

MIDWEST LAND GROUP PRESENTS



FRANKLIN COUNTY, TX

321 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

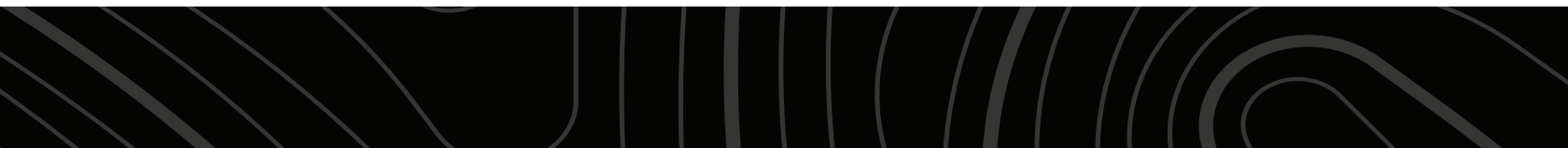
ONE OF A KIND 321 +/- ACRE FRANKLIN COUNTY HUNTER'S PARADISE

Beautiful 321 +/- acre property offering a combination of recreational, residential, and income-producing features. The land includes mixed hardwood bottoms, planted pine stands, and three stocked lakes with bass, crappie, and catfish. The property currently carries a tree farm tax exemption. Multiple hunting setups are in place with stands and feeders throughout the property, supporting hog, deer, and duck hunting.

The main home is approximately 2,654 square feet with 3 bedrooms and 2.5 baths, a spacious layout, a large back deck, and an outdoor pavilion. Two additional cabins provide excellent guest space or short-term rental potential. The larger cabin sleeps up to 12, and the smaller cabin sleeps up to 6.

An established hog hunting outfitter business offers additional income potential. Improvements include a walk-in cooler, feed silo, workshop, equipment shed, and internal trail system for ATV, hiking, or horseback riding. A 500-foot water well supplies water to the home, both cabins, and the shop.

Located minutes from town and less than two hours from DFW. Convenient access to the Tri Lakes area, including Lake Cypress Springs, Lake Bob Sandlin, and Lake Fork. This is a turn-key property with multiple use options, including recreation, hunting, tree farming, and full-time or part-time living.



PROPERTY FEATURES

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



2 CABINS



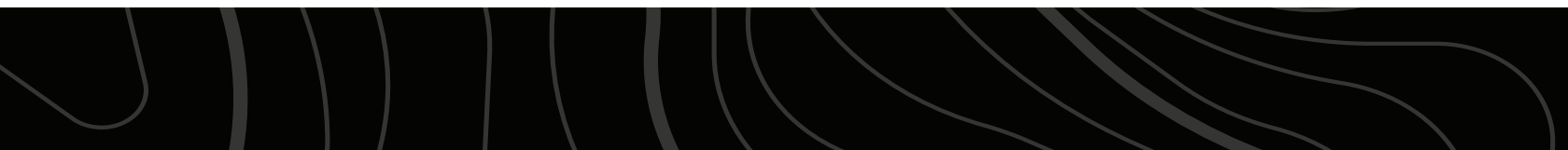
WALK-IN COOLER



GREAT FISHING



TRAILS THROUGHOUT THE PROPERTY



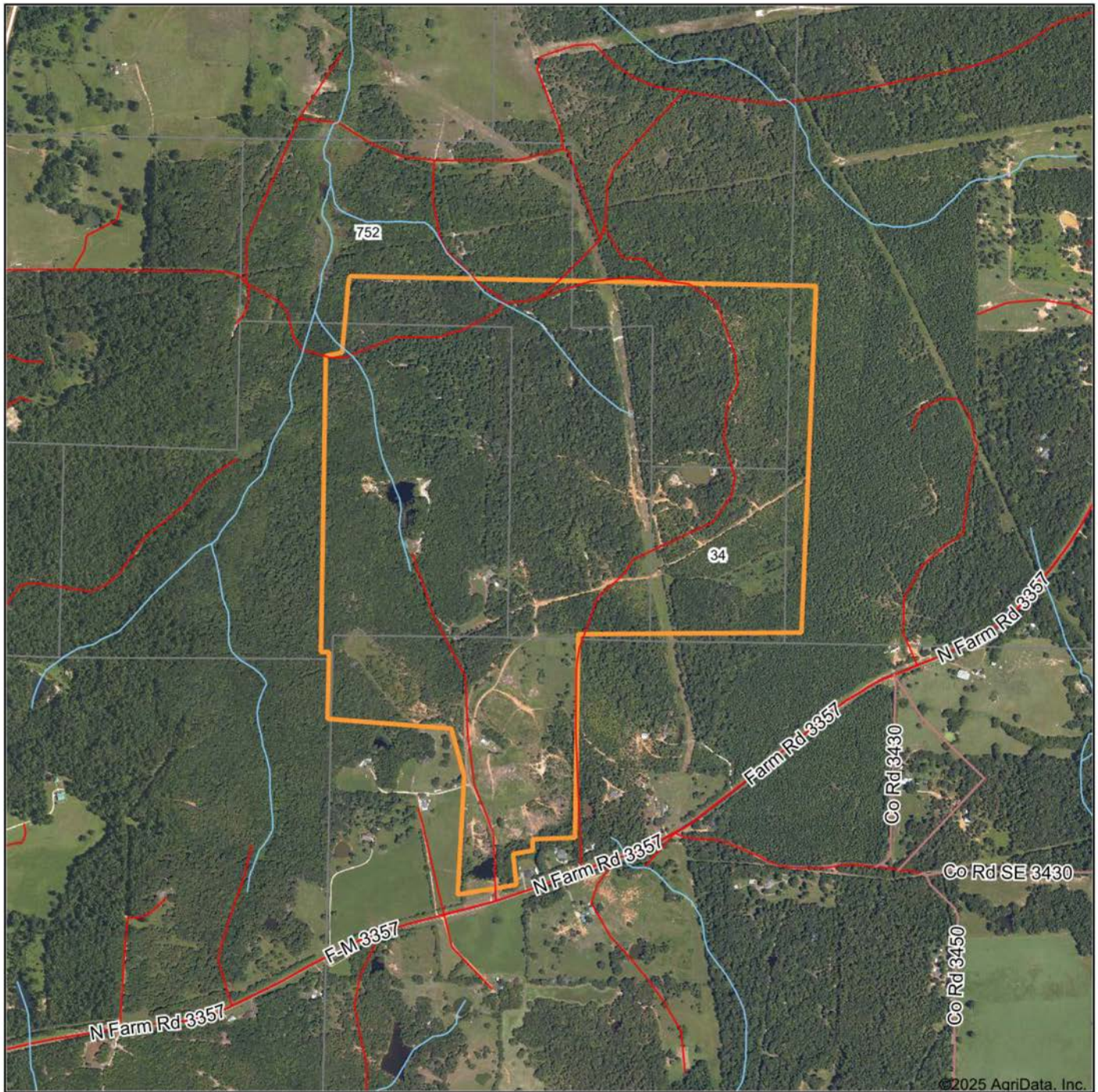
DEER HUNTING



HOG HUNTING



AERIAL MAP



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

0ft 1267ft 2533ft



Maps Provided By:



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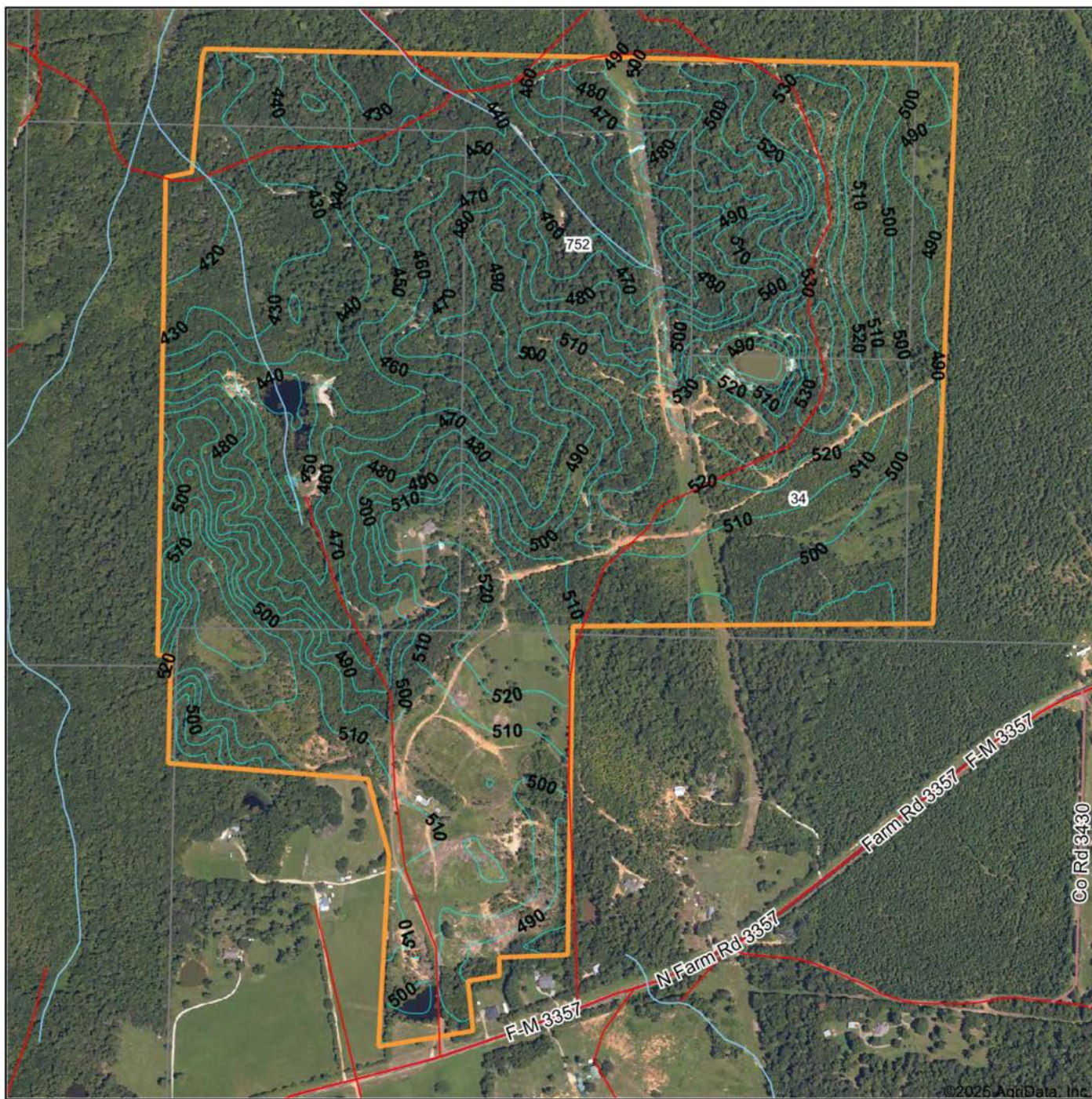
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Franklin County
Texas



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

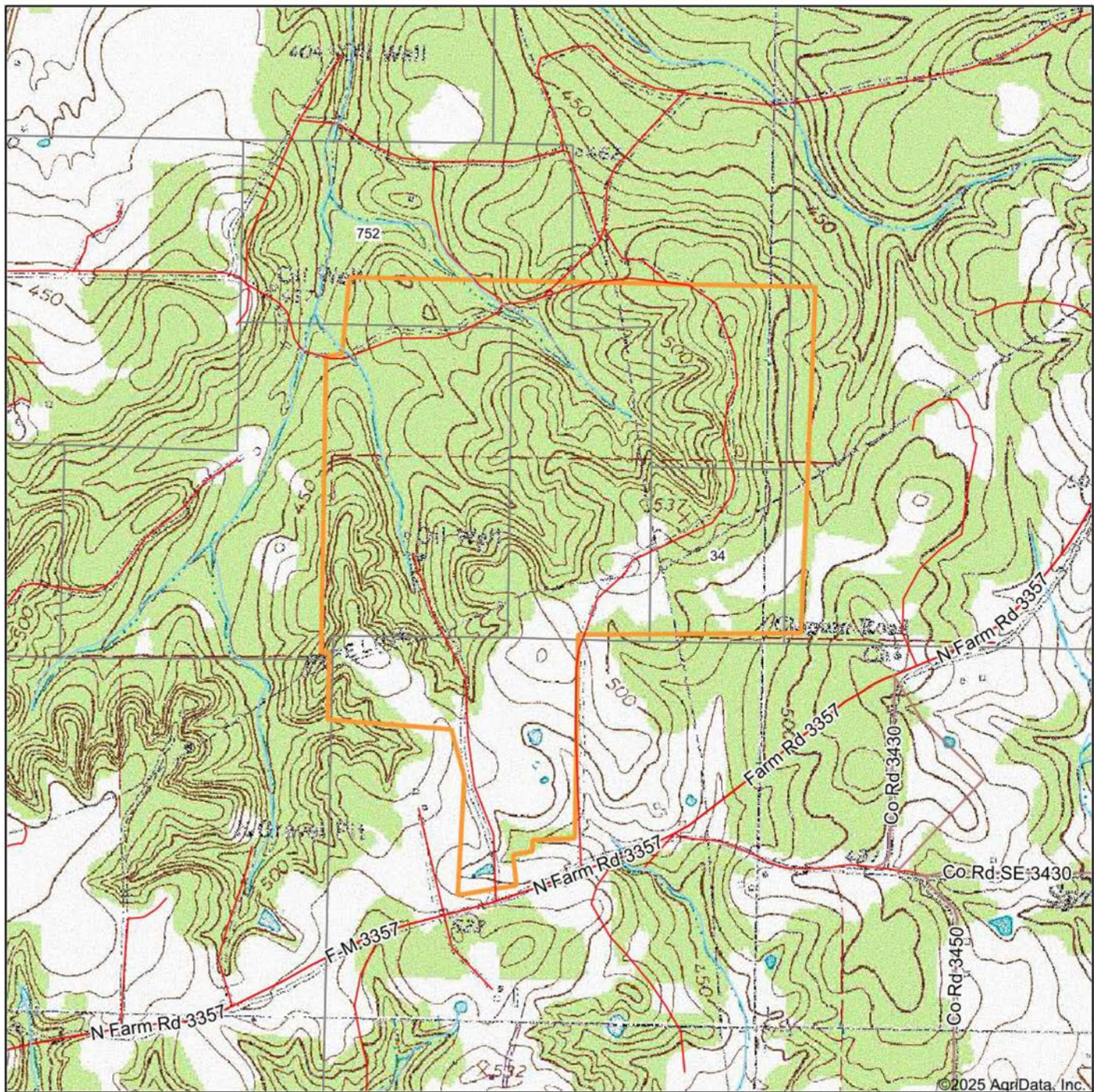


7/9/2025

Franklin County
Texas

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

TOPOGRAPHY MAP #2



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

0ft 1267ft 2533ft



Maps Provided By:

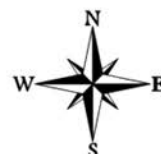


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CUSTOMIZED ONLINE MAPPING

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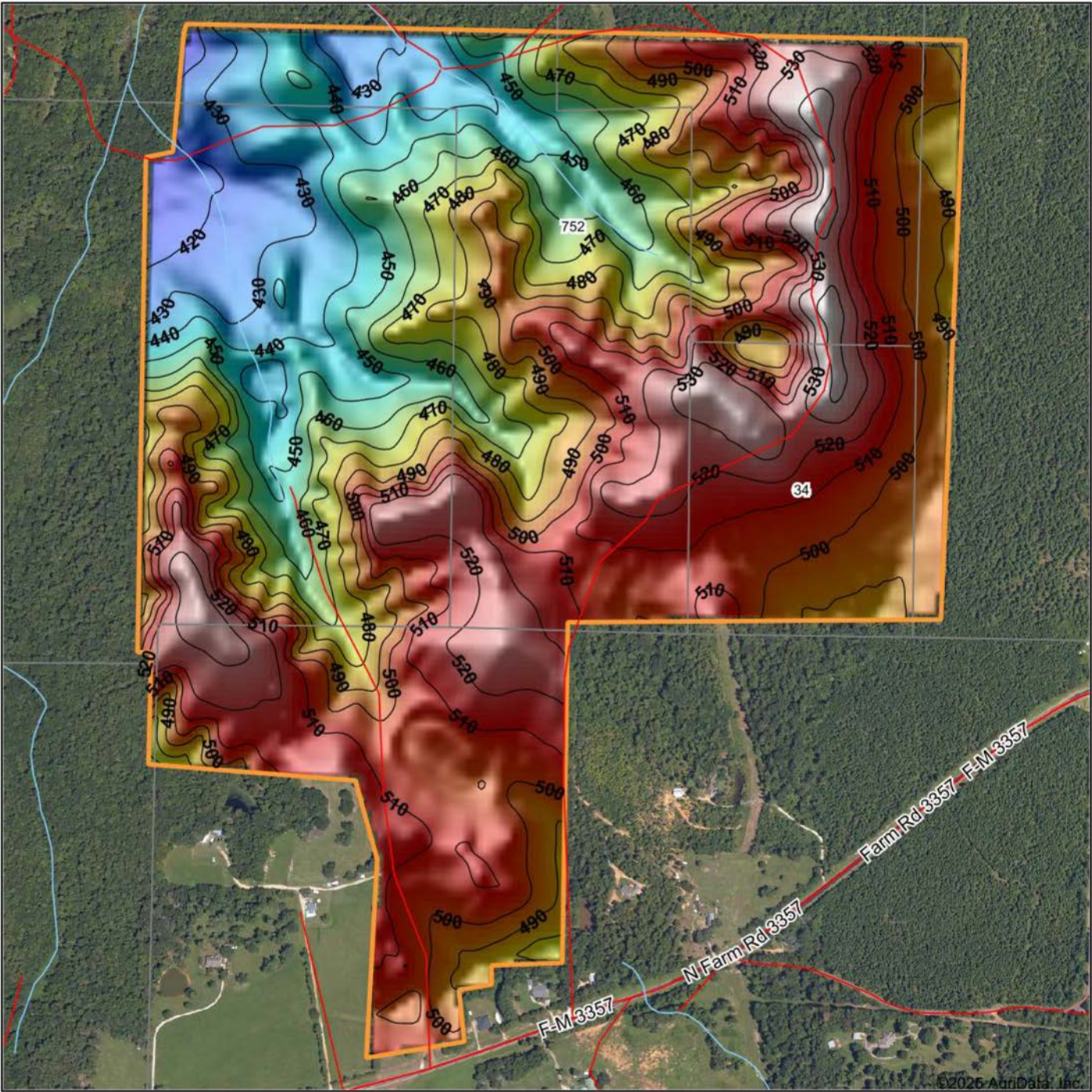
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**Franklin County
Texas**



7/9/2025

HILLSHADE MAP



Low Elevation High



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

0ft 758ft 1515ft

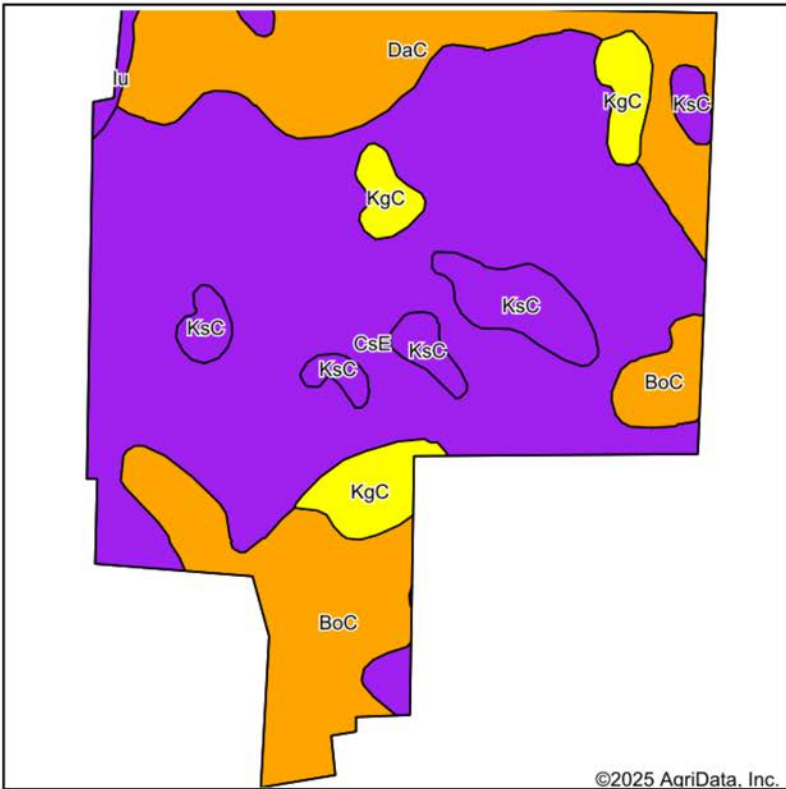


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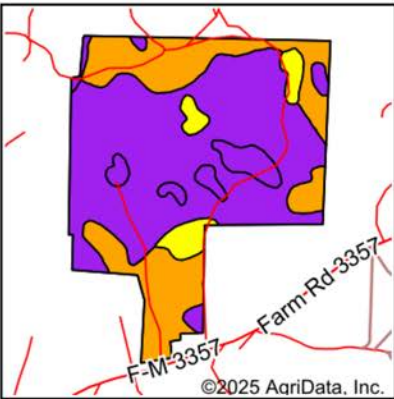
Franklin County
Texas

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

SOILS MAP



Soils data provided by USDA and NRCS.



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:



Area Symbol: TX603, Soil Area Version: 21

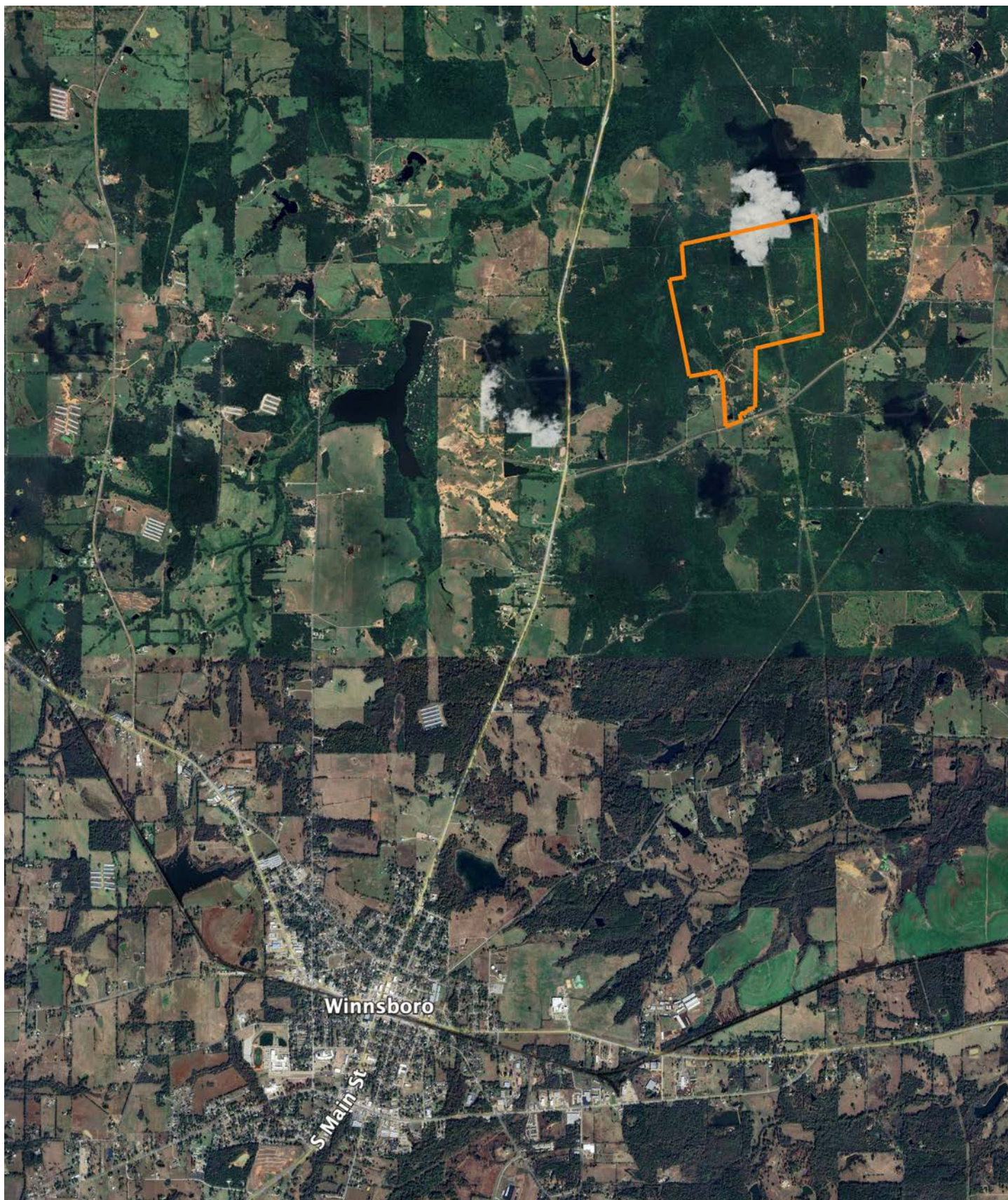
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
CsE	Cuthbert fine sandy loam, 8 to 25 percent slopes	189.36	59.5%		> 6.5ft.	Vlle	56	26	33	31	56
DaC	Darco loamy fine 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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