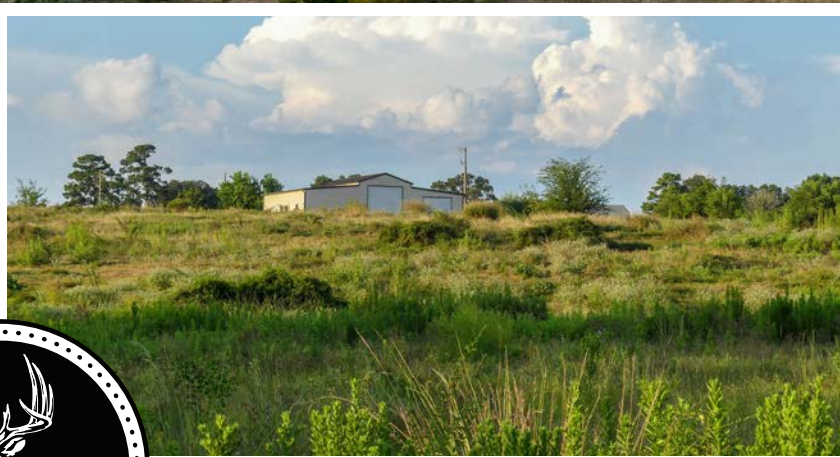
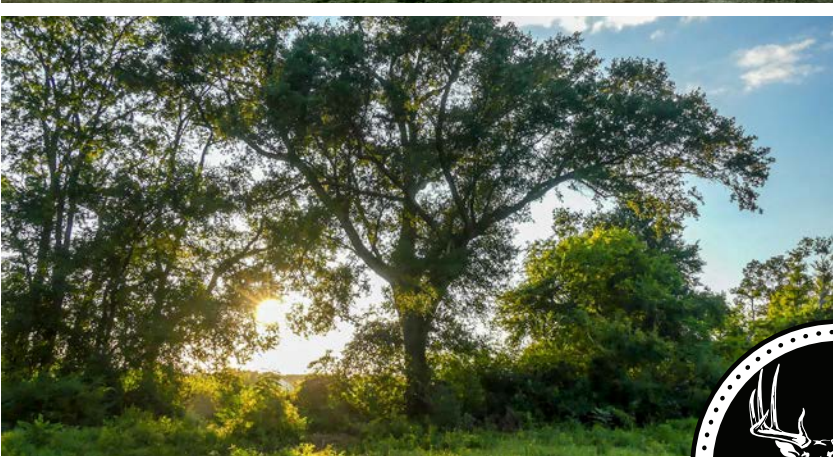


MIDWEST LAND GROUP PRESENTS

35 ACRES

NACOGDOCHES COUNTY, TX

4999 CR 302, NACOGDOCHES, TEXAS, 75961



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

35 +/- ACRES WITH CREEK, SHOP, AND HILLTOP VIEWS - JUST MINUTES FROM NACOGDOCHES

Escape to the country without giving up convenience. This 35 +/- acre tract just outside of Nacogdoches offers everything you could want in East Texas land - rolling terrain, a year-round creek, mature hardwoods, and a ready-to-build hilltop homesite with an incredible view. Whether you're dreaming of a private homestead, weekend retreat, small ranch, or even future development, this property delivers endless opportunities.

Tucked back behind hardwoods and a winding creek, the homesite sits at the highest point of the property, offering excellent privacy and stunning views across the land. The setting is quiet and secluded, yet you're just minutes from downtown, schools, and shopping. With a large metal shop already in place and utilities ready to go, much of the groundwork has been done - making it easier than ever to bring your vision to life.

PROPERTY FEATURES

PRICE: **\$399,250** | COUNTY: **NACOGDOCHES** | STATE: **TEXAS** | ACRES: **35**

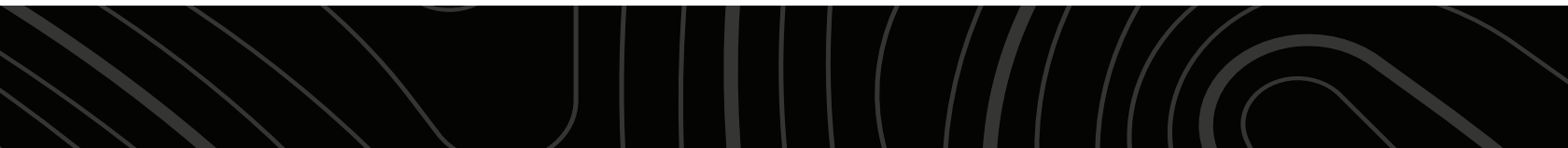
- Size & setting - 35 +/- acres with mature hardwoods for natural beauty and privacy
- Water feature - scenic creek running through the property, shaded by mature hardwoods
- Elevation & views - ~30 feet of elevation change with a homesite on the highest point, overlooking the entire property
- Homesite ready - secluded build site tucked behind hardwoods and creek - already cleared and prepped
- Improvements - large shop with electrical service and ground box in place for a home
- Access & drive - long private driveway off County Road 302; previously rocked with limestone
- Road frontage - approximately 1,125 feet of county road frontage
- Fencing - partially fenced on two sides
- Prime location - less than 4 miles from downtown Nacogdoches, 1.5 miles from the East Loop, and 11 minutes from Stephen F. Austin State University - close to town yet completely private
- Versatility - perfect for homesteading, grazing, recreation, or even future development
- Wildlife - plenty of deer, hogs, and other animal sign throughout the property
- Connectivity - excellent cell and internet service - ideal for remote work or staying connected
- Lifestyle - country living minutes from town - secluded, peaceful, and full of potential



LARGE SHOP



HOMESITE READY



SCENIC CREEK



LONG PRIVATE DRIVEWAY



WILDLIFE



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



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Maps Provided By:



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

Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 308.2

Max: 354.6

Range: 46.4

Average: 326.9

Standard Deviation: 8.99 ft

0ft 281ft 561ft

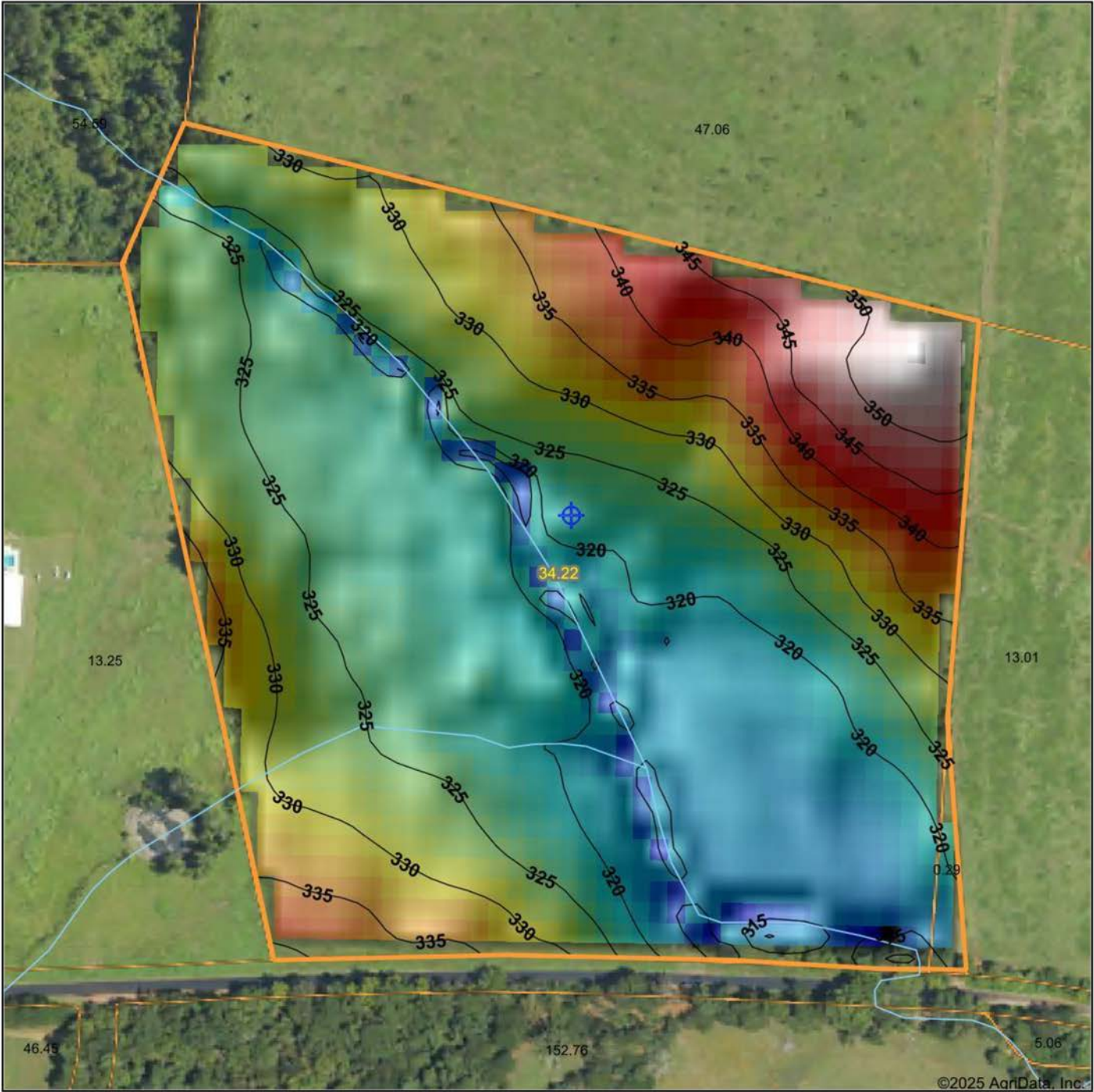


8/1/2025

Nacogdoches County
Texas

Boundary Center: 31° 35' 54.03, -94° 35' 54.38

HILLSHADE MAP



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 10 meter dem
Interval(ft): 5
Min: 308.2
Max: 354.6
Range: 46.4
Average: 326.9
Standard Deviation: 9.06 ft

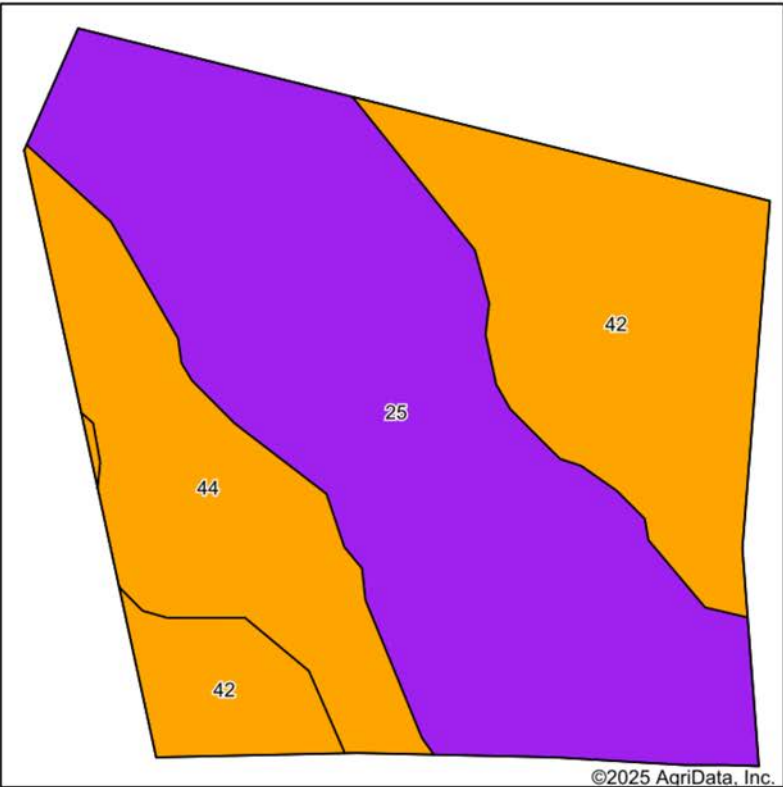


8/8/2025

Nacogdoches County
Texas

Boundary Center: 31° 35' 54.03, -94° 35' 54.43

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Texas**
County: **Nacogdoches**
Location: **31° 35' 54.03, -94° 35' 54.43**
Township: **Nacogdoches**
Acres: **34.22**
Date: **8/8/2025**



Maps Provided By:



Area Symbol: TX347, Soil Area Version: 26

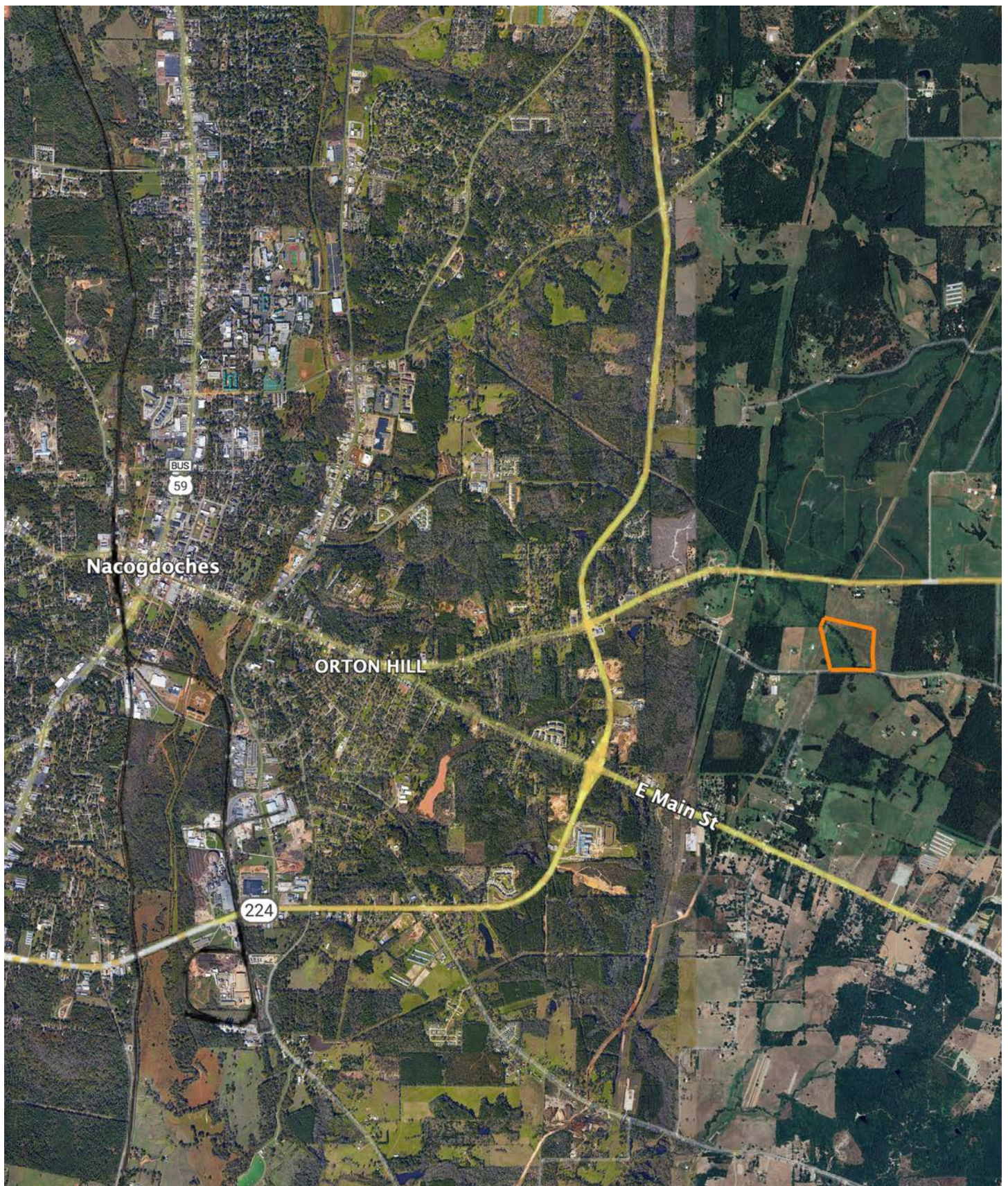
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
25	Hannahatchee loam, frequently flooded	18.05	52.8%		> 6.5ft.	Vw	64	48	47	49	64
42	Nacogdoches fine sandy loam, 1 to 8 percent slopes	9.93	29.0%		> 6.5ft.	IIIe	72	41	49	46	72
44	Nacogdoches clay loam, 1 to 8 percent slopes	6.24	18.2%		> 6.5ft.	IIIe	73	42	50	45	73
Weighted Average						4.05	*n 68	*n 44.9	*n 48.1	*n 47.4	*n 68

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Born and raised in East Texas, Mike grew up hunting on family land passed down through generations, developing a profound appreciation for land stewardship, wildlife management, and the rural way of life. With degrees in Geology and Natural Sciences from Stephen F. Austin State University, Mike possesses a scientific understanding of land, soil, and water resources that helps him evaluate properties with precision. Before transitioning to real estate, he spent over a decade as an educator and leader, teaching high school science and later serving as an assistant principal. His leadership experience instilled in him the ability to listen, problem-solve, and communicate effectively—skills he now applies to guiding clients through the complexities of buying and selling land.

Beyond real estate, Mike owns Reel Texas Outdoors, a business specializing in bait fish traps and fish-holding cages for anglers. His expertise in deer hunting, bass fishing, trapping, and land management makes him a trusted resource for clients looking to maximize their property's potential. Committed to honesty, attention to detail, and personalized service, Mike works with integrity and dedication to help clients achieve their landownership goals.

When he's not working with clients, Mike enjoys bowhunting whitetails, fishing, and spending time with his wife, Jessica, and their two sons, Wyatt and Easton. He is an active member and elder at Fredonia Hill Baptist Church in Nacogdoches and believes in serving others with the same passion and commitment he brings to every land transaction.

If you're looking for an agent who truly understands land, values relationships, and works tirelessly to get results, Mike Smith is ready to help you find your perfect property or get top dollar for your land.



MIKE SMITH

LAND AGENT

936.234.8449

MikeSmith@MidwestLandGroup.com



MidwestLandGroup.com

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