

MIDWEST LAND GROUP PRESENTS

125 ACRES IN

FRANKLIN COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RANCHING, RECREATION, AND FUTURE HOME SITE

Located just outside of Talco, this 125 +/- acre tract offers a rare opportunity for agricultural use, recreation, or your dream home build. The property is primarily open pasture, ideal for grazing livestock or producing hay, with scattered trees providing shade and character throughout.

Timber to the north and south creates a natural wildlife corridor, making this an excellent spot for hunting. With the right setup, a food plot here could draw deer from

miles around. A pond adds to the property's appeal, offering water for livestock, wildlife, or simply a peaceful place to relax.

Whether you're looking to expand your ranching operation, establish a hunting retreat, or build a home in the quiet countryside, this property has the space and versatility to make it happen. Can be combined with the neighboring 40 +/- acres also for sale for a total of 165 +/- acres.



PROPERTY FEATURES

PRICE: **\$562,500** | COUNTY: **FRANKLIN** | STATE: **TEXAS** | ACRES: **125**

- Mostly open pasture – ideal for grazing cattle or hay production
- Scattered trees throughout for shade and character
- Timber to the north and south, creating natural wildlife funnels
- Great location for a future home build
- Pond on the property for livestock and recreation
- Excellent hunting potential – deer and hogs frequent the area
- Can be combined with the neighboring 40 acres, which is also for sale



IDEAL FOR GRAZING CATTLE OR HAY



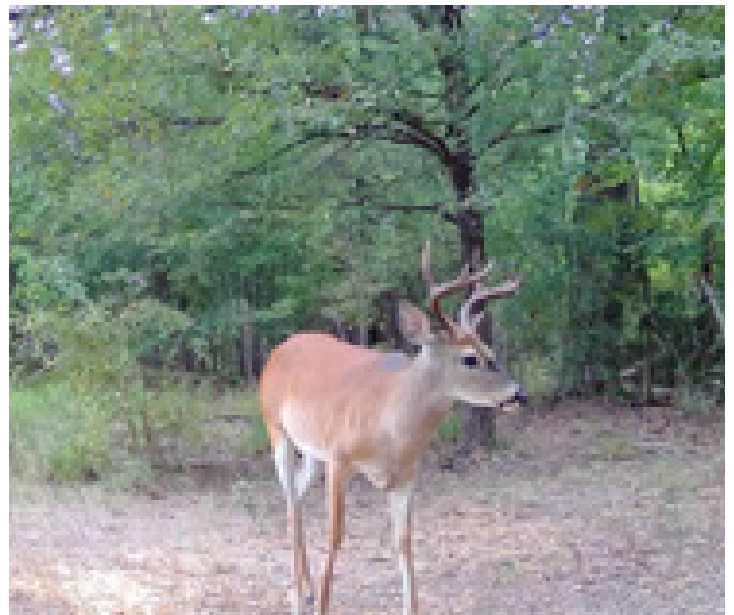
POND



SCATTERED TREES



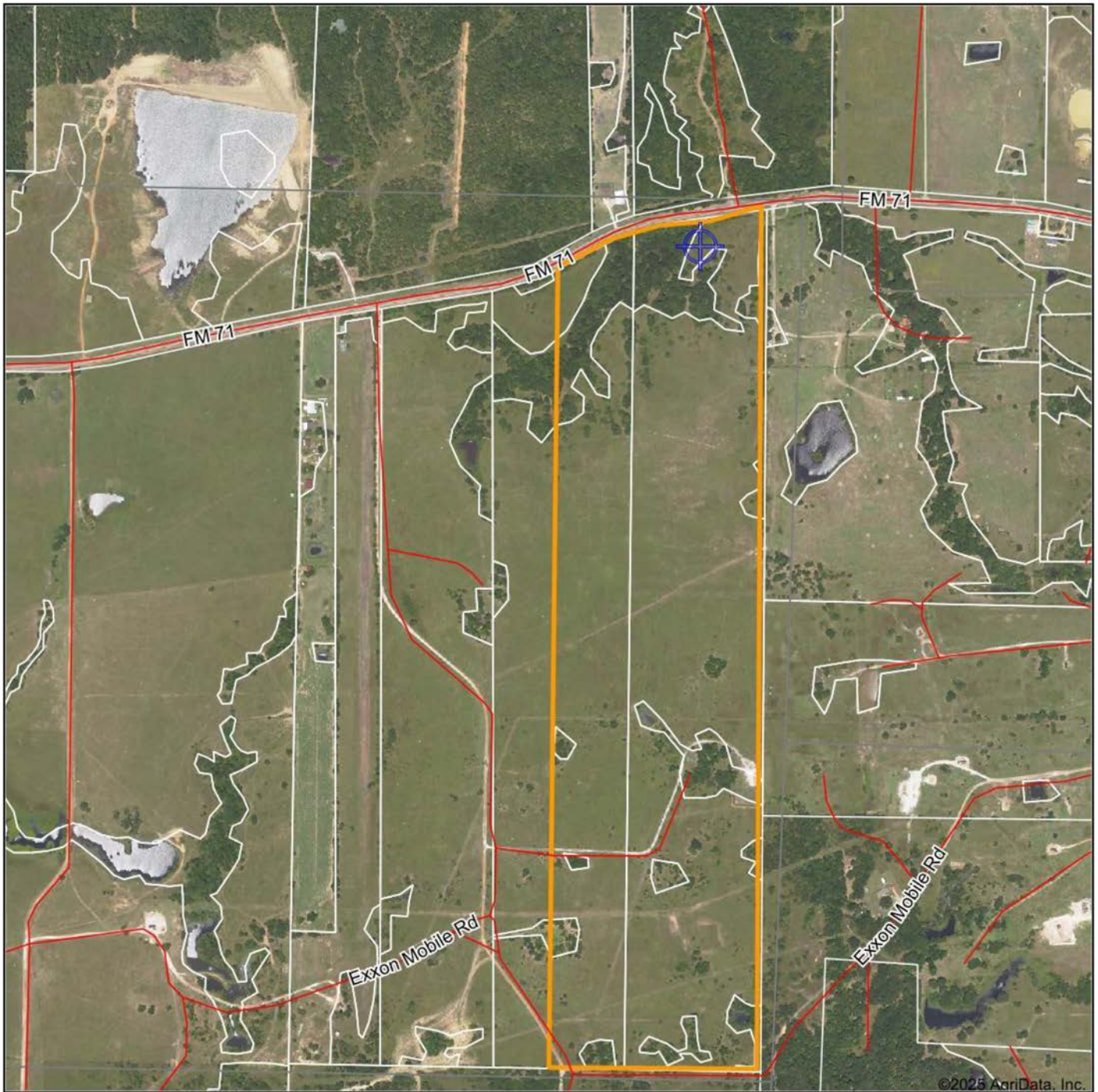
NATURAL WILDLIFE FUNNELS FOR HUNTING



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 33° 21' 19.21, -95° 8' 37.05

0ft 823ft 1645ft



Maps Provided By:



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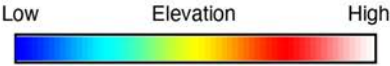
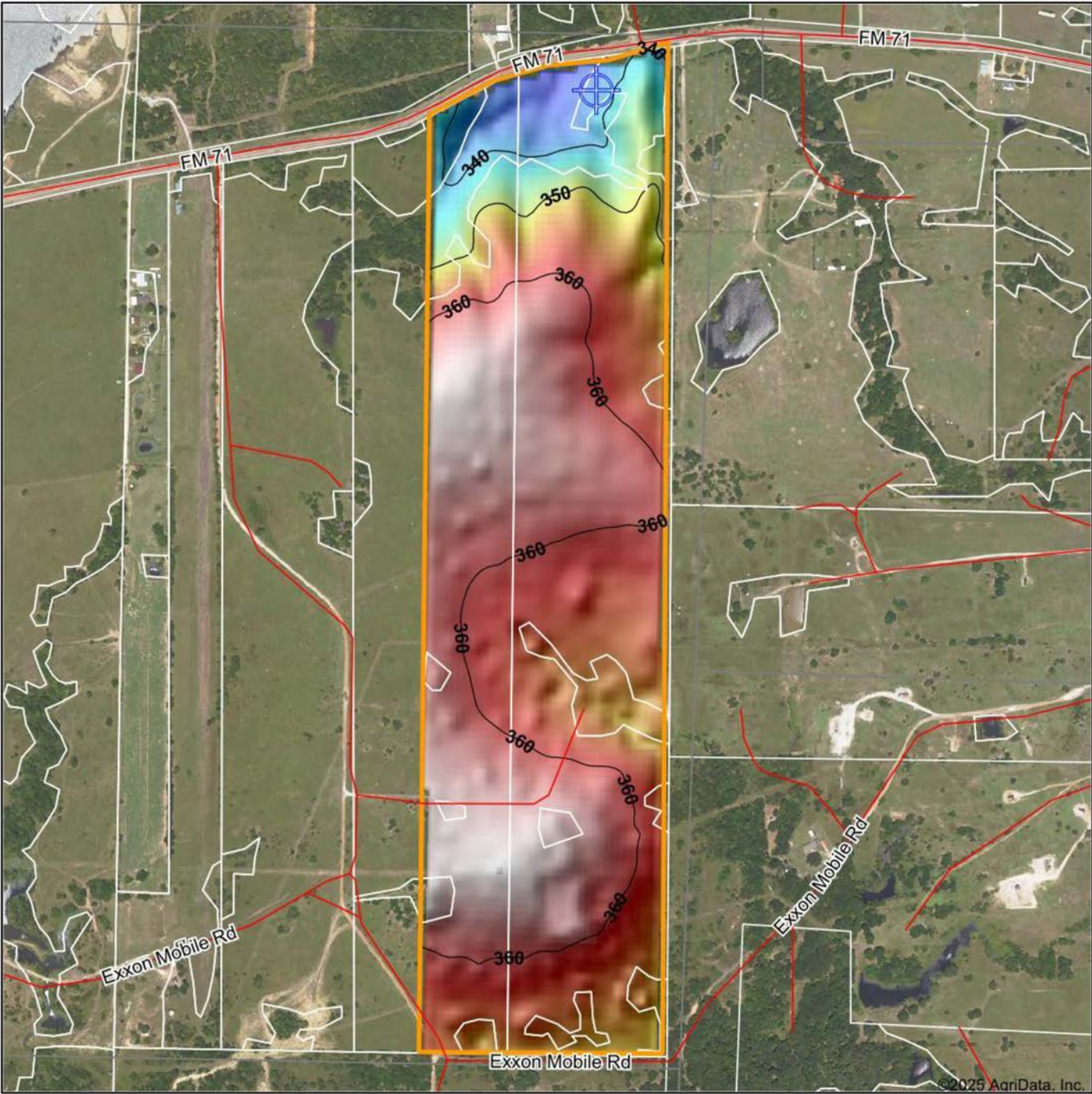
Franklin County
Texas



8/25/2025

Field borders provided by Farm Service Agency as of 5/21/2008.

HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem
Interval(ft): 10
Min: 331.2
Max: 367.7
Range: 36.5
Average: 357.1
Standard Deviation: 7.78 ft

0ft 703ft 1407ft

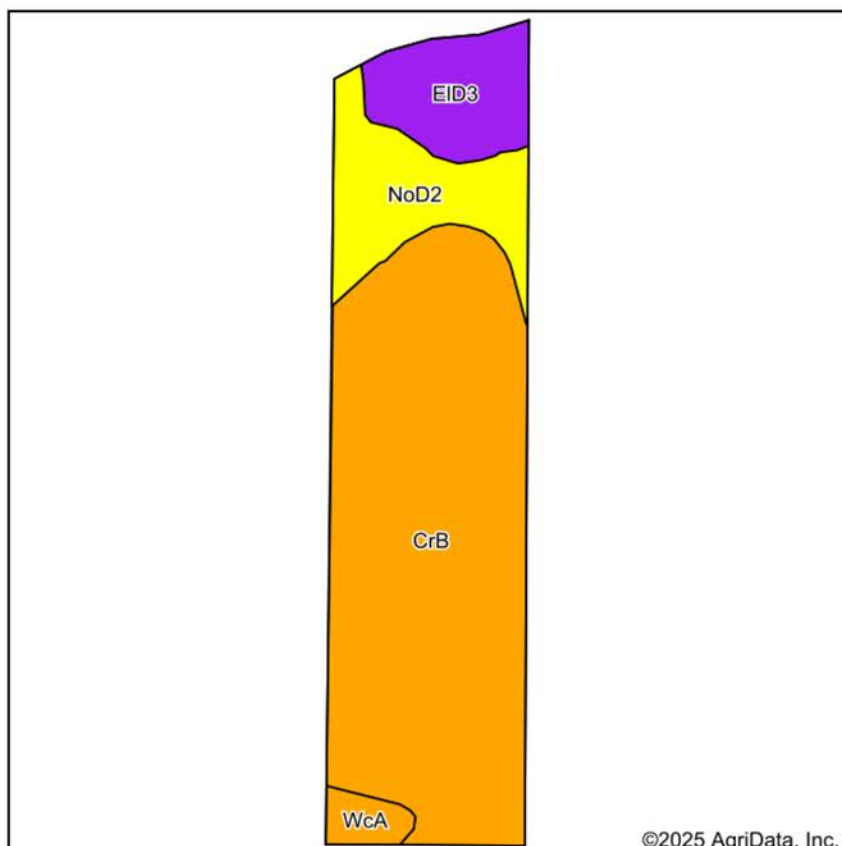


8/25/2025

**Franklin County
Texas**

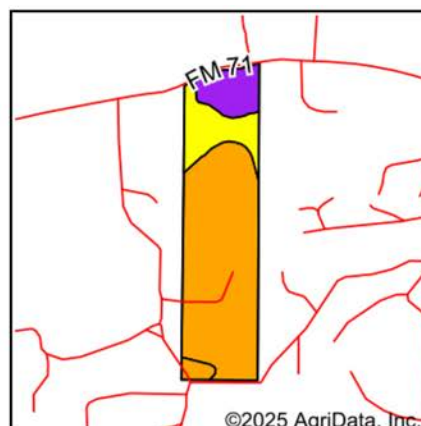
Boundary Center: 33° 21' 19.21, -95° 8' 37.05

SOILS MAP



Soils data provided by USDA and NRCS.

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State: **Texas**
 County: **Franklin**
 Location: **33° 21' 19.21, -95° 8' 37.05**
 Township: **Mount Vernon**
 Acres: **110.71**
 Date: **8/25/2025**



Maps Provided By:



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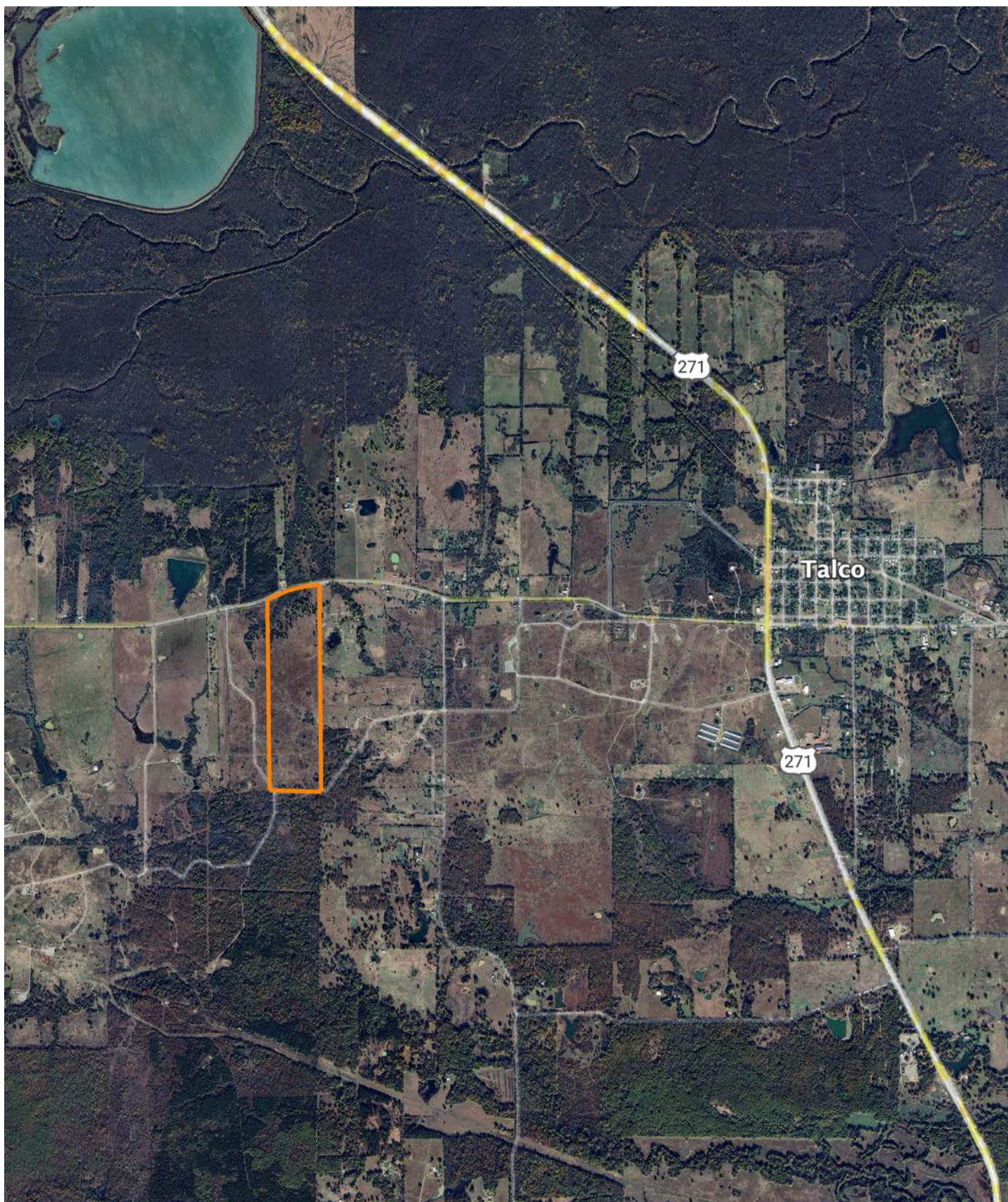
Area Symbol: TX603, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
CrB	Crockett silt loam, 1 to 3 percent slopes	79.11	71.4%		4.8ft. (Densic bedrock)	IIle	4500	39	29	39	32	19
NoD2	Normangee gravelly clay loam, 3 to 8 percent slopes, eroded	16.24	14.7%		4.3ft. (Densic bedrock)	IVe	4100	45	28	42	34	45
EID3	Ellis clay, 5 to 12 percent slopes, severely eroded	12.52	11.3%		3.2ft. (Densic bedrock)	VIe	2800	35	26	35	29	28
WcA	Wilson silt loam, 0 to 1 percent slopes	2.84	2.6%		> 6.5ft.	IIIw	4625	46	29	43	37	46
Weighted Average						3.49	4252.3	*n 39.6	*n 28.5	*n 39.1	*n 32.1	*n 24.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

903.243.9805

WArmstrong@MidwestLandGroup.com



MidwestLandGroup.com

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