

MIDWEST LAND GROUP PRESENTS

223 ACRES IN

FRANKLIN COUNTY TEXAS



FM 71, TALCO, TEXAS 75487

MIDWEST LAND GROUP IS HONORED TO PRESENT

TALCO 223 - HUNTER'S PARADISE WITH HOMESITE

If you're looking for the ultimate hunting property, this 223-acre tract has it all. Bordering the Sulphur River, this place is loaded with whitetail deer, wild hogs, and endless hunting potential. The land is mostly timber, providing great cover and habitat for wildlife, and features two ponds for fishing or waterfowl attraction. With a little work, portions of the property could be

developed into an outstanding duck hunting spot.

A small off-grid cabin offers a place to rest between hunts, and while it currently has no running water or electricity, it's the perfect base camp for your outdoor adventures. Secluded yet accessible, this is the kind of property that's hard to find and even harder to let go.



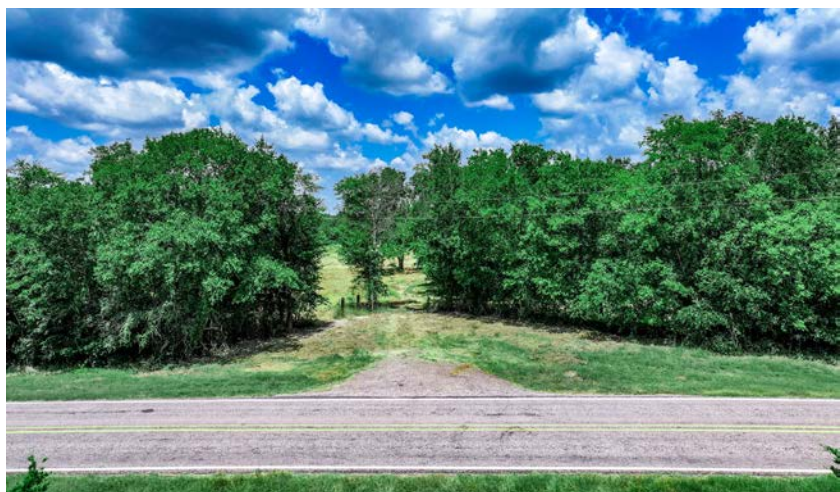
PROPERTY FEATURES

PRICE: **\$947,750** | COUNTY: **FRANKLIN** | STATE: **TEXAS** | ACRES: **223**

- 223 acres – prime recreational hunting land in Talco, TX
- Homesite at the front with utilities available – perfect for cabin or lodge
- Timber & open pasture mix with creek bottoms and natural cover
- Multiple ponds & water sources attracting deer, hogs, and waterfowl
- Excellent setup for ATVs, trails, and food plots
- Convenient FM road frontage, minutes from Hwy 271
- Versatile opportunity – weekend getaway, hunting camp, or investment tract



223 ACRES, PRIME RECREATIONAL HUNTING



HOMESITE AT THE FRONT WITH UTILITIES



TIMBER & OPEN PASTURE MIX WITH CREEK



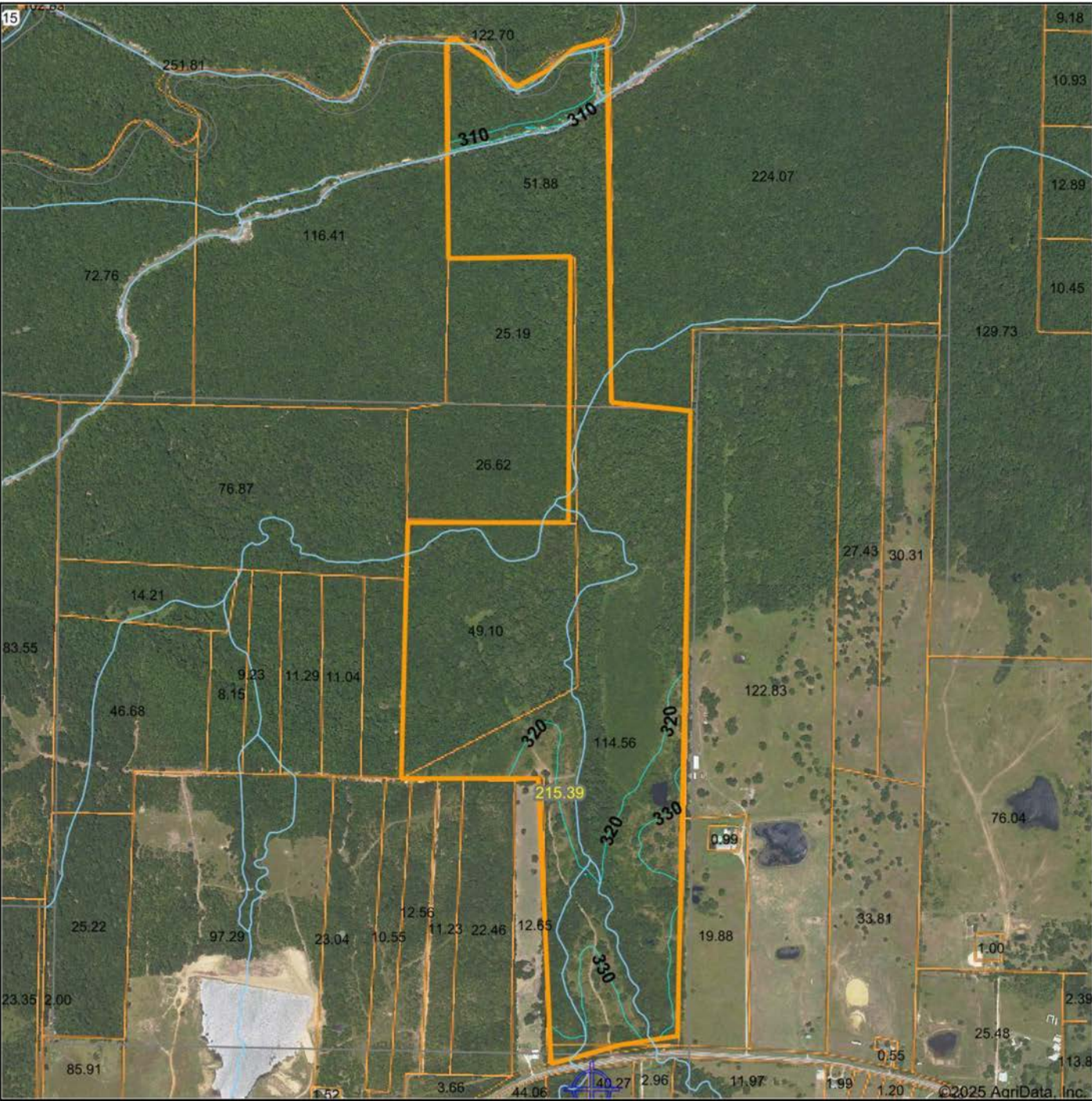
MULTIPLE PONDS & WATER SOURCES



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 10.0
Min: 296.5
Max: 338.6
Range: 42.1
Average: 317.6
Standard Deviation: 5.74 ft

0ft 1196ft 2392ft

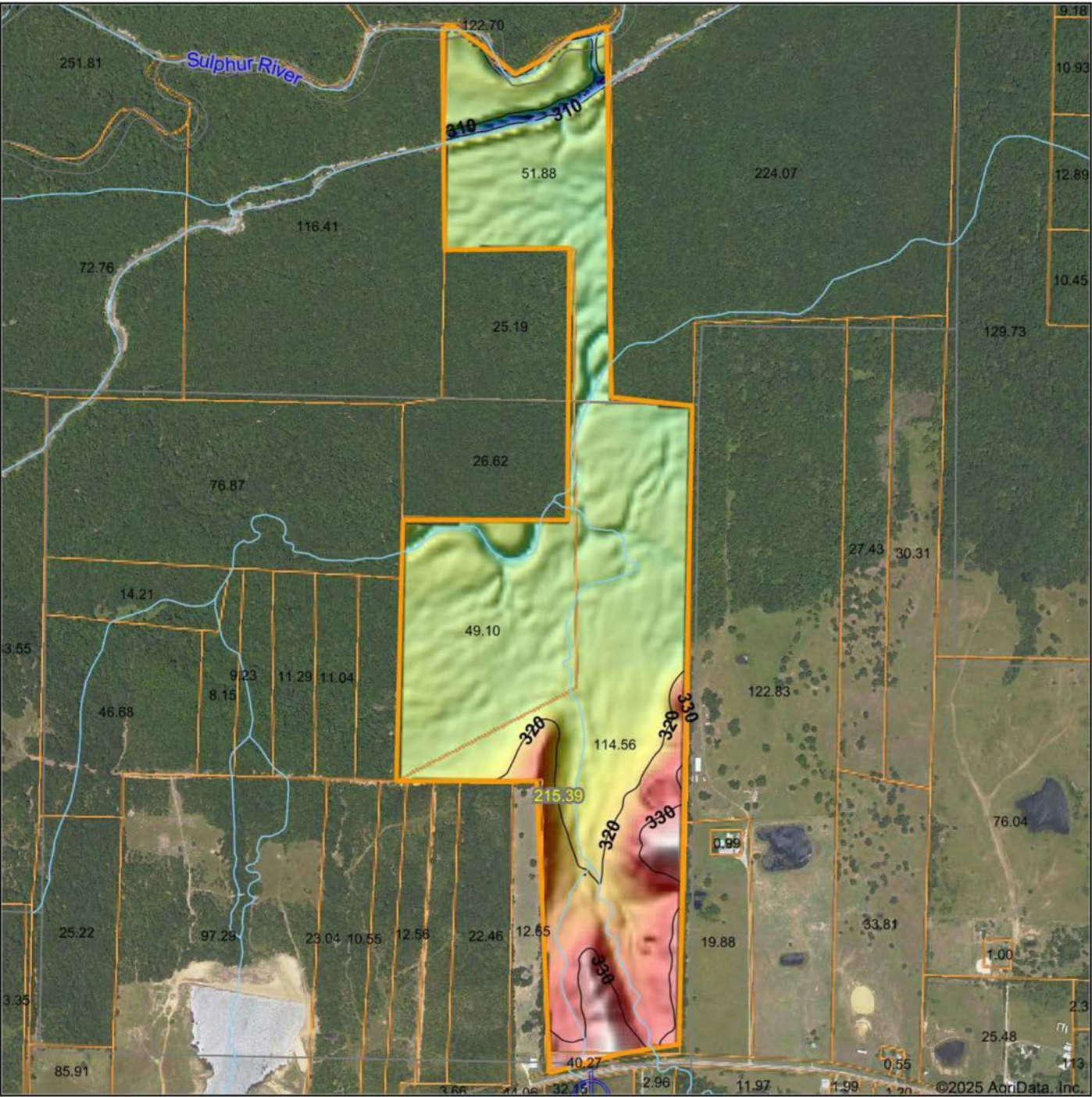


8/26/2025

Franklin County
Texas

Boundary Center: 33° 22' 20.2, -95° 8' 39.91

HILLSHADE MAP



Maps Provided By:



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Source: USGS 10 meter dem
Interval(ft): 10
Min: 296.5
Max: 338.6
Range: 42.1
Average: 317.6
Standard Deviation: 5.74 ft

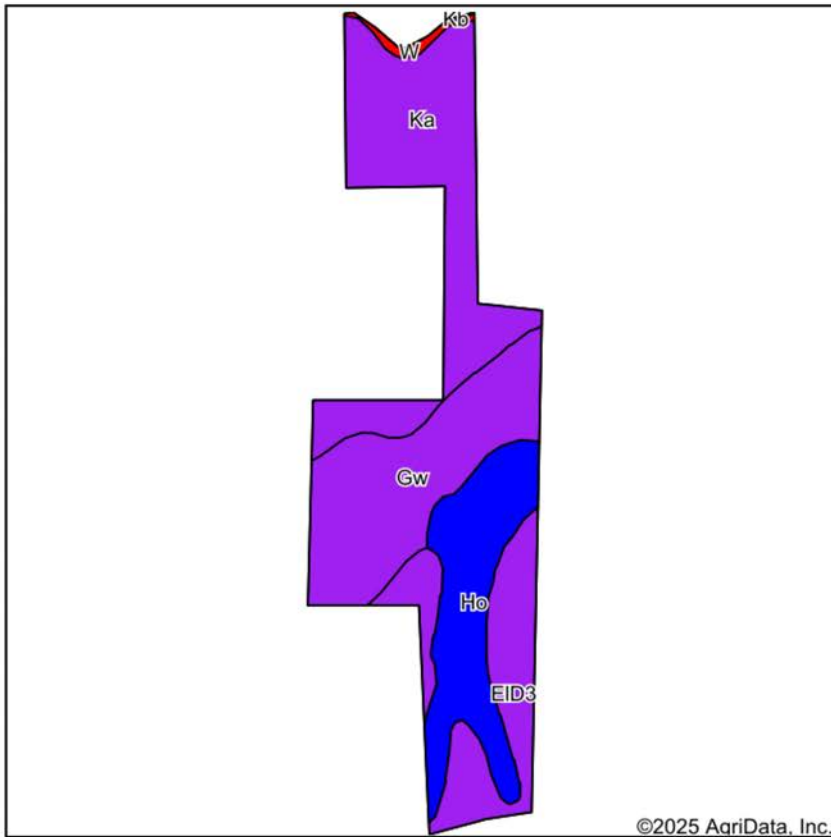


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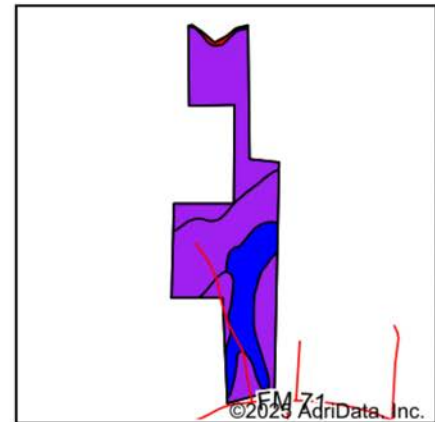
Franklin County
Texas

Boundary Center: 33° 22' 20.2, -95° 8' 39.91

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Texas**
 County: **Franklin**
 Location: **33° 22' 20.2, -95° 8' 39.91**
 Township: **Mount Vernon**
 Acres: **215.39**
 Date: **8/26/2025**



Maps Provided By:



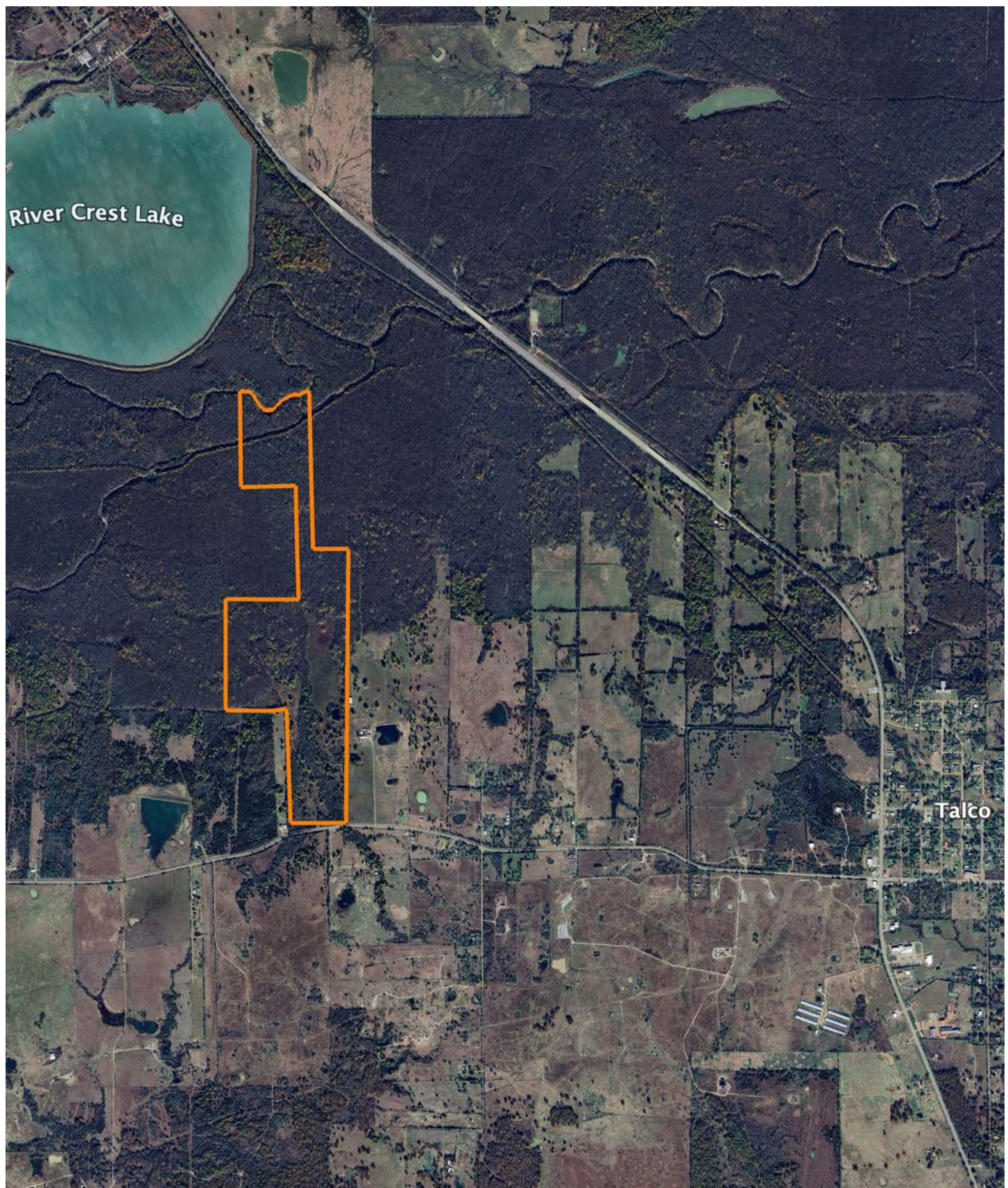
Area Symbol: TX387, Soil Area Version: 21
 Area Symbol: TX603, Soil Area Version: 21

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
Ka	Kaufman clay, 0 to 1 percent slopes, frequently flooded	68.80	31.9%		> 6.5ft.	Vw	5820	38	32	38	37	22
Gw	Gladewater clay, 0 to 1 percent slopes, frequently flooded	59.86	27.8%		> 6.5ft.	Vw	5730	50	13	50	13	14
Ho	Hopco silty clay loam, occasionally flooded	45.42	21.1%		> 6.5ft.	Ilw	0	77	66	63	71	77
EID3	Ellis clay, 5 to 12 percent slopes, severely eroded	39.03	18.1%		3.2ft. (Densic bedrock)	Vle	2800	35	26	35	29	28
W	Water	2.12	1.0%		> 6.5ft.	VIII	0					
Kb	Kaufman clay, 0 to 1 percent slopes, frequently flooded	0.16	0.1%		> 6.5ft.	Vw	5820	38	32	38	37	22
Weighted Average						4.58	3963.2	*n 48.6	*n 32.5	*n 45.7	*n 35.7	*n 32.2

*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

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