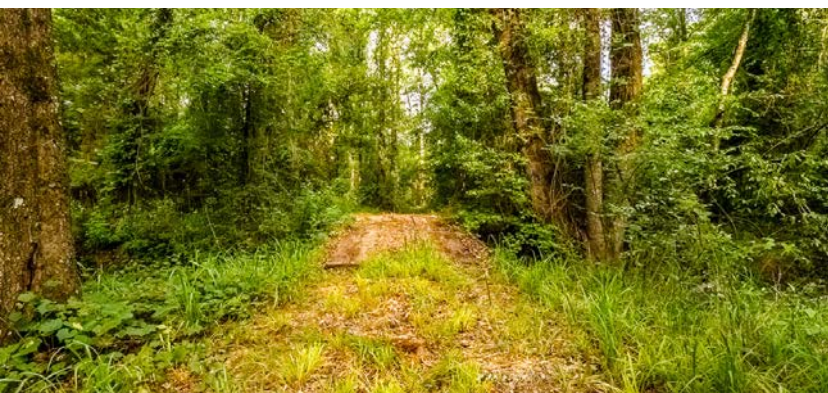


SECLUDED FOOD PLOT LOCATIONS



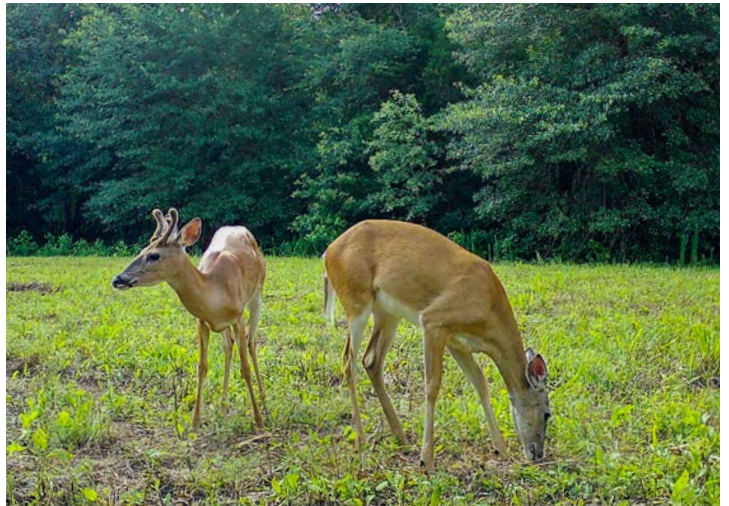
MATURE TIMBER

Towards the back half of the farm, find a creek equipped with your own bridge and abundant mature oak trees sure to drop a heavy acorn crop this fall to provide additional attraction for the wildlife.



ABUNDANT WILDLIFE

The area is wildlife rich, frequently visited by whitetail deer, making this spot serene and lively.



AERIAL MAP



Boundary Center: 32° 22' 42.29, -95° 52' 10.84

0ft 597ft 1195ft



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

Van Zandt County
Texas



6/3/2025

TOPOGRAPHY MAP



©2025 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 459.1

Max: 516.8

Range: 57.7

Average: 472.7

Standard Deviation: 11.06 ft

0ft 619ft 1239ft

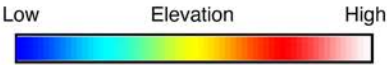
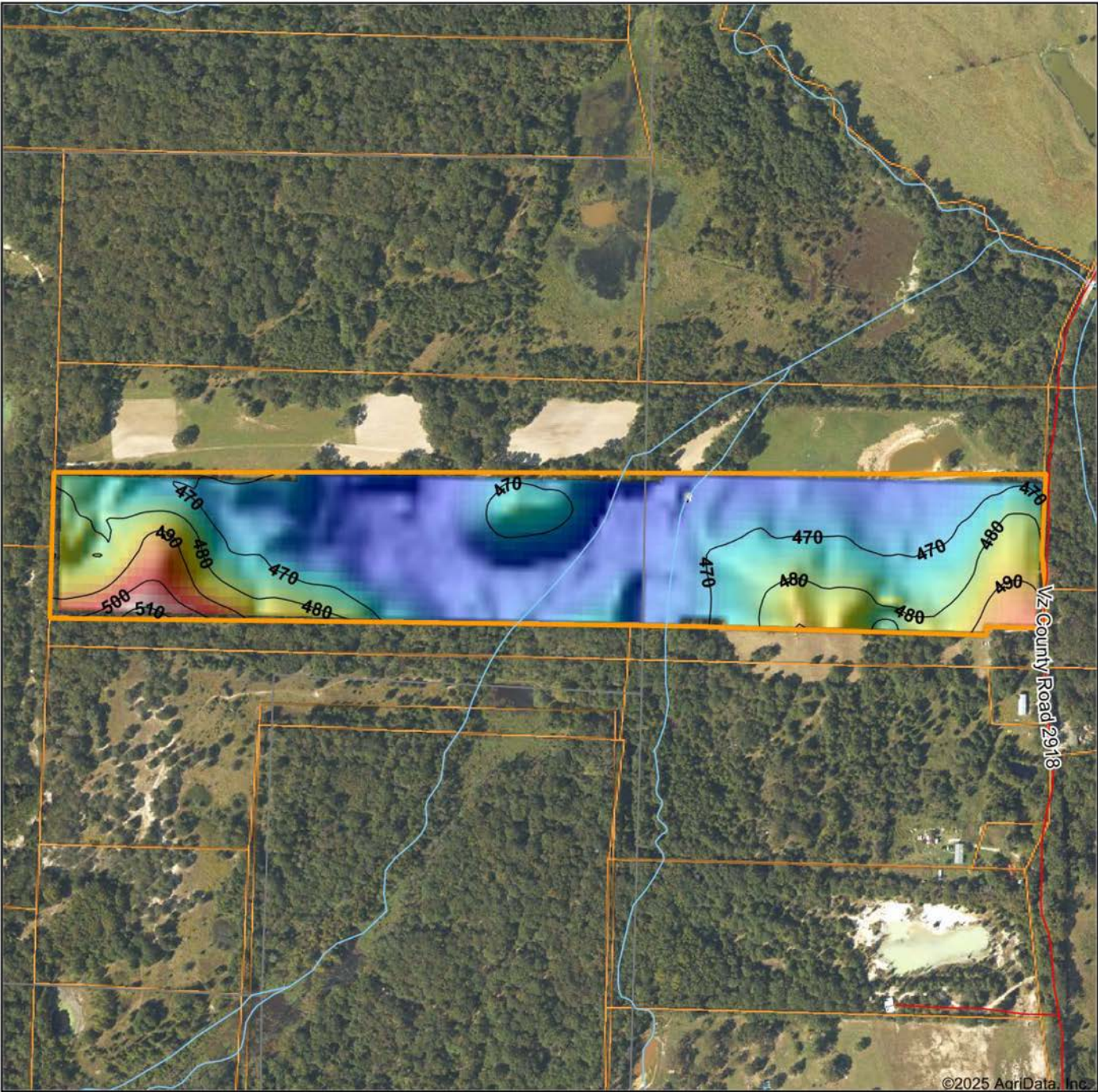


6/3/2025

Van Zandt County
Texas

Boundary Center: 32° 22' 42.29, -95° 52' 10.84

HILLSHADE MAP

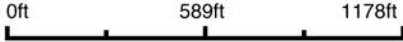


Maps Provided By:



CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgrIDataInc.com

Source: USGS 10 meter dem
Interval(ft): 10
Min: 459.1
Max: 516.8
Range: 57.7
Average: 472.7
Standard Deviation: 11.06 ft

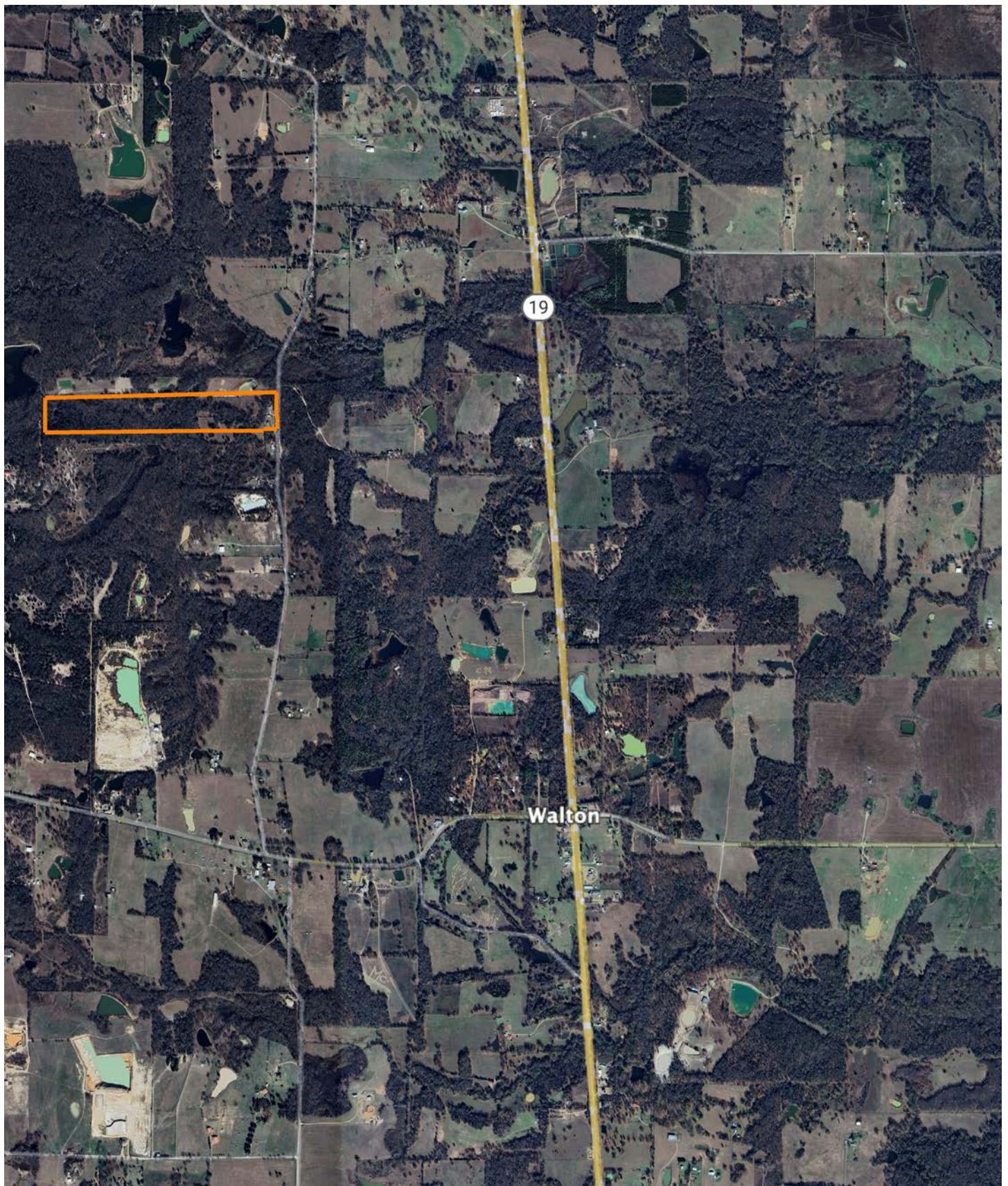


6/3/2025

Van Zandt County
Texas

Boundary Center: 32° 22' 42.29, -95° 52' 10.84

OVERVIEW MAP



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

LAND AGENT

903.202.0095

CFrowick@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.