

MIDWEST LAND GROUP PRESENTS



FRANKLIN COUNTY, TX

321 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

ONE OF A KIND 321 +/- ACRE FRANKLIN COUNTY HUNTER'S PARADISE

Discover your dream retreat with this stunning 321 +/- acre property that perfectly combines luxury living and outdoor adventure. Nestled in a serene and private location, this exceptional listing features beautiful hardwood bottoms and exceptional hunting opportunities, with abundant wildlife, including hogs, deer, and ducks. There are multiple stands and feeders placed throughout the property, providing excellent hunting locations. The 4 small lakes are stocked with largemouth bass, crappie, and catfish. The beautiful 2,654 square foot 3 bedroom, 2.5 bath home offers comfort and style. With the huge back deck and the outdoor pavilion for you to enjoy grilling and hanging out on those warm summer evenings. The property also has two cozy cabins, each is spacious enough to sleep 12 or more guests that are ideal for guests or rental options. Enjoy four small lakes teeming with excellent fishing, all just minutes from town and less than 2 hours from DFW

Airport. This dream property is only a few minutes to Lake Cypress and Lake Bob Sandlin and less than 30 minutes to Lake Fork. Explore the scenic trails that wind throughout the property, perfect for hiking, ATV riding, or horseback riding. The property is also under a tree farm tax exemption. Additionally, an established hog hunting outfitter provides fantastic income potential, while the walk-in cooler ensures your harvests are preserved perfectly. A 500-foot well supplies water to the home and cabins, as well as the shop. A feed silo is in place to hold all the corn you could need! With ample space for tools and equipment in the workshop and equipment shed, and a tree farm adding another layer of potential income, this property is not just a home; it's a lifestyle. Don't miss your chance on a rare opportunity to own a turn-key tree farm and hunting property that is ready for lifelong memories!



PROPERTY FEATURES

PRICE: **\$2,969,250** | COUNTY: **FRANKLIN** | STATE: **TEXAS** | ACRES: **321**

- Private living
- Beautiful 3 bed, 2.5 bath home
- Excellent hunting
- 4 small lakes
- Hogs, deer, and ducks
- Great fishing
- Minutes from town
- Less than 2 hours from DFW airport
- Less than 2 miles to Lake Cypress and Bob Sandlin
- 2 cabins
- 500 ft. water well
- Trails throughout the property
- Walk-in cooler
- Workshop and equipment shed
- Income potential on the tree farm and hunting



BEAUTIFUL 3 BED, 2.5 BATH HOME

The beautiful 2,654 square foot 3 bedroom, 2.5 bath home offers comfort and style. With the huge back deck and the outdoor pavilion for you to enjoy grilling and hanging out on those warm summer evenings.



2 CABINS



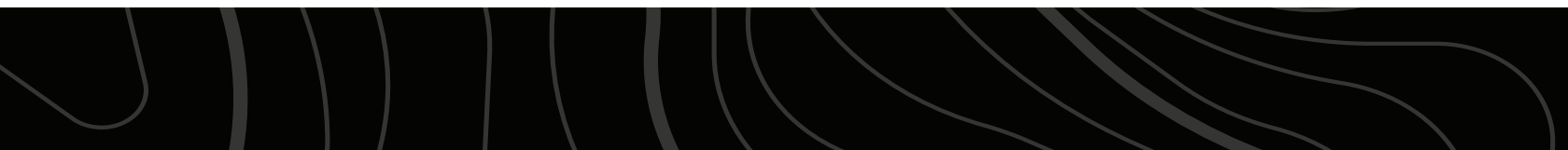
WALK-IN COOLER



GREAT FISHING



TRAILS THROUGHOUT THE PROPERTY



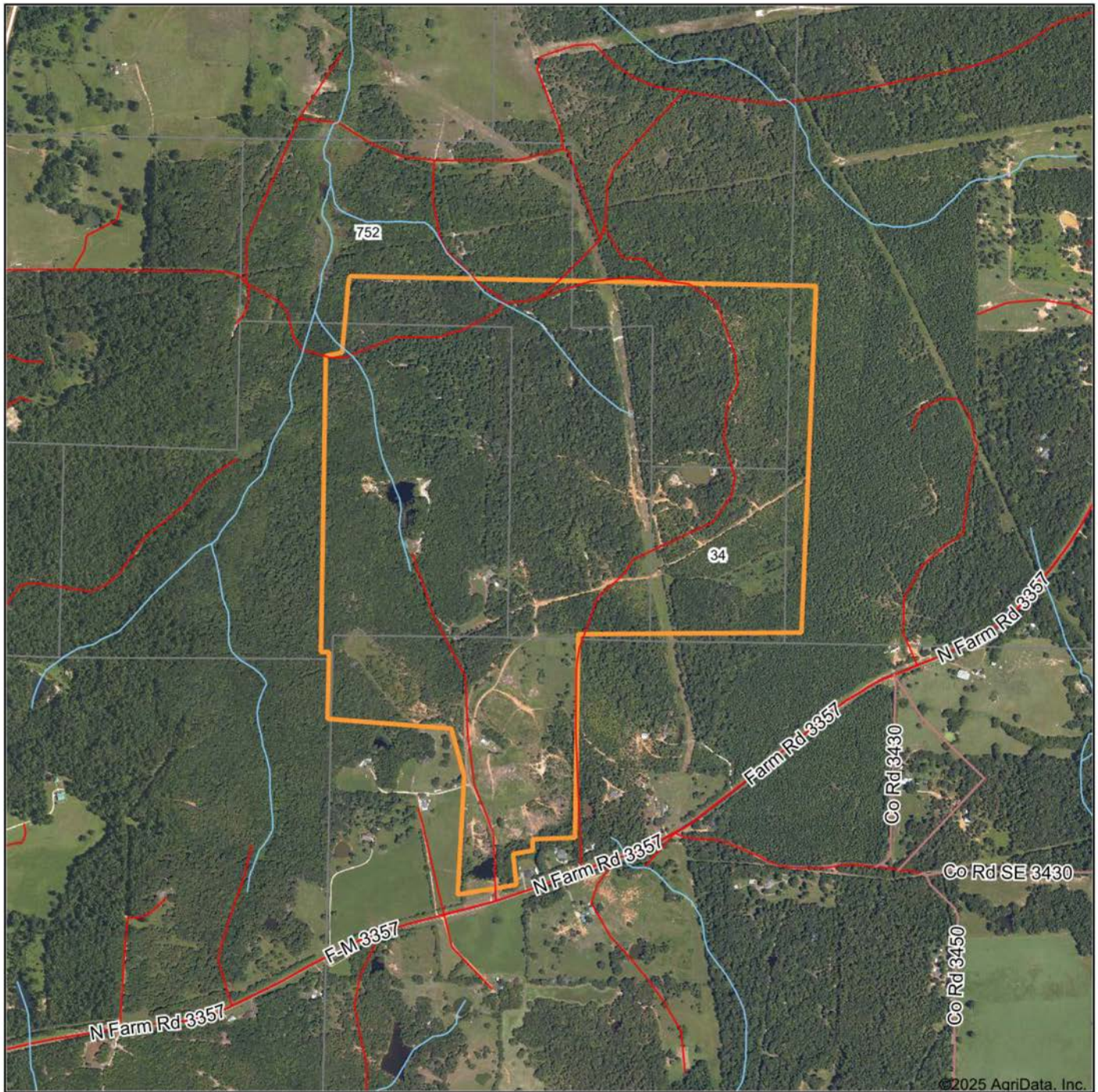
DEER HUNTING



HOG HUNTING



AERIAL MAP



Boundary Center: 33° 0' 35.24, -95° 15' 19.8

0ft 1267ft 2533ft



Maps Provided By:



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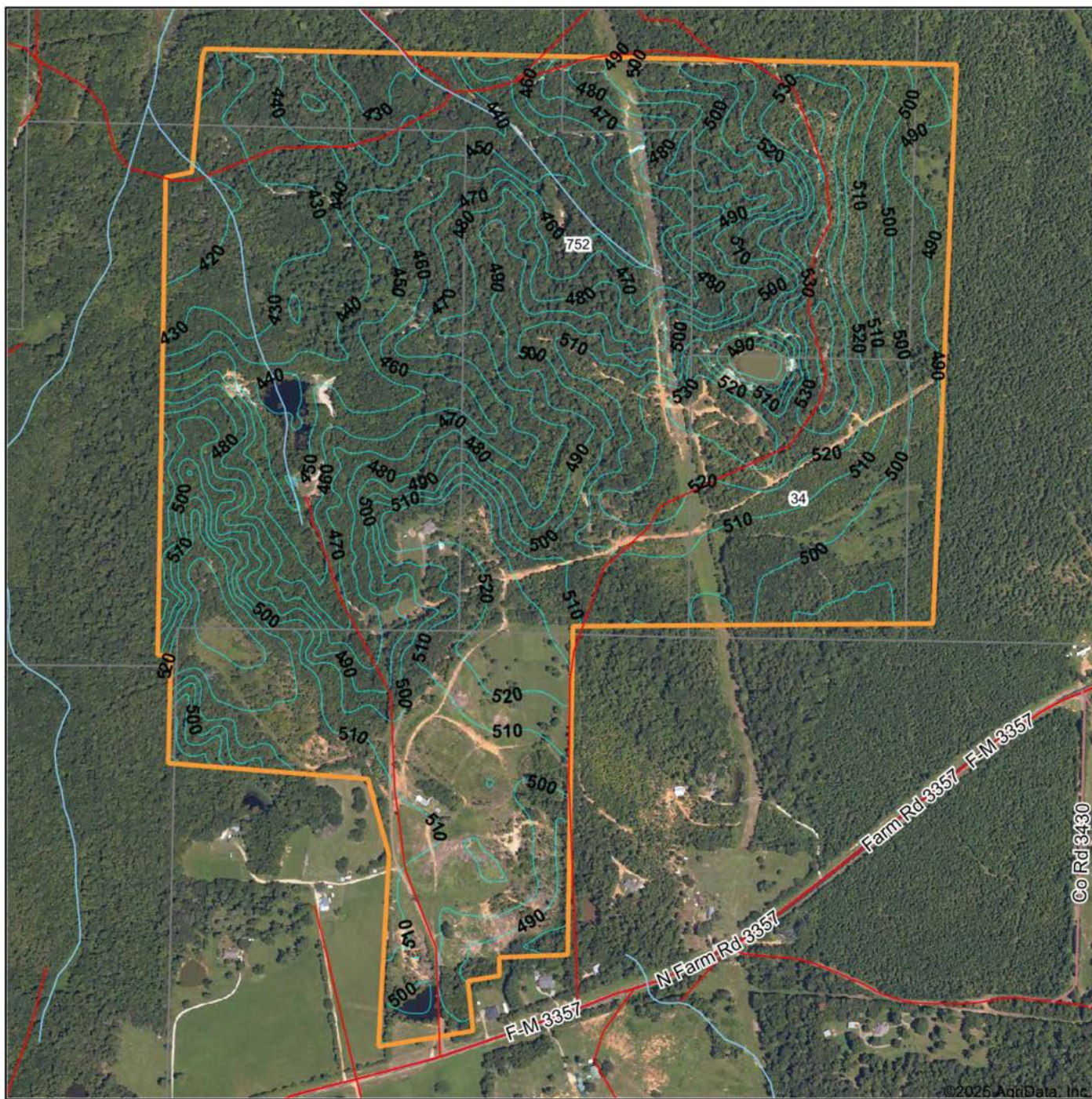
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Franklin County
Texas



7/9/2025

TOPOGRAPHY MAP #1



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 407.5

Max: 544.2

Range: 136.7

Average: 487.1

Standard Deviation: 31.43 ft

0ft 788ft 1576ft

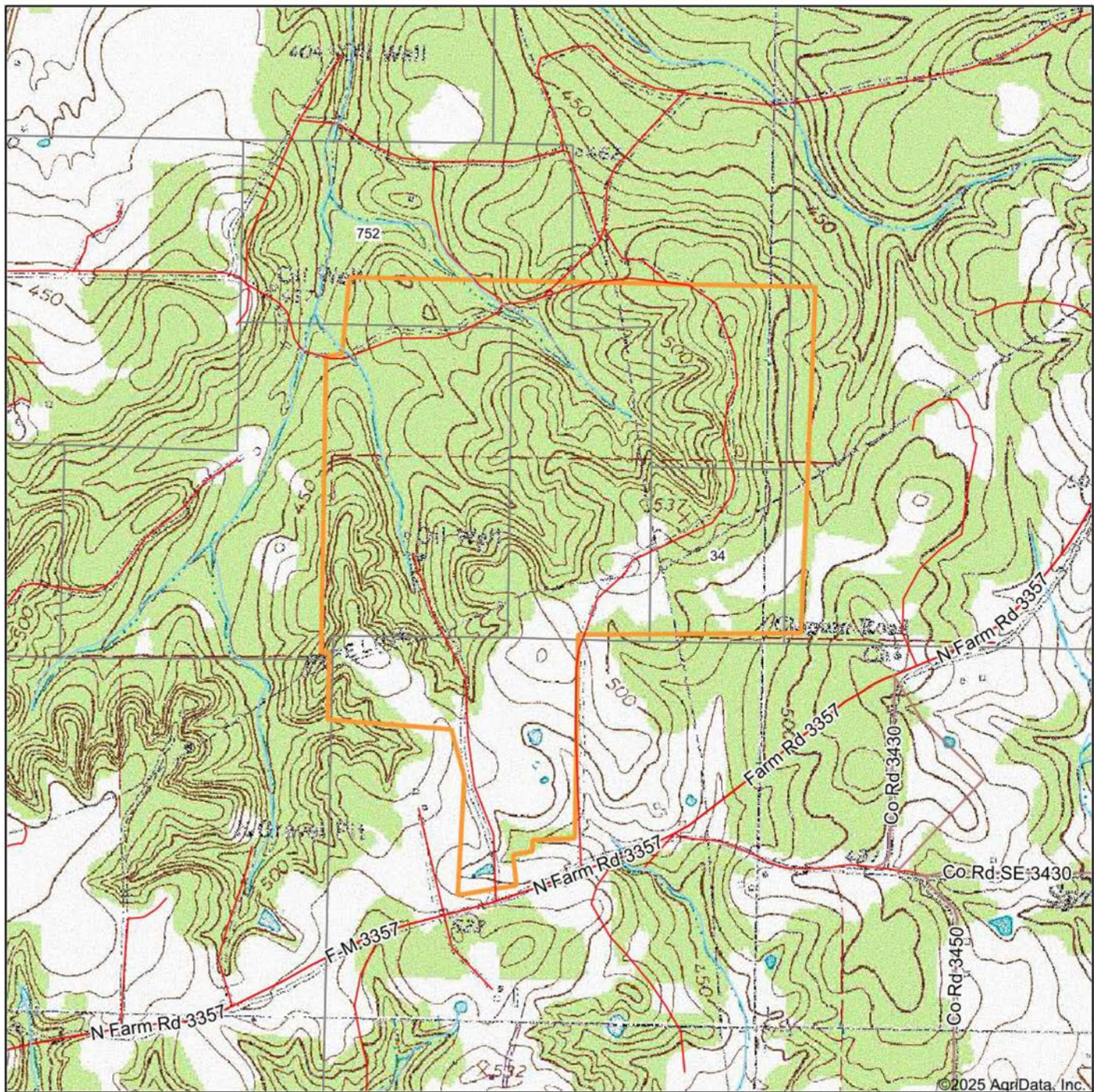


7/9/2025

Franklin County
Texas

Boundary Center: 33° 0' 35.24, -95° 15' 19.8

TOPOGRAPHY MAP #2



Maps Provided By:



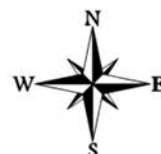
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Map Center: 33° 0' 38.5, -95° 15' 21.43

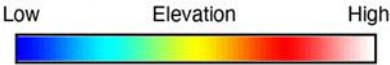
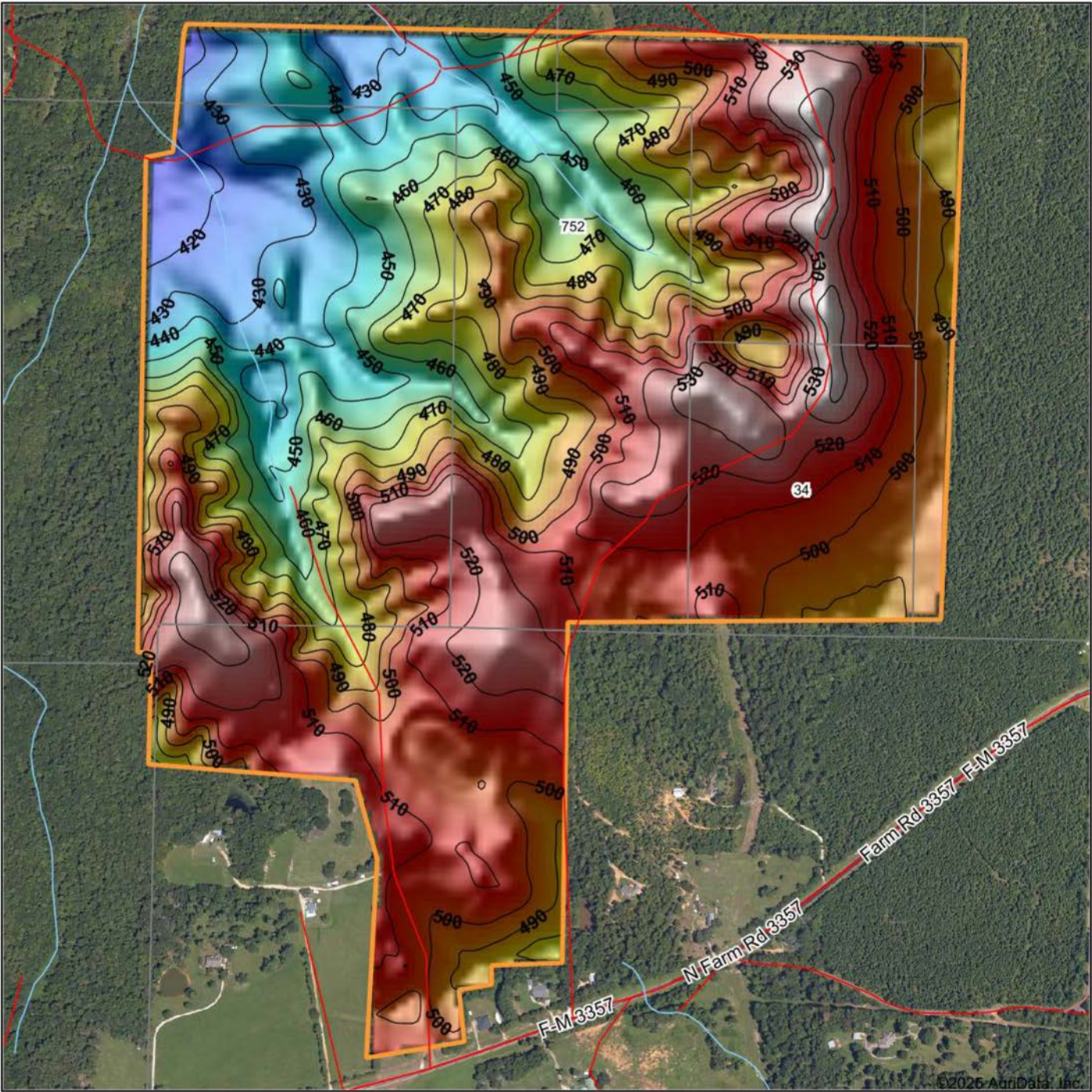
0ft 1267ft 2533ft

Franklin County
Texas



7/9/2025

HILLSHADE MAP



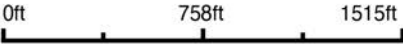
Maps Provided By:



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Source: USGS 10 meter dem
Interval(ft): 10
Min: 407.5
Max: 544.2
Range: 136.7
Average: 487.1
Standard Deviation: 31.43 ft

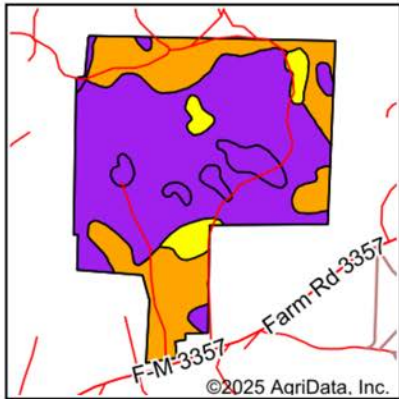
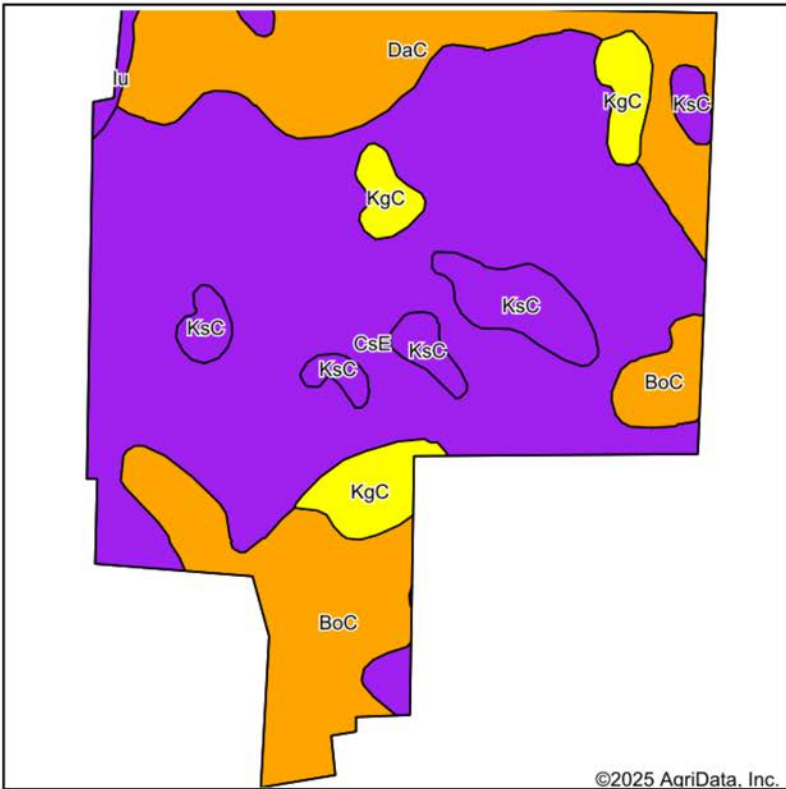


7/9/2025

Franklin County
Texas

Boundary Center: 33° 0' 35.24, -95° 15' 19.8

SOILS MAP



State: **Texas**
County: **Franklin**
Location: **33° 0' 35.24, -95° 15' 19.8**
Township: **Winnsboro**
Acres: **318.1**
Date: **7/9/2025**



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: TX603, Soil Area Version: 21

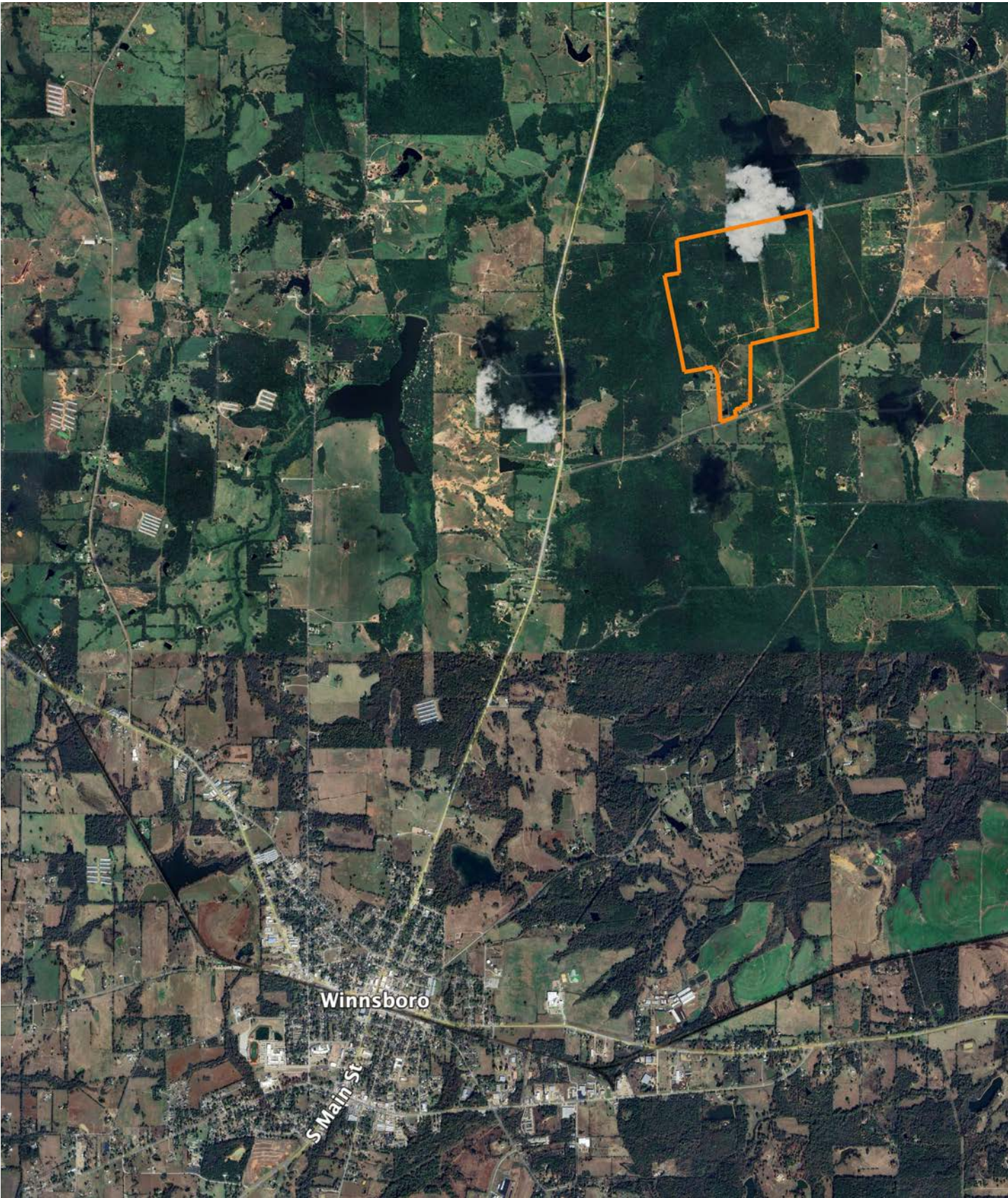
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
CsE	Cuthbert fine sandy loam, 8 to 25 percent slopes	189.36	59.5%		> 6.5ft.	Vlle	56	26	33	31	56
DaC	Darco loamy fine sand, 2 to 5 percent slopes	47.15	14.8%		> 6.5ft.	Ills	28	23	26	21	28
BoC	Bowie fine sandy loam, 1 to 5 percent slopes	43.74	13.8%		> 6.5ft.	Ille	80	51	57	48	80
KsC	Kirvin soils, graded, 2 to 8 percent slopes	18.93	6.0%		3.2ft. (Densic bedrock)	Vle	56	30	37	31	56
KgC	Kirvin gravelly fine sandy loam, 2 to 8 percent slopes	16.27	5.1%		> 6.5ft.	IVe	61	35	42	46	61
lu	lulus fine sandy loam, 0 to 1 percent slopes, frequently flooded	2.65	0.8%		> 6.5ft.	Vw	73	52	50	52	73
Weighted Average						5.63	*n 55.5	*n 29.9	*n 36.1	*n 32.8	*n 55.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Wes Armstrong knows what to look for in a piece of ground and how to help others see it too. A lifelong bowhunter with more than 35 years of experience chasing big game across North America, Wes has spent decades studying land, learning how to unlock its full potential, and helping others do the same.

Based in Sulphur Springs, Texas, Wes brings a strong blend of service, leadership, and business experience to his role as a land agent. He served 20 years as a firefighter with the Plano Fire Department, where he built his foundation of integrity, pressure-tested decision-making, and a calm, problem-solving mindset. He's also owned and operated multiple businesses, including a commercial real estate company and two franchise gyms, sharpening his skills in lending, investment, and negotiation.

Today, Wes pairs his outdoor passion with a results-driven approach to help clients pursue land that fits their goals — whether that means a whitetail haven, an investment opportunity, or a future legacy for their family.

He proudly serves land buyers and sellers across Northeast Texas with clarity, commitment, and the kind of firsthand knowledge that only comes from a lifetime outdoors.



WES ARMSTRONG

LAND AGENT

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MidwestLandGroup.com

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