

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

RUSK COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SECLUDED RECREATIONAL TRACT WITH MATURE TIMBER, 50% MINERAL RIGHTS, AND 3 PONDS

Just 30 minutes from Nacogdoches, Texas, awaits this beautiful, secluded recreational property full of mature pine timber. Discover peace and privacy on this 40 +/- acre tract, tucked away in the East Texas countryside. This property offers practical amenities, a hilltop location, a water well, and an abundance of wildlife. This is the perfect property for a future secluded homesite, weekend getaway, or hunting retreat. A timber evaluation has been completed, providing the new owners with a

significant return on investment and offering the option for a future timber harvest. The current owners have decided to convey 50% of the mineral rights as a bonus. Roads have been maintained throughout the property, making it easy to get around and enjoy.

Whether you are seeking a quiet place to escape to on the weekends, an investment opportunity, or a legacy property to pass down, this tract offers it all.



PROPERTY FEATURES

PRICE: **\$275,000** | COUNTY: **RUSK** | STATE: **TEXAS** | ACRES: **40**

- Secluded recreational tract
- Great hunting area
- Abundant wildlife
- Spring fed pond
- Established trail system
- 50% mineral rights
- Water well
- Electricity available
- 5 miles from Mount Enterprise
- 30 minutes to Nacogdoches
- 30 minutes to Henderson
- Mature timber ready for harvest



SECLUDED RECREATIONAL TRACT

Just 30 minutes from Nacogdoches, Texas, awaits this beautiful, secluded recreational property full of mature pine timber.



SPRING FED POND

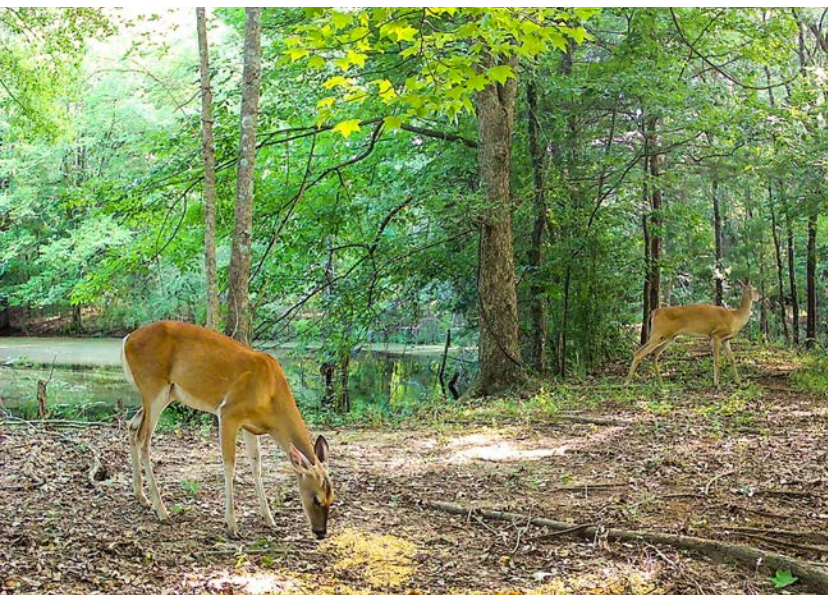
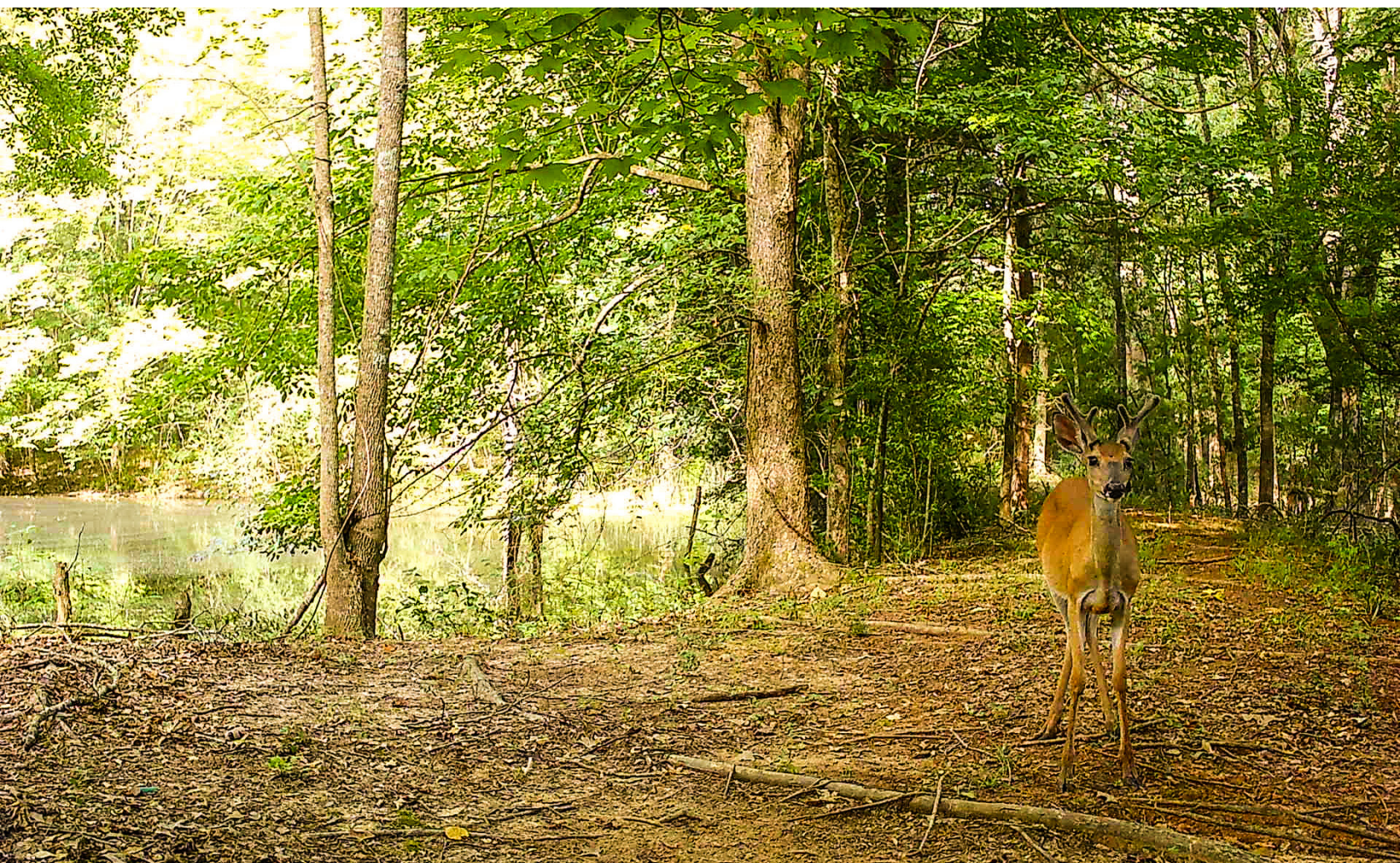


ESTABLISHED TRAIL SYSTEM



ABUNDANT WILDLIFE

This property offers practical amenities, a hilltop location, a water well, and an abundance of wildlife.



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 31° 52' 35.46, -94° 44' 34.06

0ft 427ft 854ft



Maps Provided By:

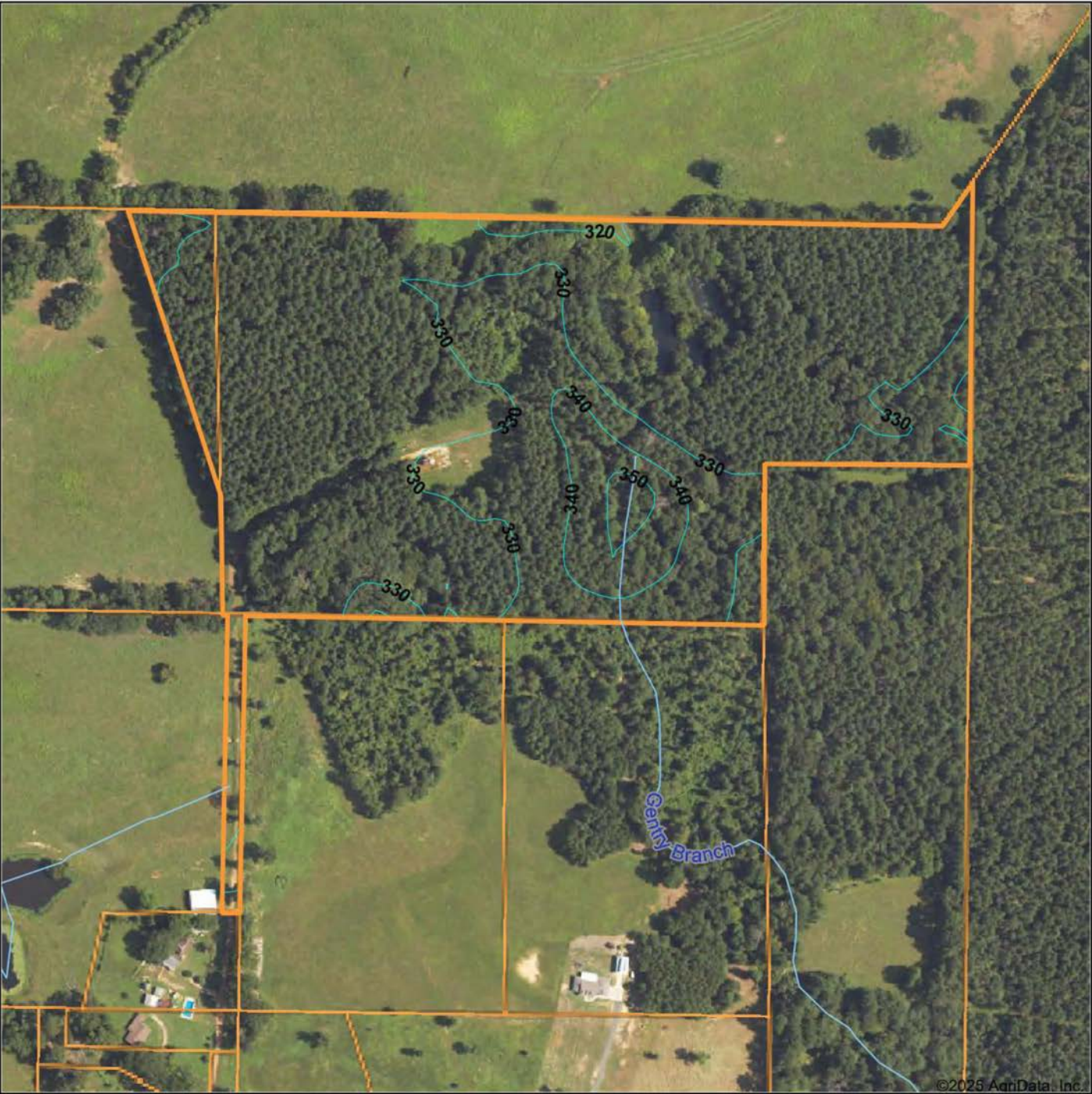
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**Rusk County
Texas**



7/10/2025

TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem
Interval(ft): 10.0
Min: 319.5
Max: 354.7
Range: 35.2
Average: 329.0
Standard Deviation: 6.33 ft

0ft 380ft 759ft

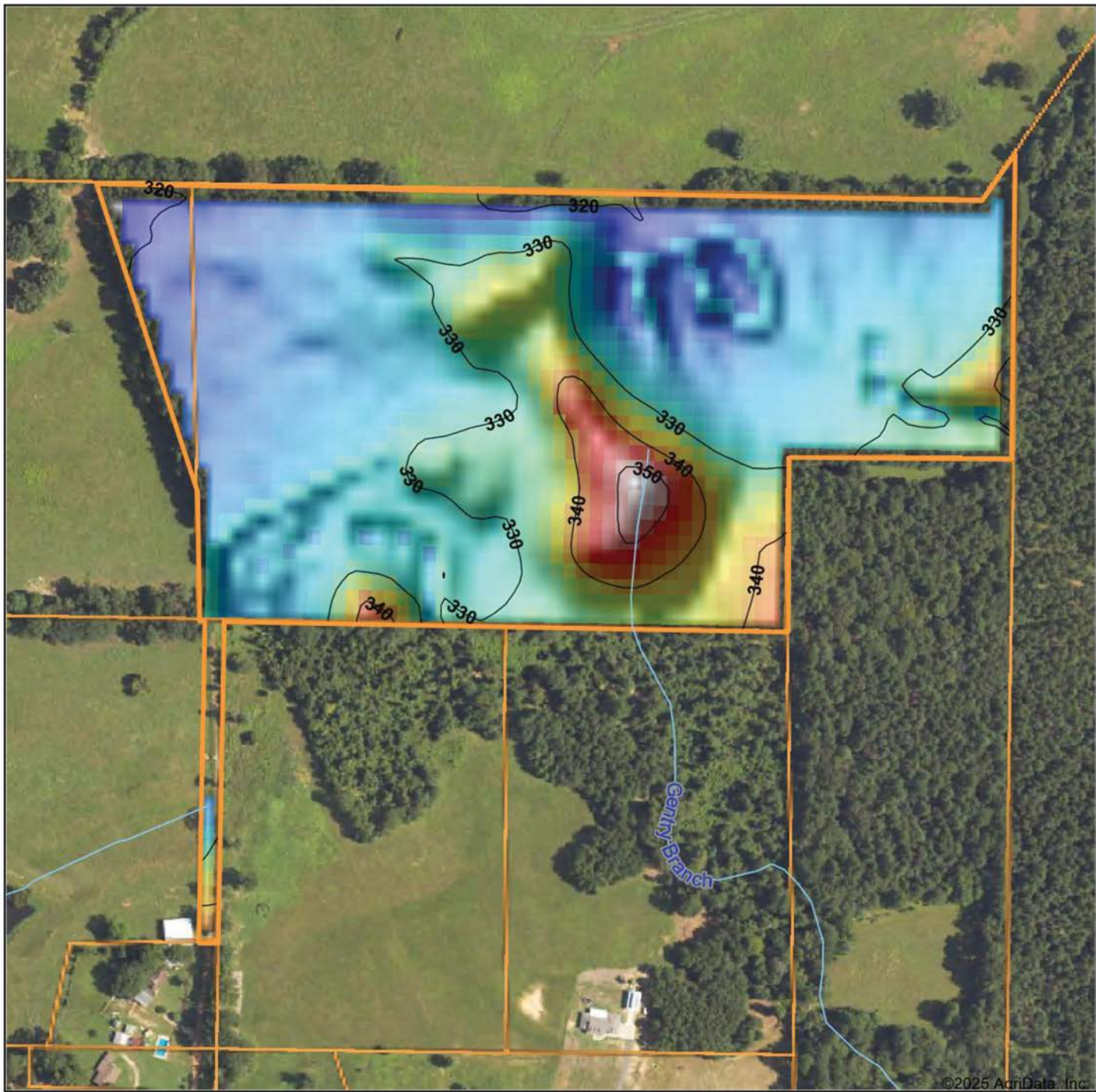


7/10/2025

Rusk County
Texas

Boundary Center: 31° 52' 35.46, -94° 44' 34.06

HILLSHADE MAP



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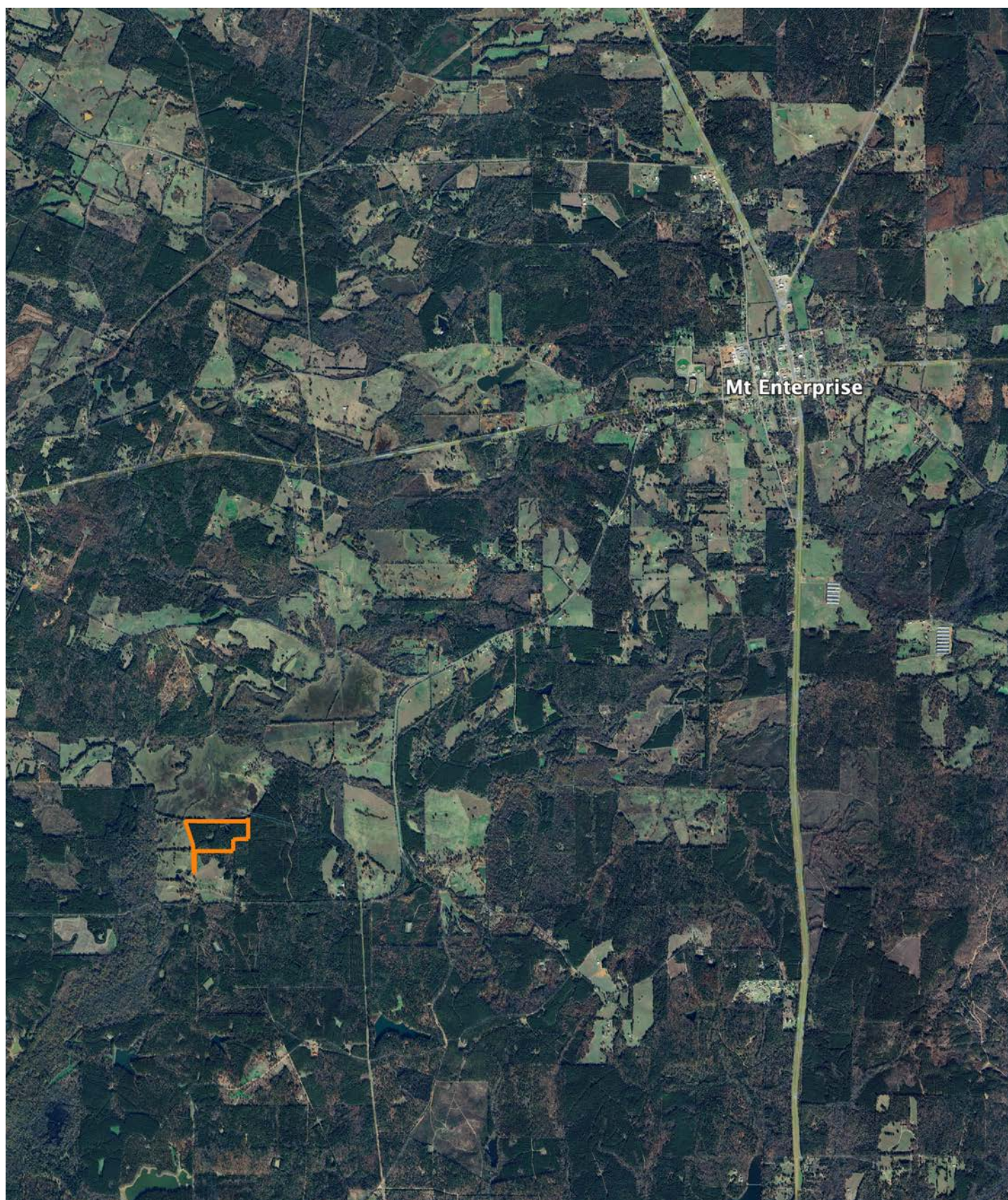
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**Rusk County
Texas**

Boundary Center: 31° 52' 35.46, -94° 44' 34.06

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

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