

MIDWEST LAND GROUP PRESENTS



87 ACRES  
**MORRIS COUNTY, TX**

805 County Road 4106, Daingerfield, Texas 75638





MIDWEST LAND GROUP IS HONORED TO PRESENT

# 87 ACRES WITH HOME, LAKE, BARN, & MORE - A RARE MULTI-USE PROPERTY

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This 87-acre property offers the perfect blend of country living, ranching, and recreation. Whether you're looking for a productive cattle and hay operation, a fisherman's paradise, or a place to build your dream horse ranch, this place has it all.

## THE HOME:

A charming 1,700 square foot residence features 3 bedrooms, 2 bathrooms, a dining room, and a spacious laundry room. Step outside to enjoy an in-ground swimming pool, ideal for relaxing after a long day. A detached oversized 2-car garage provides ample parking and storage space.

## THE LAND:

The acreage is well-suited for cattle grazing and hay production, with plenty of open pasture and fertile ground.

Two large barns provide convenient hay and equipment storage. The property also offers the ideal spot to build a roping pen or transform it into a horse ranch.

In addition, the land is loaded with wildlife, offering excellent deer, hog, and duck hunting opportunities right out your back door.

## WATER FEATURES:

For outdoor enthusiasts, this is a fisherman's dream property. A 15-acre lake and a 2-acre pond are both stocked with fish and ready to enjoy year-round. Imagine casting a line from your own backyard or hosting family fishing weekends by the water.





# PROPERTY FEATURES

PRICE: **\$949,000** | COUNTY: **MORRIS** | STATE: **TEXAS** | ACRES: **87**

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- 87 acres – productive pasture for cattle or hay
- 1,700 sq. ft., 3 bed, 2 bath home with pool
- Detached oversized 2-car garage
- 2 barns for hay & equipment storage
- 2-acre pond + 15-acre stocked lake
- Ideal for roping pen or horse ranch setup
- Deer, hogs, and duck hunting
- End of road privacy
- 30 minutes to Mount Pleasant
- 5 minutes from Daingerfield





87 +/- ACRES

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# 3 BED, 2 BATH HOME WITH POOL





## 2 BARNS FOR HAY & EQUIPMENT STORAGE

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## 2-ACRE POND + 15-ACRE STOCKED LAKE

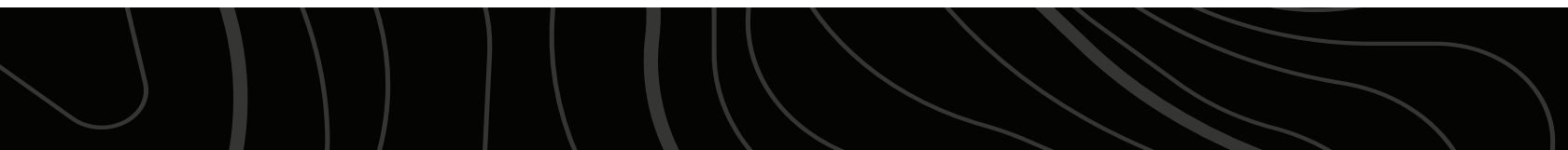
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# END OF ROAD PRIVACY

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# TOPOGRAPHY MAP



Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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Source: USGS 1 meter dem  
Interval(ft): 10.0  
Min: 378.0  
Max: 436.8  
Range: 58.8  
Average: 402.2  
Standard Deviation: 10.99 ft

0ft 434ft 868ft



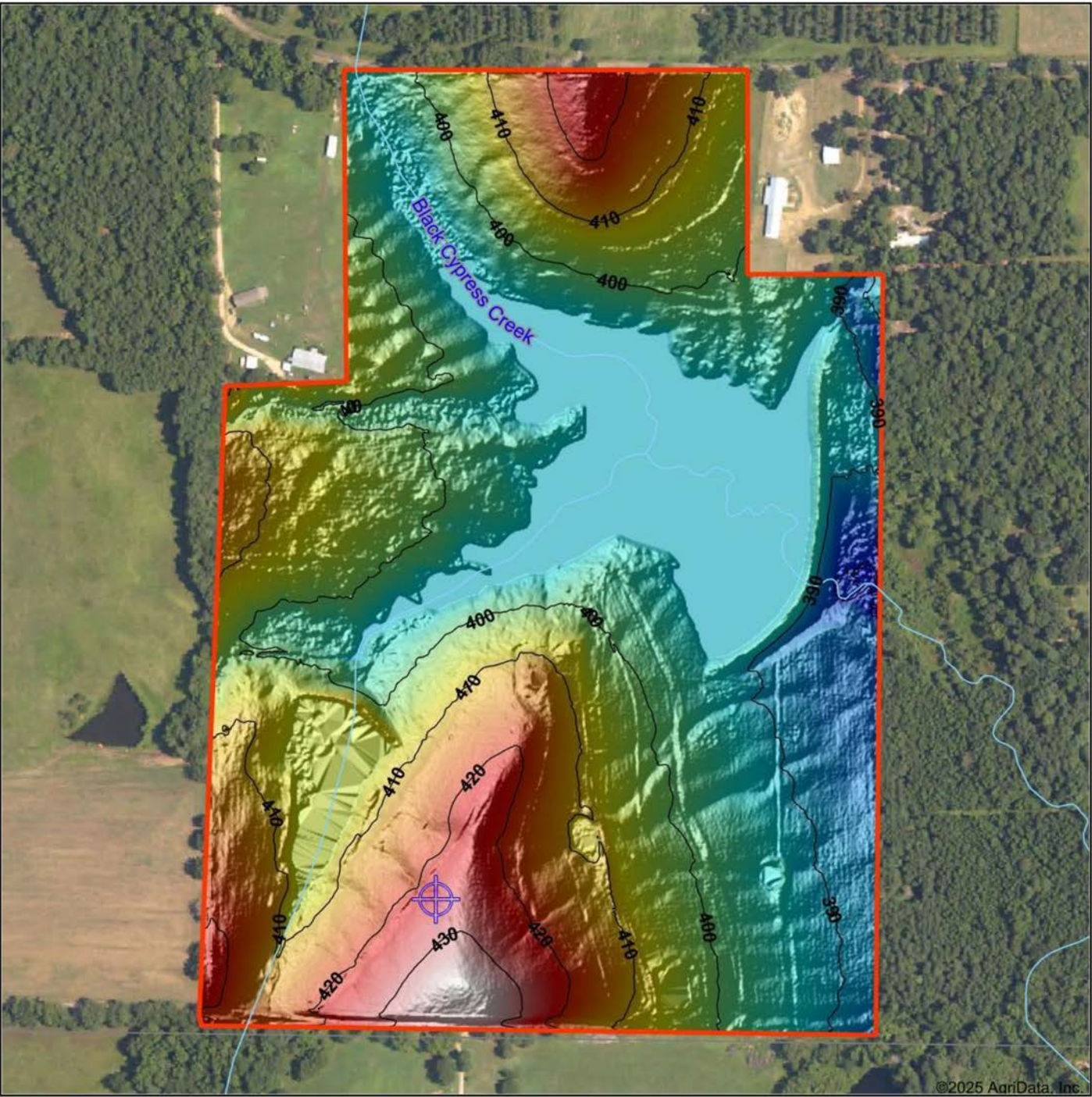
8/18/2025

Morris County  
Texas

Boundary Center: 33° 5' 21.81, -94° 42' 0.61

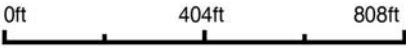


# HILLSHADE MAP



Maps Provided By:  
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CUSTOMIZED ONLINE MAPPING  
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Source: USGS 1 meter dem  
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Max: 436.8  
Range: 58.8  
Average: 402.2  
Standard Deviation: 10.99 ft

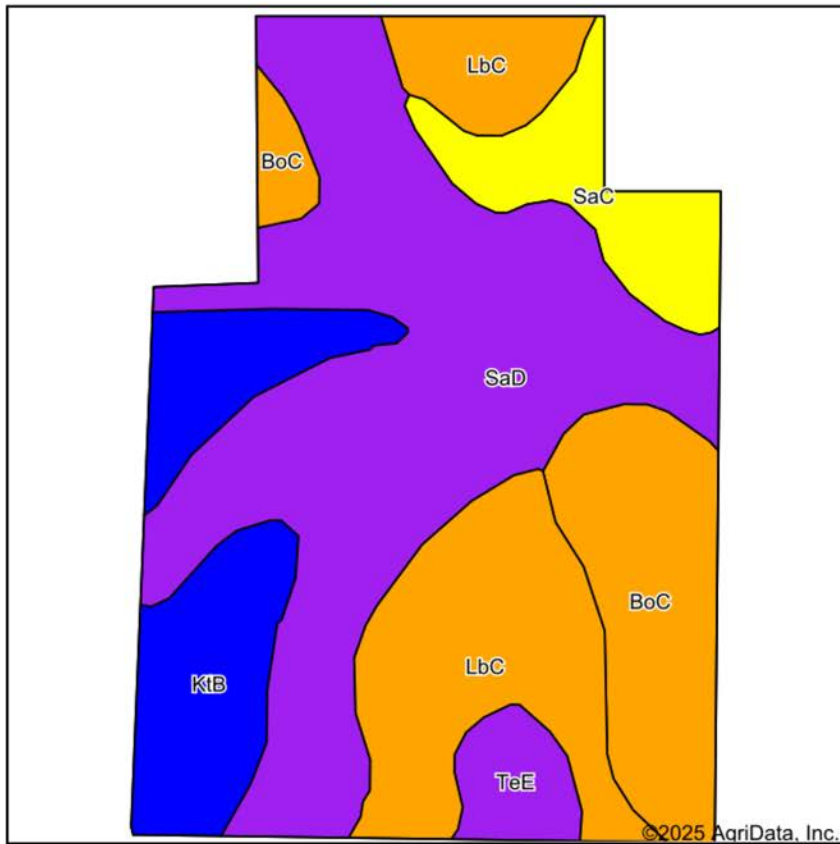


**Morris County  
Texas**

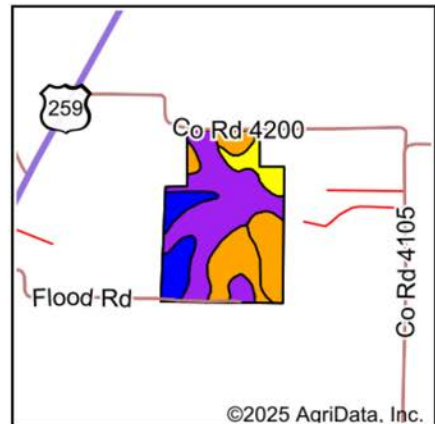
Boundary Center: 33° 5' 21.81, -94° 42' 0.61



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Texas**  
 County: **Morris**  
 Location: **33° 5' 21.81, -94° 42' 0.61**  
 Township: **Daingerfield**  
 Acres: **88.3**  
 Date: **8/18/2025**



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 | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Small Grains | *n NCCPI Soybeans | *n NCCPI Cotton |
|------------------|----------------------------------------------------|-------|------------------|----------------------|-------------------|------------------|------------------|---------------|-----------------------|-------------------|-----------------|
| SaD              | Sacul fine sandy loam, 5 to 15 percent slopes      | 36.89 | 41.8%            |                      | > 6.5ft.          | Vle              | 74               | 49            | 53                    | 45                | 74              |
| LbC              | Lilbert loamy fine sand, 2 to 5 percent slopes     | 16.98 | 19.2%            |                      | > 6.5ft.          | IIIe             | 51               | 30            | 37                    | 27                | 51              |
| BoC              | Bowie fine sandy loam, 1 to 5 percent slopes       | 12.47 | 14.1%            |                      | > 6.5ft.          | IIIe             | 80               | 51            | 57                    | 48                | 80              |
| KtB              | Kullit very fine sandy loam, 1 to 3 percent slopes | 12.38 | 14.0%            |                      | > 6.5ft.          | Ile              | 82               | 54            | 58                    | 61                | 82              |
| SaC              | Sacul fine sandy loam, 1 to 5 percent slopes       | 6.70  | 7.6%             |                      | > 6.5ft.          | IVe              | 65               | 57            | 54                    | 49                | 65              |
| TeE              | Tenaha loamy fine sand, 8 to 20 percent slopes     | 2.88  | 3.3%             |                      | > 6.5ft.          | Vle              | 48               | 27            | 36                    | 23                | 48              |
| Weighted Average |                                                    |       |                  |                      |                   | 4.29             | *n 70            | *n 46.2       | *n 50.7               | *n 43.8           | *n 70           |

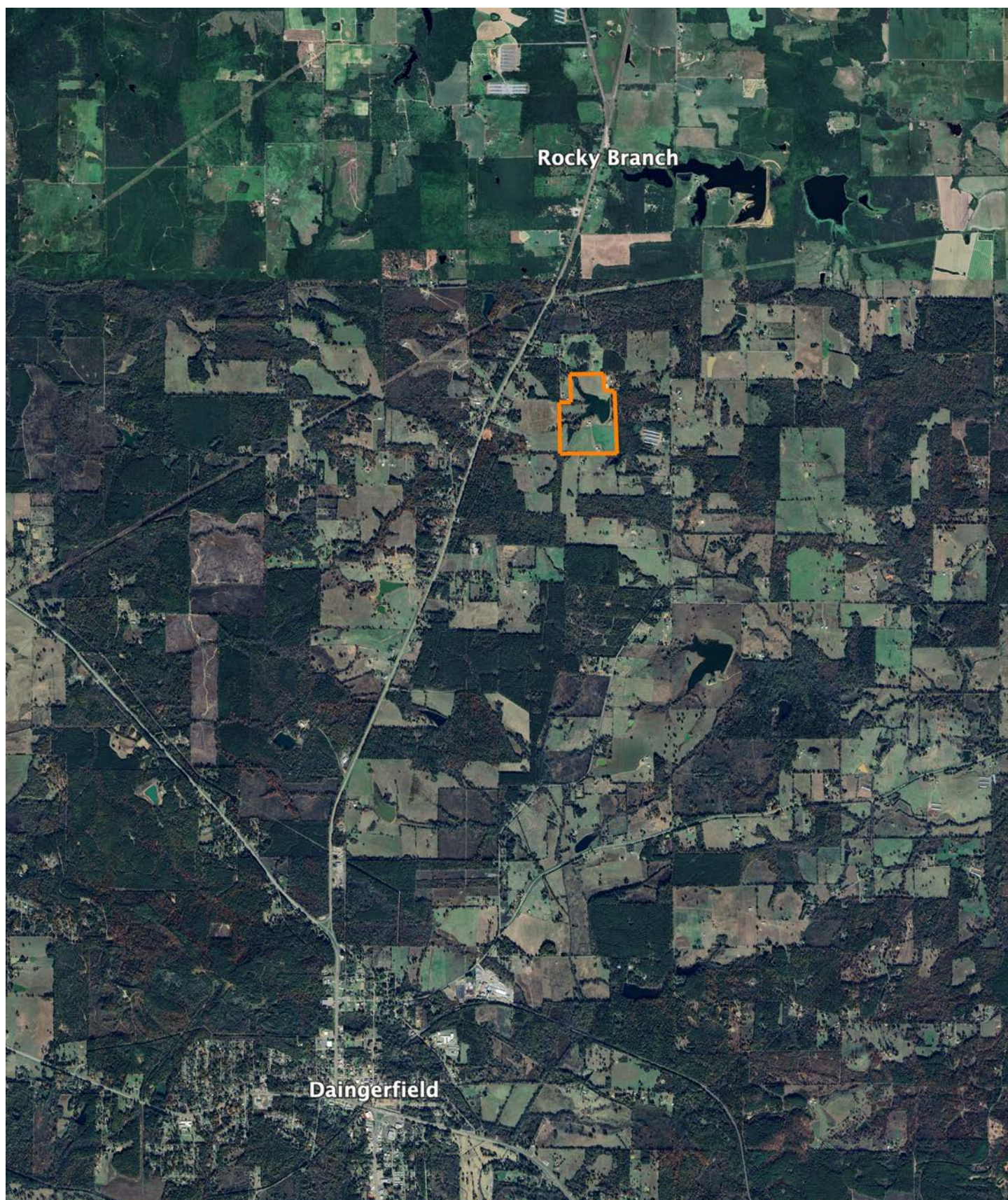
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# OVERVIEW MAP

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# AGENT CONTACT

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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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## MidwestLandGroup.com

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