

MIDWEST LAND GROUP PRESENTS

45.2 ACRES IN

HARRISON COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DIVERSE RECREATIONAL PROPERTY WITH EXCELLENT POTENTIAL HOMESITE AND GREAT ACCESS

This wonderful property, spanning 45.2 acres, has incredible potential to be a peaceful hunter's paradise, a future dream-home site, or any other use that your imagination can envision.

From Red Oak Road, which is just one minute south of I-20, you will find a wonderful gated entrance that is well placed along the roughly 765 feet of road frontage. Upon passing through the gate, you will find a manicured trail that acts as the primary driveway throughout most of the property. As you drive down the trail, you will see numerous small clearings that provide great habitat for animals and provide potential for homesteading opportunities. About 600 feet down the trail, you will find a one-acre clearing on the west side of the property that could make for an excellent home site, which conveniently sits at the highest portion of the property. Imagine sitting on an eastbound-facing porch watching the beautiful sunrise cresting over the downward sloping terrain.

Continuing back from the potential homesite, you will

pass over a meandering seasonal creek that has a well-maintained culvert in place for safe crossing. In the southern half of the property, you will find additional clearing and trails that have been used for many years as hunting grounds, as well as access to the one oil pad that is in use.

Lastly, but not least, the back 18 acres is densely wooded with incredible rolling topography, from 370 feet to 310 feet, and an additional creek that makes for incredible whitetail deer habitat. If you have dreams of establishing your own private hunting paradise, building a great home, or both, this 45.258 acre property in Harrison County is a must-see.

Only 14 minutes to downtown Marshall, 24 minutes to downtown Longview, 28 minutes to Lake Cherokee, and 38 minutes to Shreveport Regional Airport, you have quick and easy access to groceries, food, travel, and an excellent lake to bring the family. Do not miss this excellent opportunity to own a diverse property in the beautiful Piney Woods of East Texas.



PROPERTY FEATURES

PRICE: **\$236,700** | COUNTY: **HARRISON** | STATE: **TEXAS** | ACRES: **45.2**

- Close proximity to Interstate 20, 2 cities, a regional airport, and a lake
- Rolling terrain featuring 60+ feet of elevation change
- Two creeks
- Well maintained trail already in place
- Multiple acres of cleared land makes for good deer habitat
- Gated front entrance



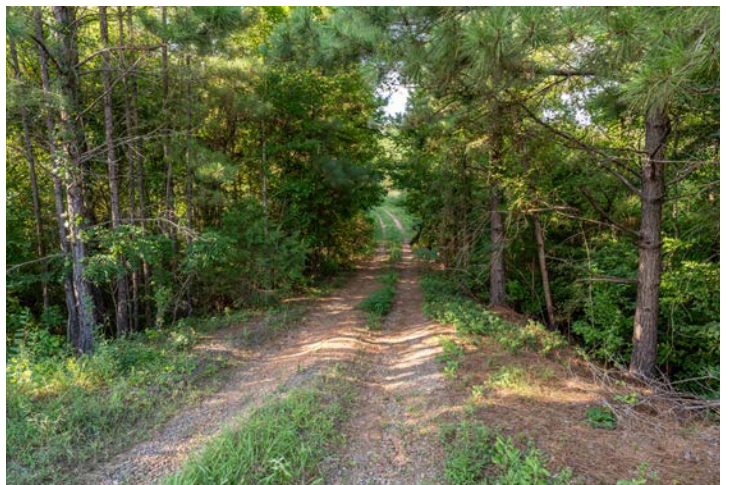
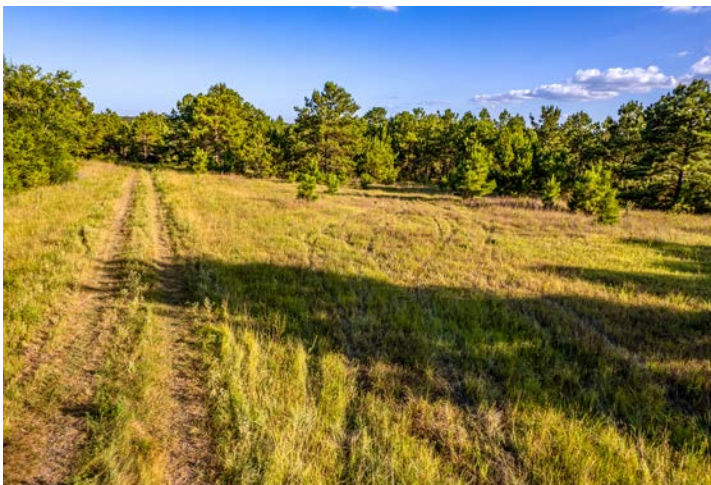
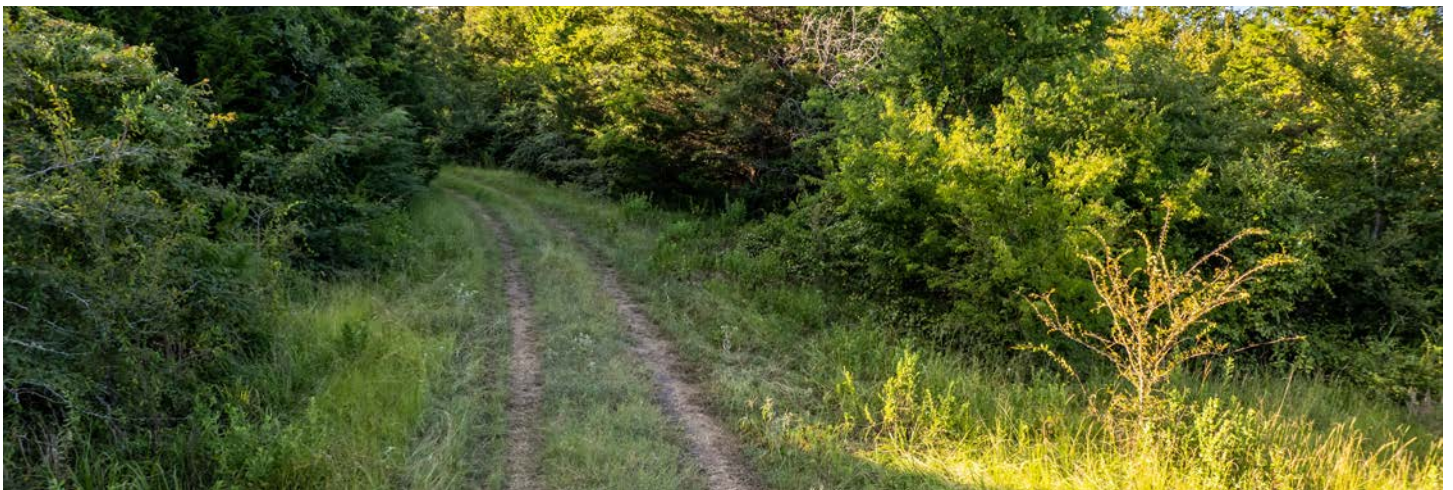
45.2 +/- ACRES OF ROLLING TERRAIN



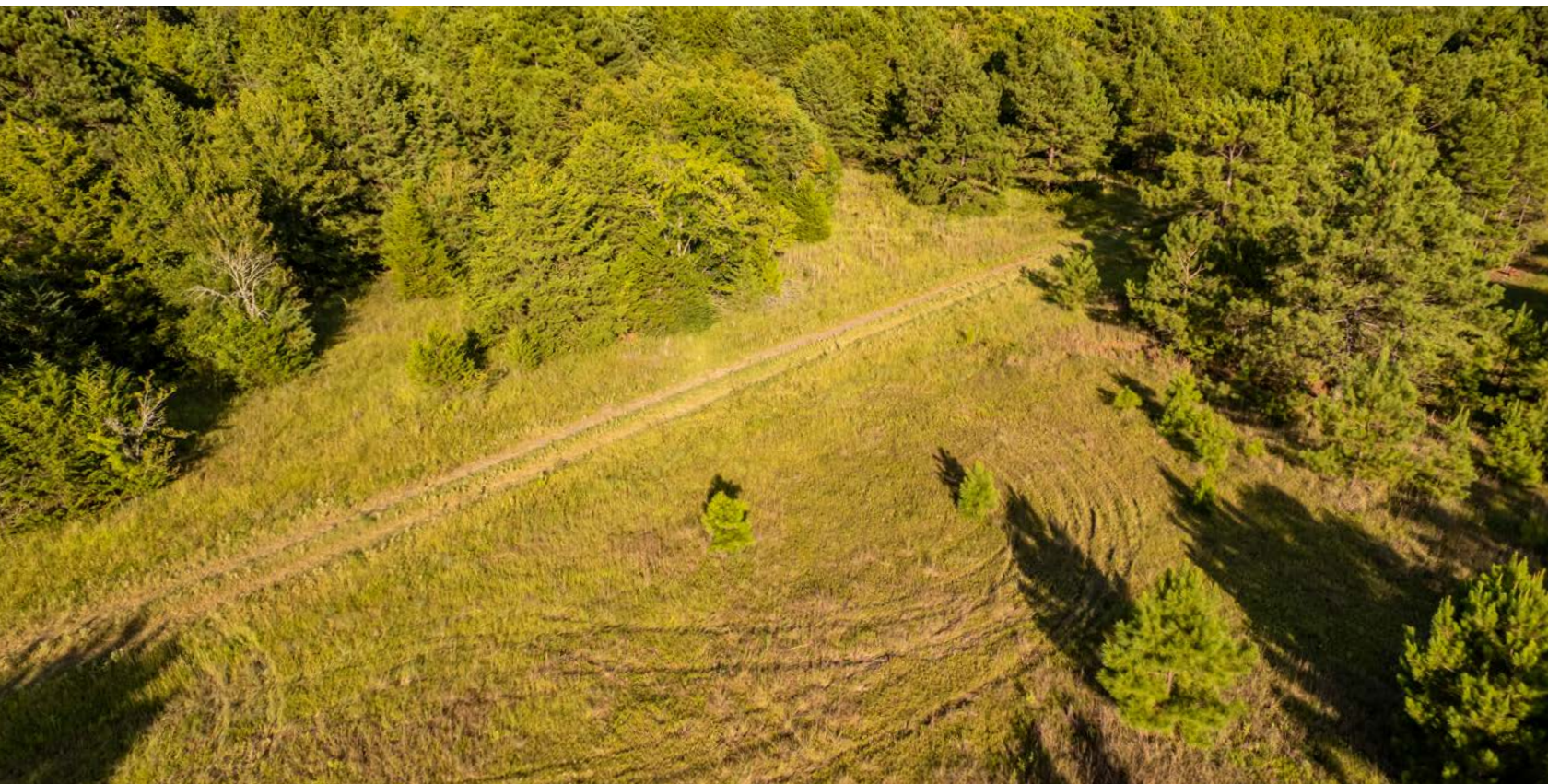
TWO CREEKS



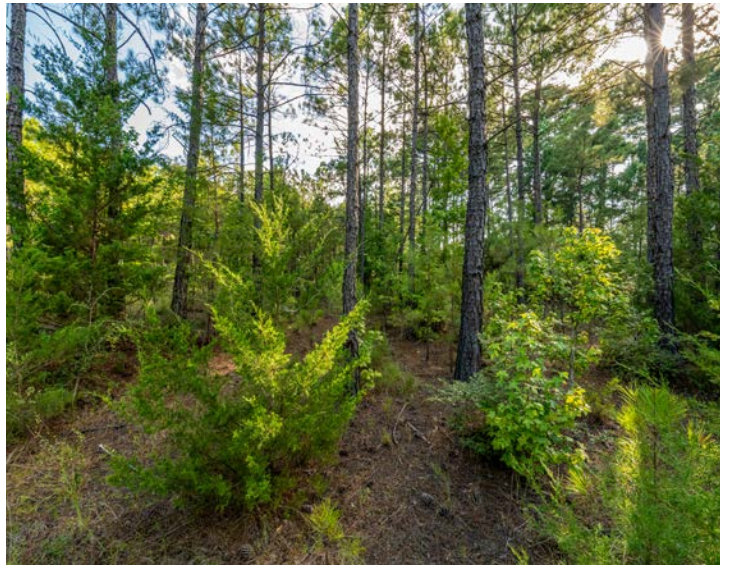
WELL MAINTAINED TRAIL



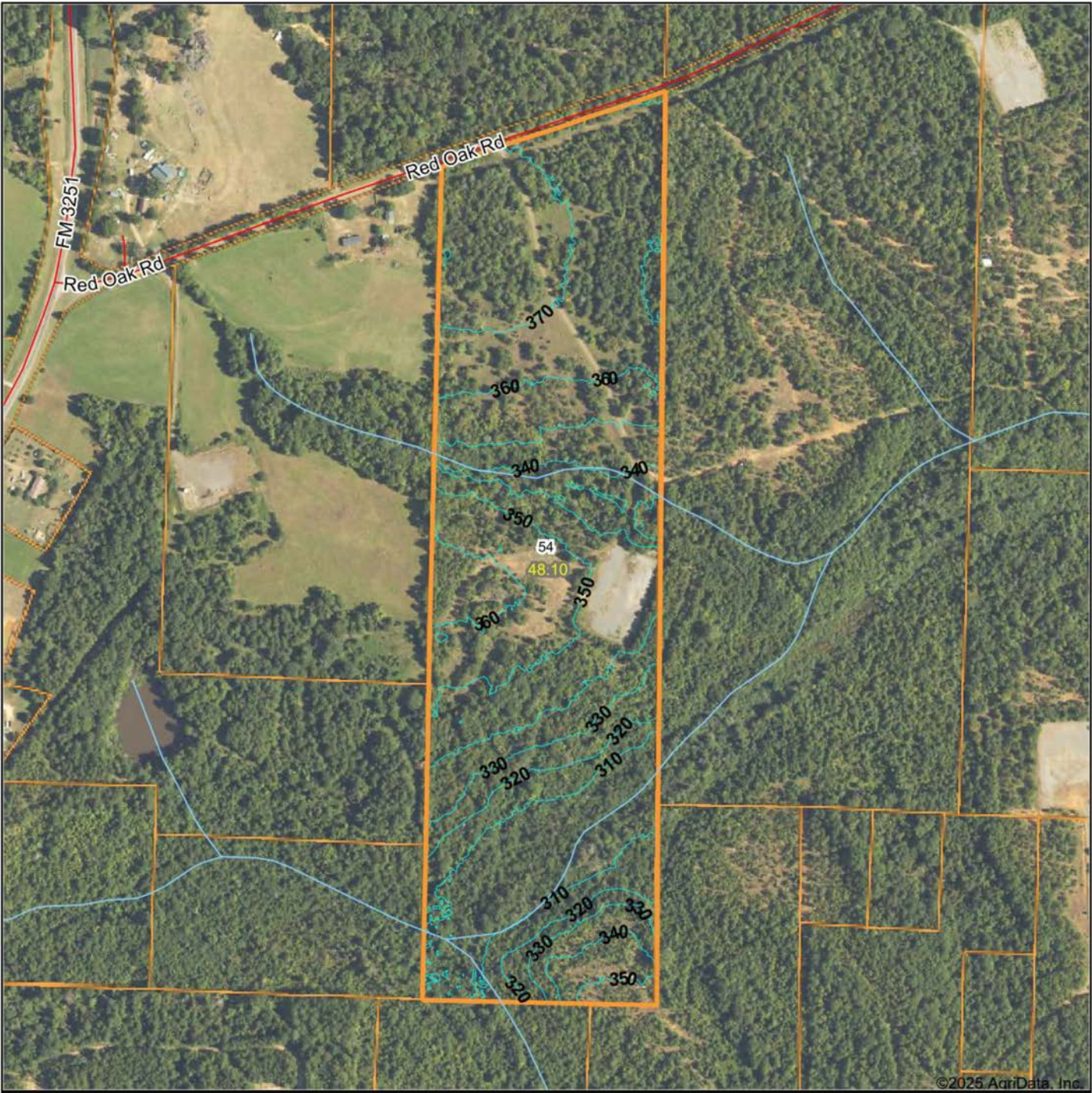
MULTIPLE ACRES OF CLEARED LAND



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 303.2

Max: 381.2

Range: 78.0

Average: 344.7

Standard Deviation: 21.49 ft

0ft 503ft 1006ft

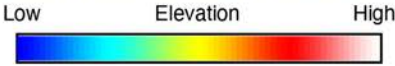
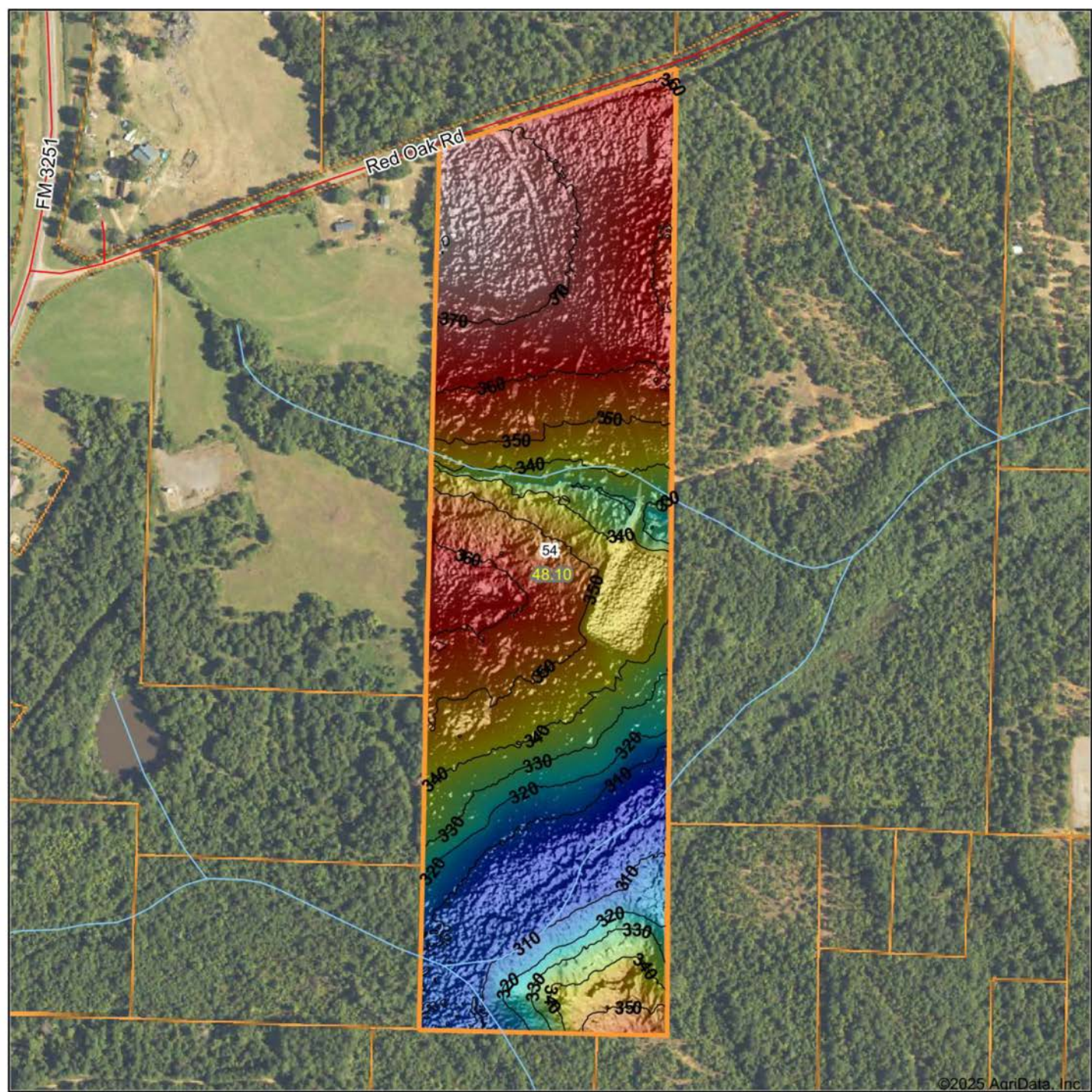


7/1/2025

Harrison County
Texas

Boundary Center: 32° 28' 35.98, -94° 27' 49.4

HILLSHADE MAP



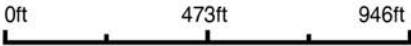
Maps Provided By:



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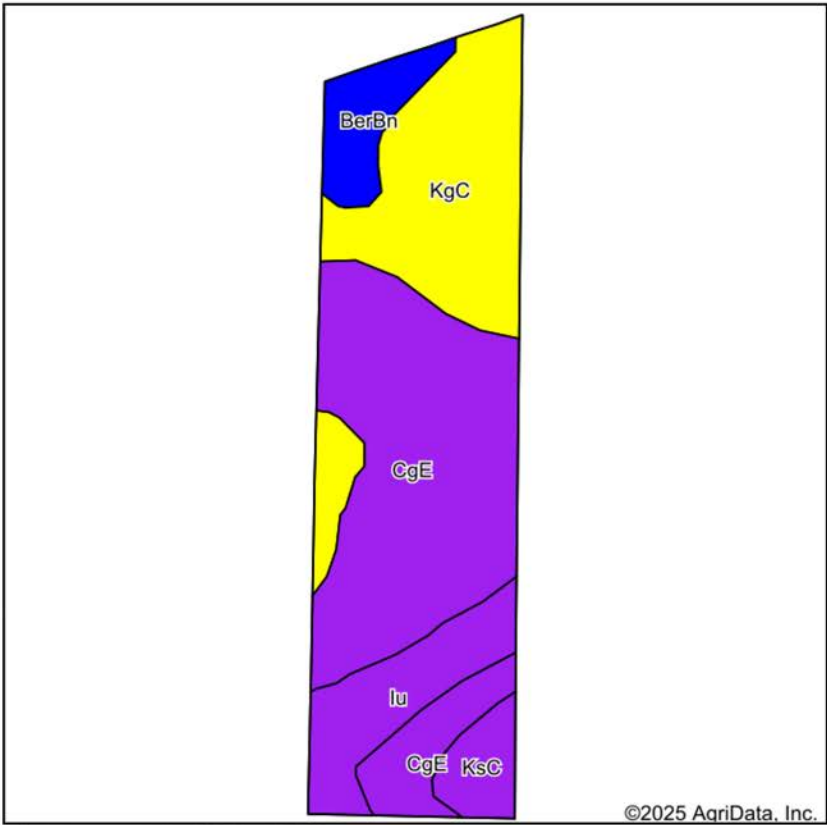


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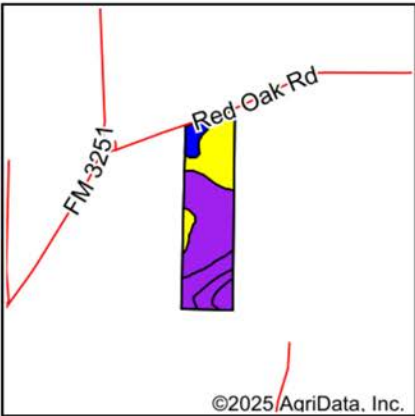
Harrison County
Texas

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SOILS MAP



Soils data provided by USDA and NRCS.



State: **Texas**
County: **Harrison**
Location: **32° 28' 35.98, -94° 27' 49.4**
Township: **Hallsville**
Acres: **48.12**
Date: **7/1/2025**



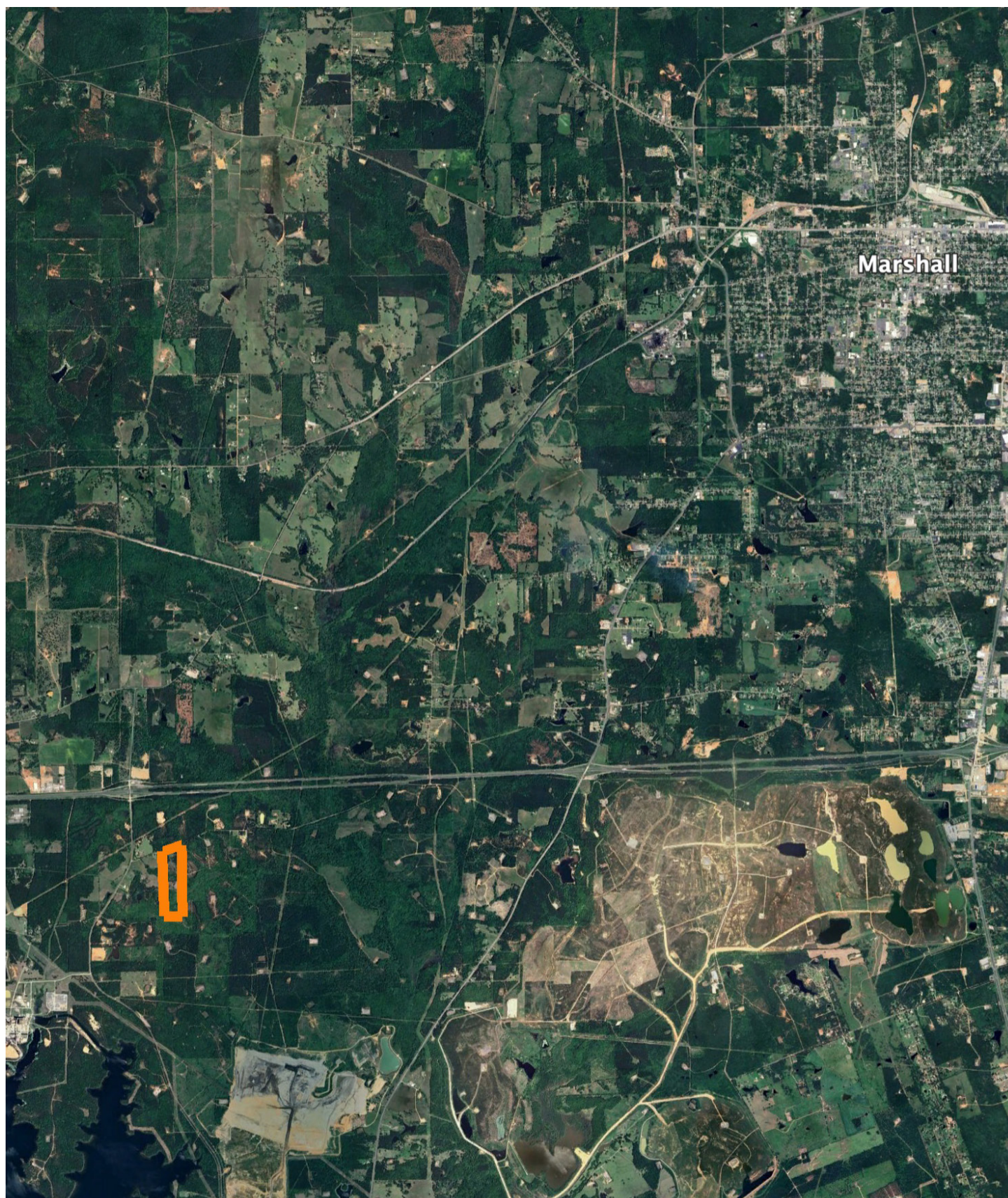
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Area Symbol: TX203, Soil Area Version: 22											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
CgE	Cuthbert gravelly fine sandy loam, 5 to 15 percent slopes	23.19	48.2%		> 6.5ft.	Vle	65	30	41	35	65
KgC	Kirvin gravelly fine sandy loam, 2 to 5 percent slopes	13.69	28.4%		3.4ft. (Dense bedrock)	IVe	54	30	38	40	54
lu	Iulus fine sandy loam, 0 to 1 percent slopes, frequently flooded	5.73	11.9%		> 6.5ft.	Vw	73	52	50	52	73
BerBn	Keatchie fine sandy loam, 1 to 3 percent slopes	3.26	6.8%		> 6.5ft.	Ile	77	45	46	43	77
KsC	Kirvin soils, graded, 2 to 8 percent slopes	2.25	4.7%		> 6.5ft.	Vle	58	32	36	34	58
Weighted Average						5.04	*n 63.3	*n 33.7	*n 41.3	*n 38.9	*n 63.3

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Connor Wallace lives the kind of life he now helps others find — raising livestock, growing food, and building out a homestead on his dream property in East Texas. A U.S. Army veteran, former police officer, and skilled renovator, he knows how to turn raw land into something that works, lasts, and means something.

His connection to land began early, growing up on a small family ranch that bred American Paint Quarter Horses, a childhood that meant countless hours spent at the racetrack and at rodeos. That foundation deepened years later when he had the opportunity to live in Fairbanks, Alaska for three years. There, he fully embraced his love of raw land, immersing himself in fishing, hunting, hiking, rock climbing, snowboarding, and exploring some of the most rugged landscapes in the country. His passion for land and the outdoors is also something he shares with his wife, an Agricultural Business major — a bond rooted in their shared love of nature, agriculture, and animals.

Connor brings a rare blend of real estate experience, rural knowledge, and unshakable integrity to every client he serves. With a background in home renovation and property development, he also brings a trained eye for value and potential.

Rooted in faith and driven by service, Connor still lives by the Army values of loyalty, duty, and selfless service — and clients know they can count on him to work hard, communicate clearly, and put their goals first.



CONNOR WALLACE,

LAND AGENT

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MidwestLandGroup.com

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