

MIDWEST LAND GROUP PRESENTS



57 ACRES
CAMP COUNTY, TX

1166 FM 1975, Pittsburg, Texas 75686



MIDWEST LAND GROUP IS HONORED TO PRESENT

57 ACRES OF COUNTRY LIVING WITH HOME, BARN, & POND

Escape to your own piece of the countryside! This 57-acre property is the perfect setting for peaceful living, with wide-open pastures, scattered shade trees, and a serene pond where you can unwind and enjoy nature. Whether you dream of raising livestock, creating a hobby farm, or simply having room to roam, the perimeter and cross fencing make it all possible.

At the heart of the property sits a charming 1,500 square foot farmhouse built in 1949, full of character and ready

for your personal touch. A large metal barn offers space for equipment, animals, or projects, while the road frontage ensures easy access.

Here, you'll find the freedom of country life paired with the comforts of home. Bring your vision and make this beautiful acreage your own retreat.



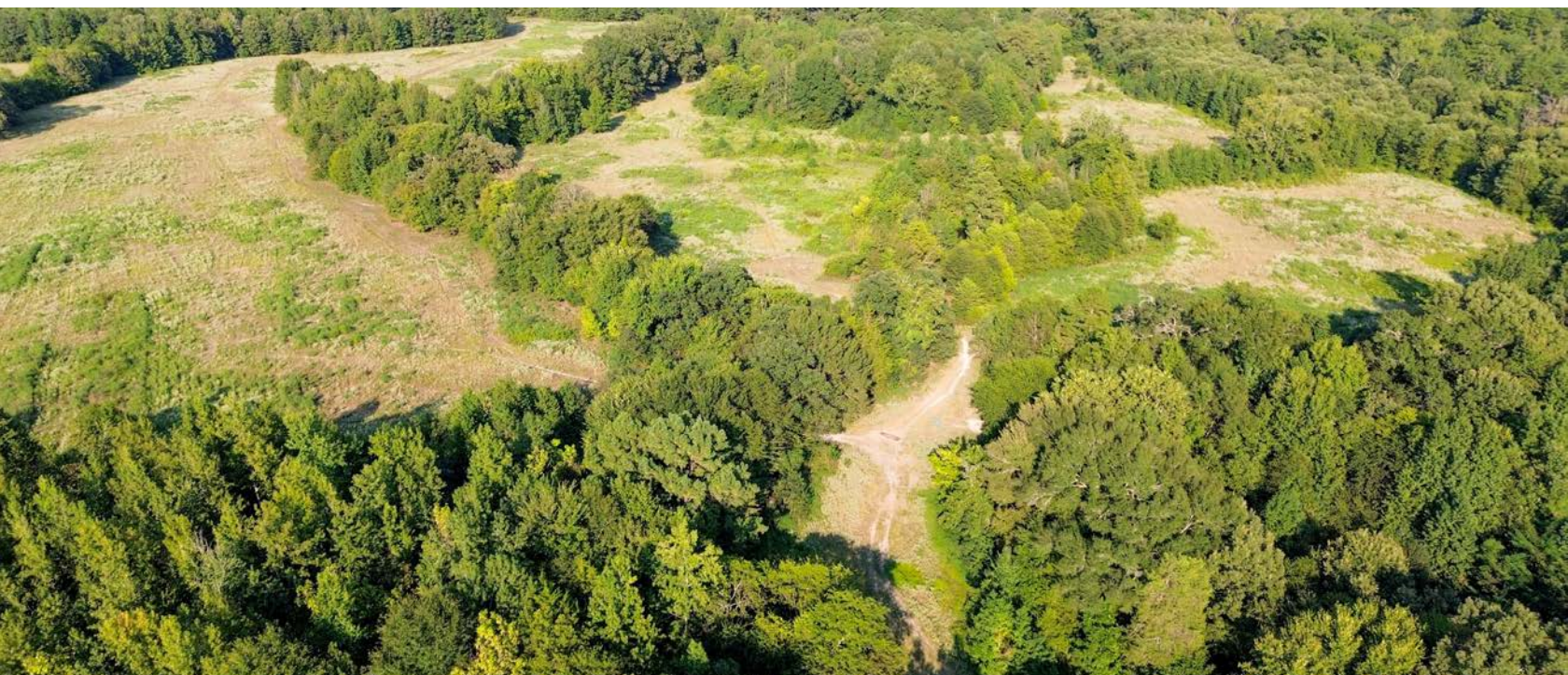
PROPERTY FEATURES

PRICE: **\$469,000** | COUNTY: **CAMP** | STATE: **TEXAS** | ACRES: **57**

- 57-acre property
- Peaceful living
- Shade trees
- Serene pond
- Unwind and enjoy nature
- Hobby farm
- Metal barn
- Perimeter and cross fencing
- Country life
- Road frontage



57-ACRE PROPERTY



PEACEFUL LIVING



SERENE POND



HOBBY FARM + METAL BARN



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 32° 54' 46.26, -94° 50' 26.55

0ft 782ft 1564ft



Maps Provided By:



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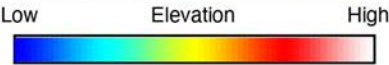
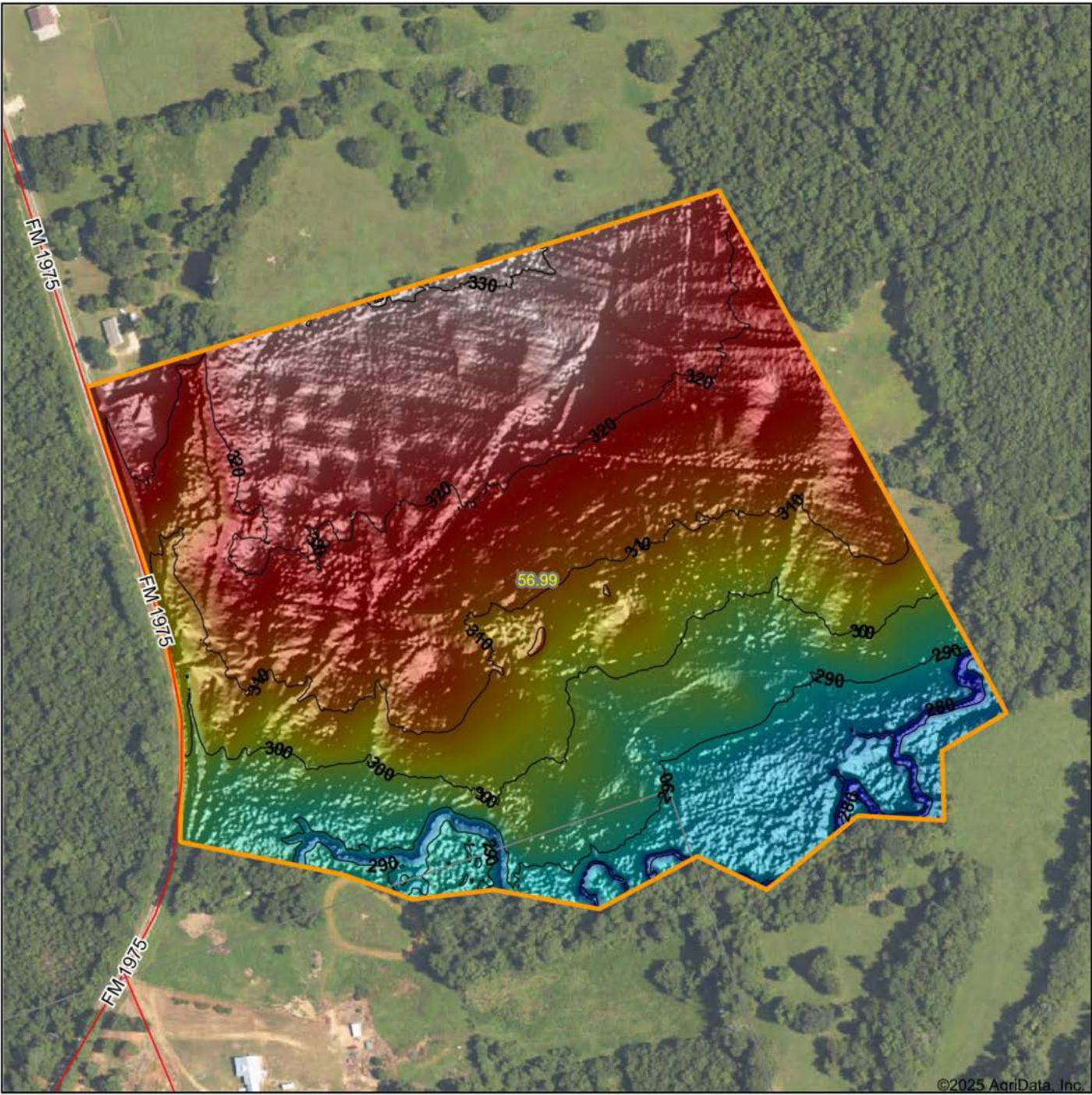
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Camp County
Texas



8/20/2025

HILLSHADE MAP

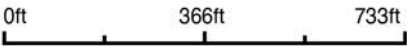


Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 10
Min: 274.8
Max: 332.6
Range: 57.8
Average: 308.7
Standard Deviation: 13.62 ft

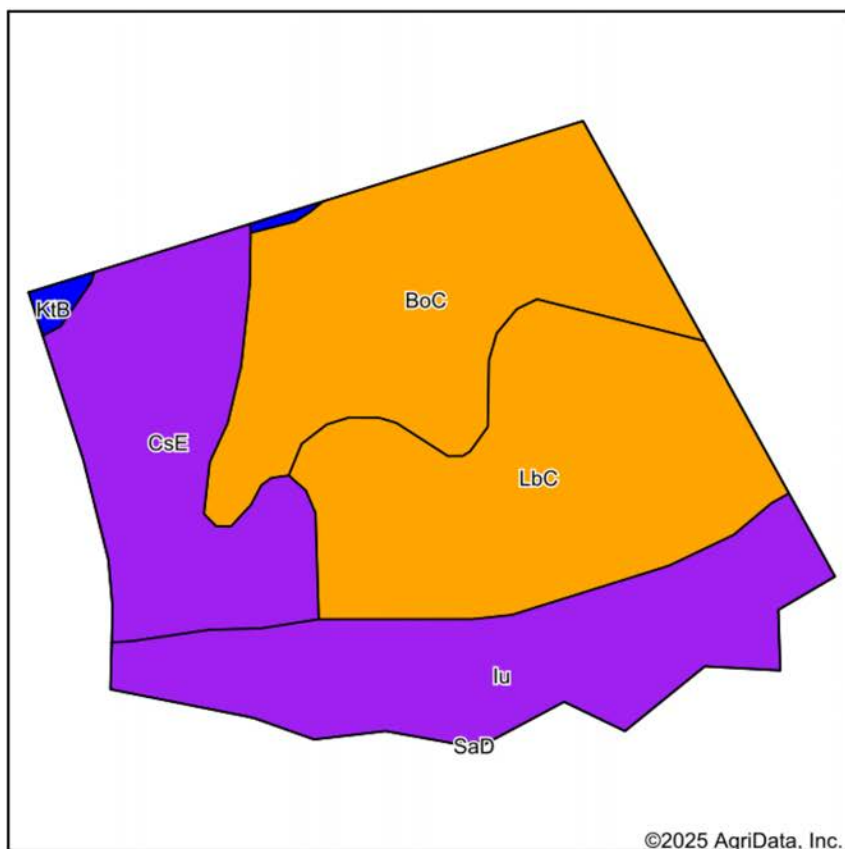


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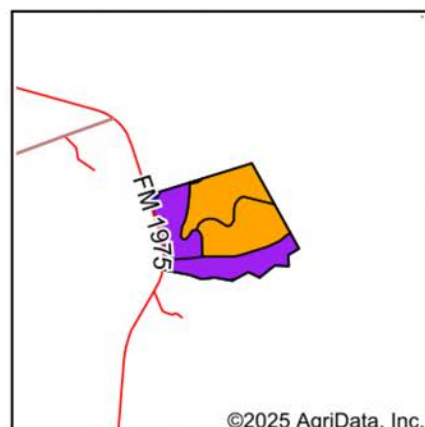
Camp County
Texas

Boundary Center: 32° 54' 46.26, -94° 50' 26.55

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Texas**
 County: **Camp**
 Location: **32° 54' 46.26, -94° 50' 26.55**
 Township: **Pittsburg**
 Acres: **56.99**
 Date: **8/20/2025**



Maps Provided By:

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 CUSTOMIZED ONLINE MAPPING
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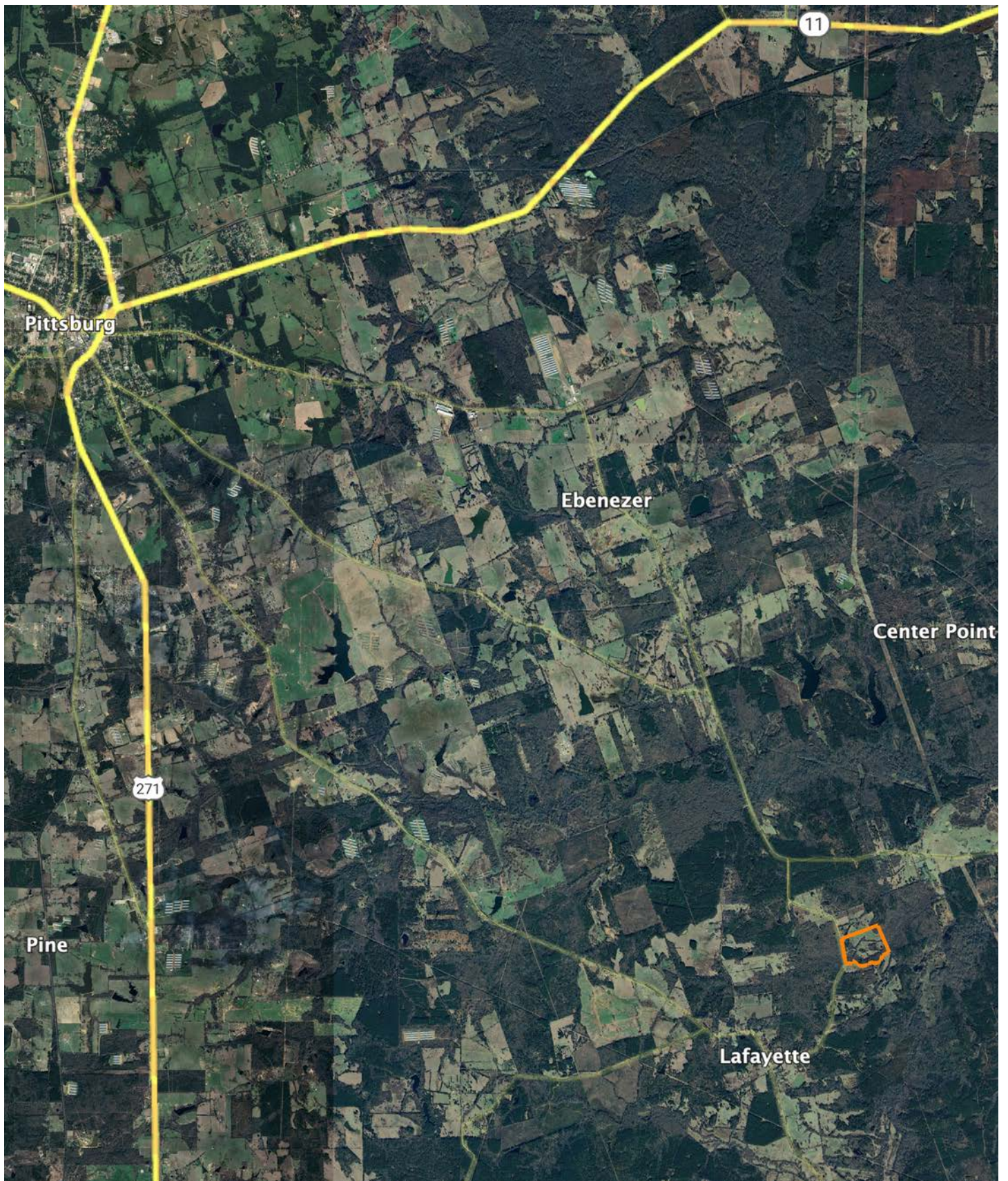
Area Symbol: TX603, Soil Area Version: 21

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
LbC	Lilbert loamy fine sand, 2 to 5 percent slopes	16.67	29.3%		> 6.5ft.	IIIe	51	30	37	27	51
BoC	Bowie fine sandy loam, 1 to 5 percent slopes	15.58	27.3%		> 6.5ft.	IIIe	80	51	57	48	80
lu	lulus fine sandy loam, 0 to 1 percent slopes, frequently flooded	12.96	22.7%		> 6.5ft.	Vw	73	52	50	52	73
CsE	Cuthbert fine sandy loam, 8 to 25 percent slopes	11.34	19.9%		> 6.5ft.	VIIe	56	26	33	31	56
KtB	Kullit very fine sandy loam, 1 to 3 percent slopes	0.44	0.8%		> 6.5ft.	Ile	82	54	58	61	82
Weighted Average						4.24	*n 65.2	*n 40.1	*n 44.8	*n 39.5	*n 65.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Based in Longview, Buddy brings a wealth of knowledge about East Texas land, informed by his upbringing in a farming community on the Eastern Shore of Maryland. His lifelong passion for the outdoors, hunting, and exploring rural landscapes is rooted in a tradition of land stewardship, which continues on his family's 200-acre property in Arkansas. This personal connection to rural living, combined with years of hands-on experience, gives Buddy a unique insight into the needs of his clients.

Buddy's background is enriched by his service in the Marine Corps, where he honed valuable skills in leadership, land navigation, and problem-solving. His time as a recruiter and safety manager has equipped him with strong communication skills and a talent for overcoming challenges, all of which he applies to ensure a smooth and successful experience for his clients.

As a member of the VFW, American Legion, and Disabled Veterans Association, Buddy is committed to serving his community with integrity and honor. His firsthand experience as a Midwest Land Group client provides him with a unique perspective on both sides of the buying process. Guided by the Marine Corps motto of "Semper Fidelis," Buddy is dedicated to treating every client with fairness, honesty, and respect, helping them find the property of their dreams.



BUDDY TAYLOR

LAND AGENT

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MidwestLandGroup.com

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