

MIDWEST LAND GROUP PRESENTS



20 +/- TOTAL ACRES IN
HARRISON COUNTY, TX

Highway 80 East, Waskom, Texas, 75692



MIDWEST LAND GROUP IS HONORED TO PRESENT

20 +/- ACRES WITH HIGHWAY 80 FRONTAGE, WASKOM, TEXAS

Discover the perfect blend of convenience and seclusion with this 20 +/- acre property located in Waskom in Harrison County, Texas. Recently thinned of pine timber, the property boasts a healthy mix of hardwoods and natural cover, creating an inviting setting for wildlife and privacy. A seasonal wet-weather creek winds through the land, surrounded by timber and adding to the property's natural charm. With direct frontage along Highway 80, the property provides easy access while still offering multiple private building sites tucked back

among the trees. Light deed restrictions help preserve the integrity of the area while allowing you the freedom to create your ideal homestead, recreational retreat, or future investment. The seller is currently surveying the tract into two 10 +/- acre parcels, offering the flexibility to purchase the full 20 +/- acres or one of the smaller tracts. Whether you're looking for a rural homesite, a weekend getaway, or a land investment, this property offers a rare combination of location, accessibility, and East Texas beauty.

PROPERTY FEATURES

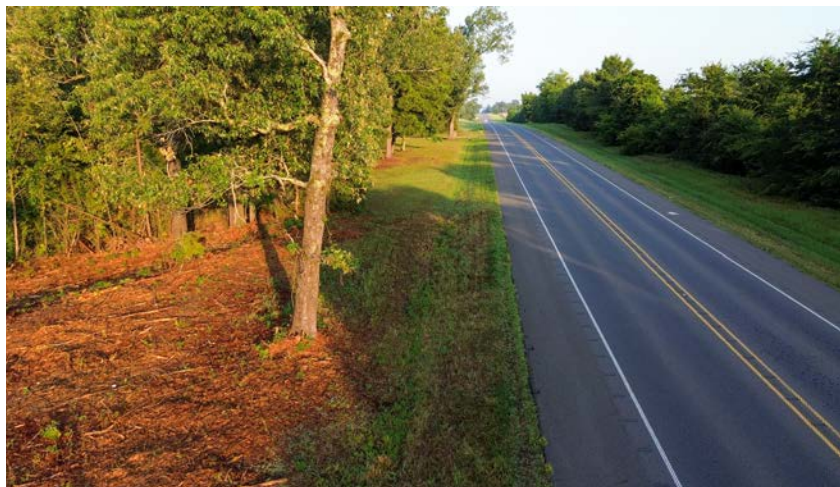
2 OFFERINGS: **10 +/- ACRES - TRACT 1** | **10 +/- ACRES - TRACT 2**

COUNTY: **HARRISON** | STATE: **TEXAS**

- 10 +/- acres
- Highway 80 frontage
- Seasonal wet-weather creek
- Multiple build sites
- Light deed restrictions
- Recreation
- Hunting
- Seclusion
- Investment opportunity
- Quick access to Marshall and Shreveport



10 +/- ACRES - TRACT 1



10 +/- ACRES - TRACT 2



HIGHWAY 80 FRONTAGE



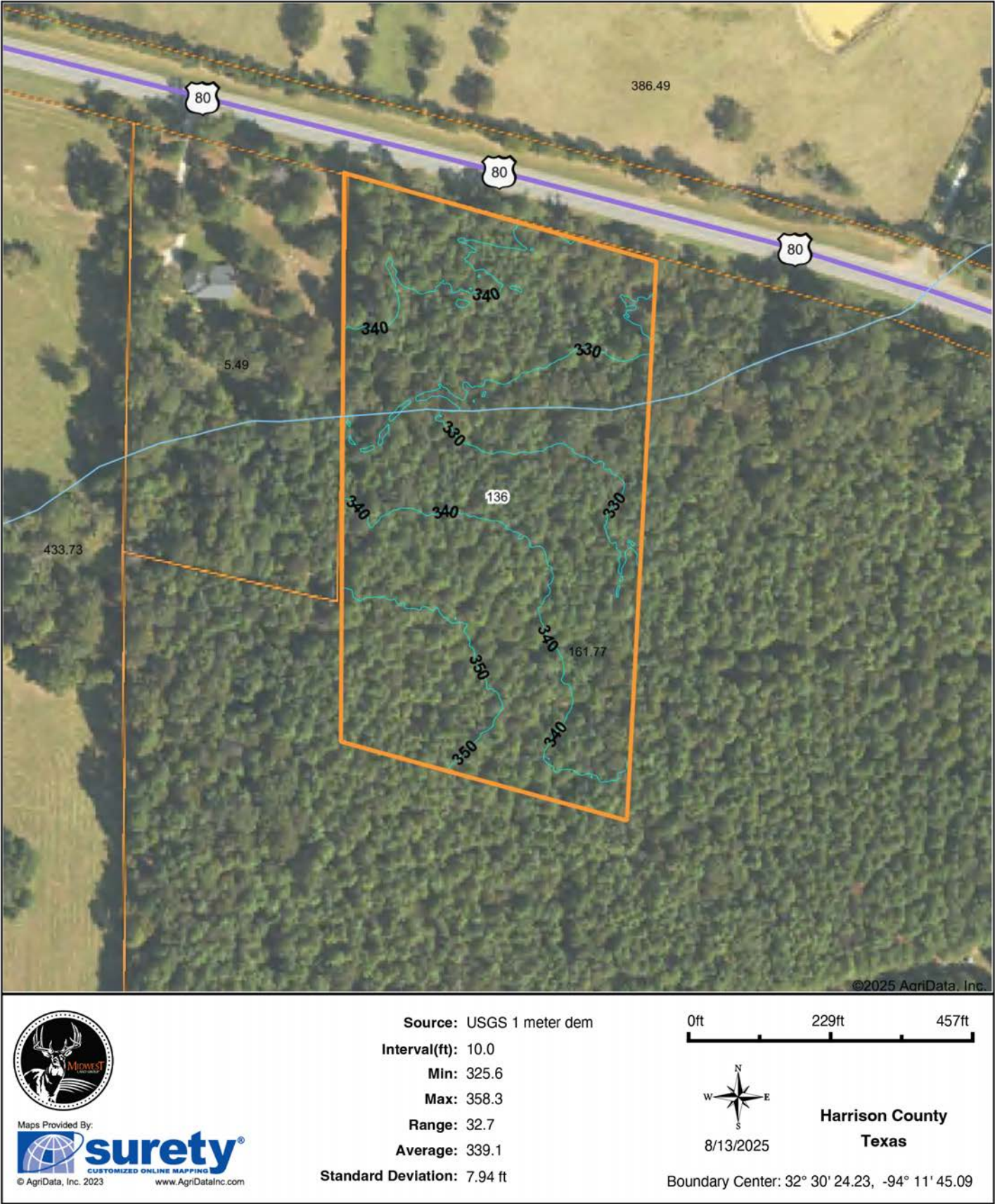
MULTIPLE BUILD SITES



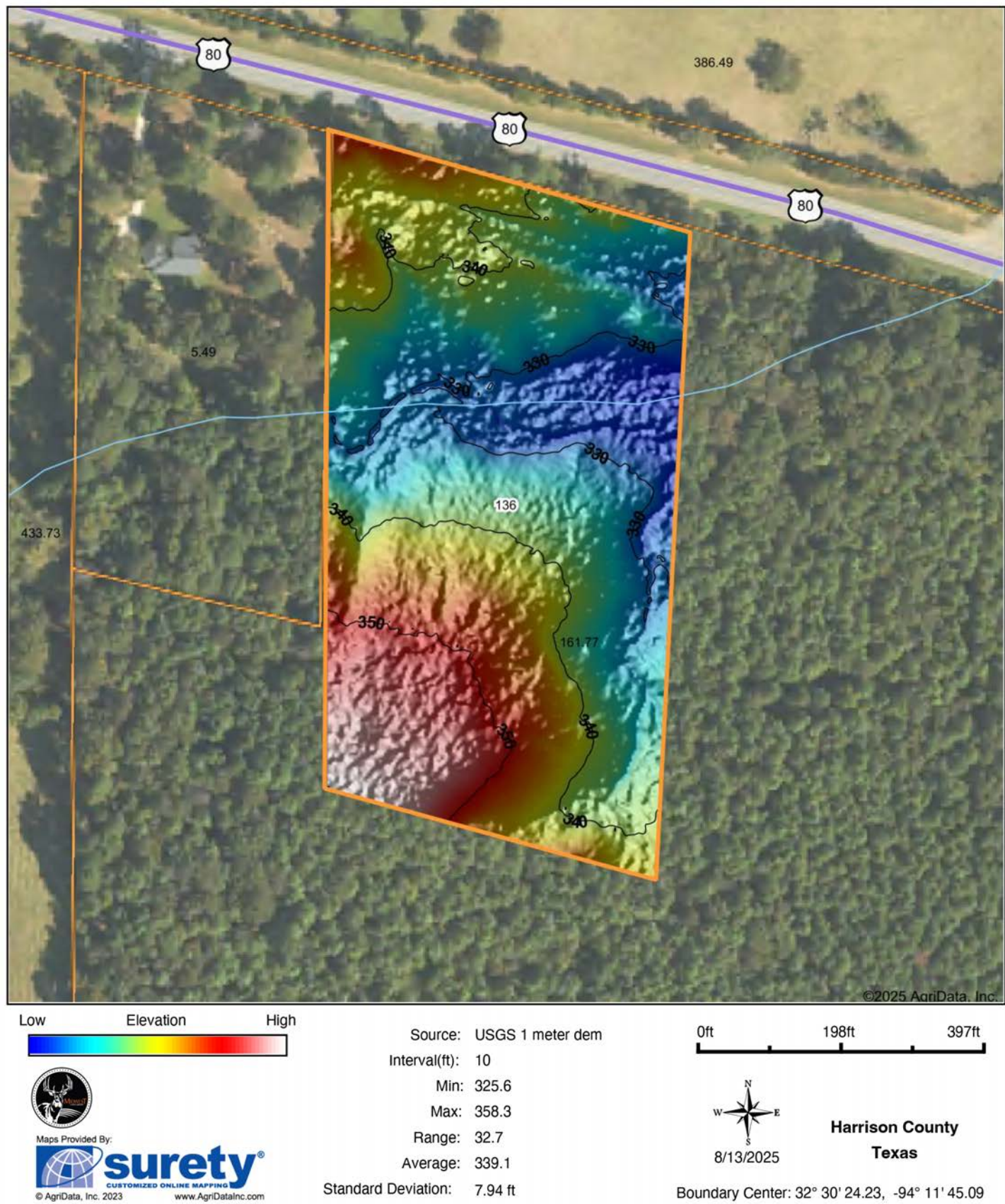
HUNTING & RECREATION



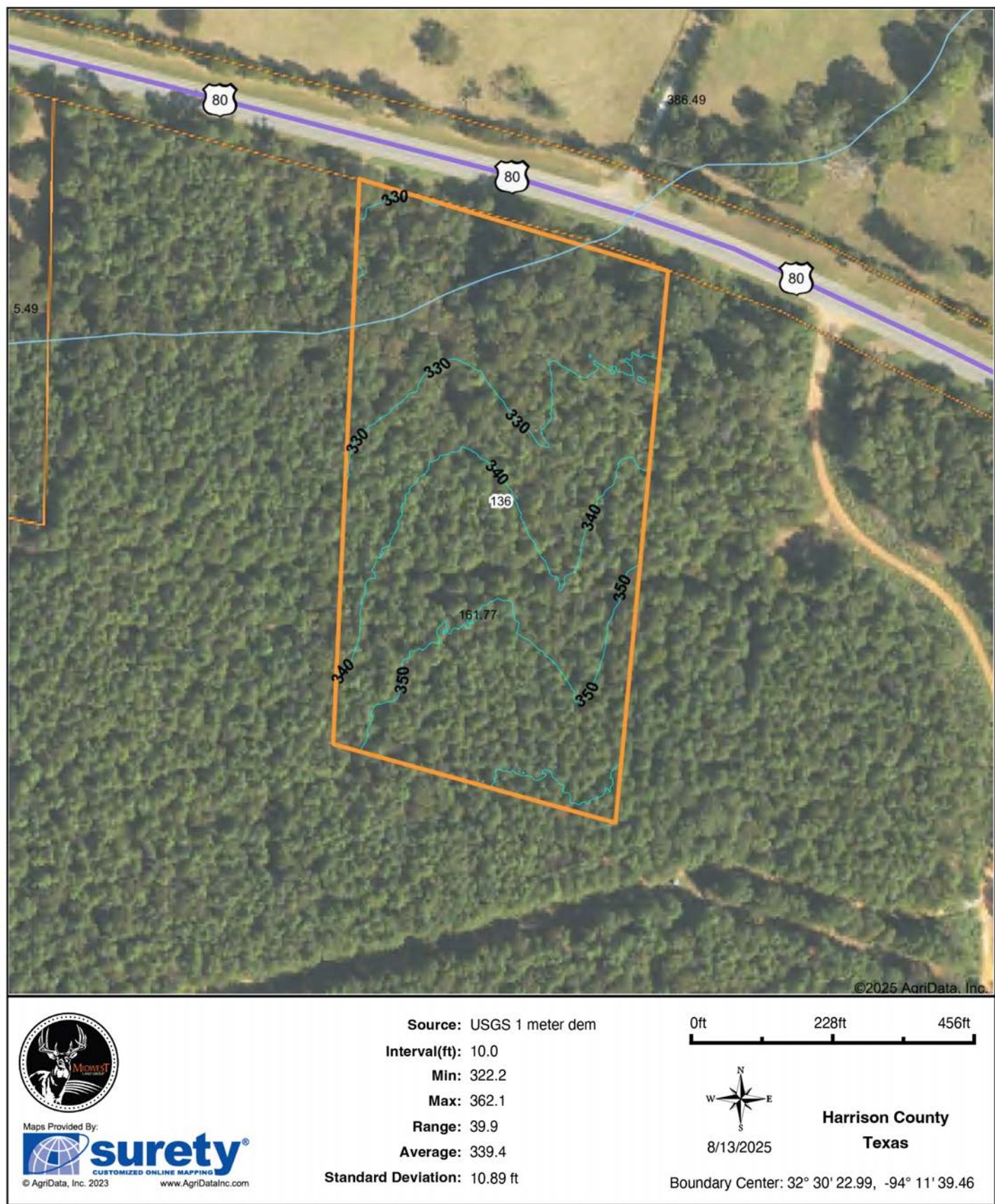
10 +/- ACRES TRACT 1 - TOPOGRAPHY MAP



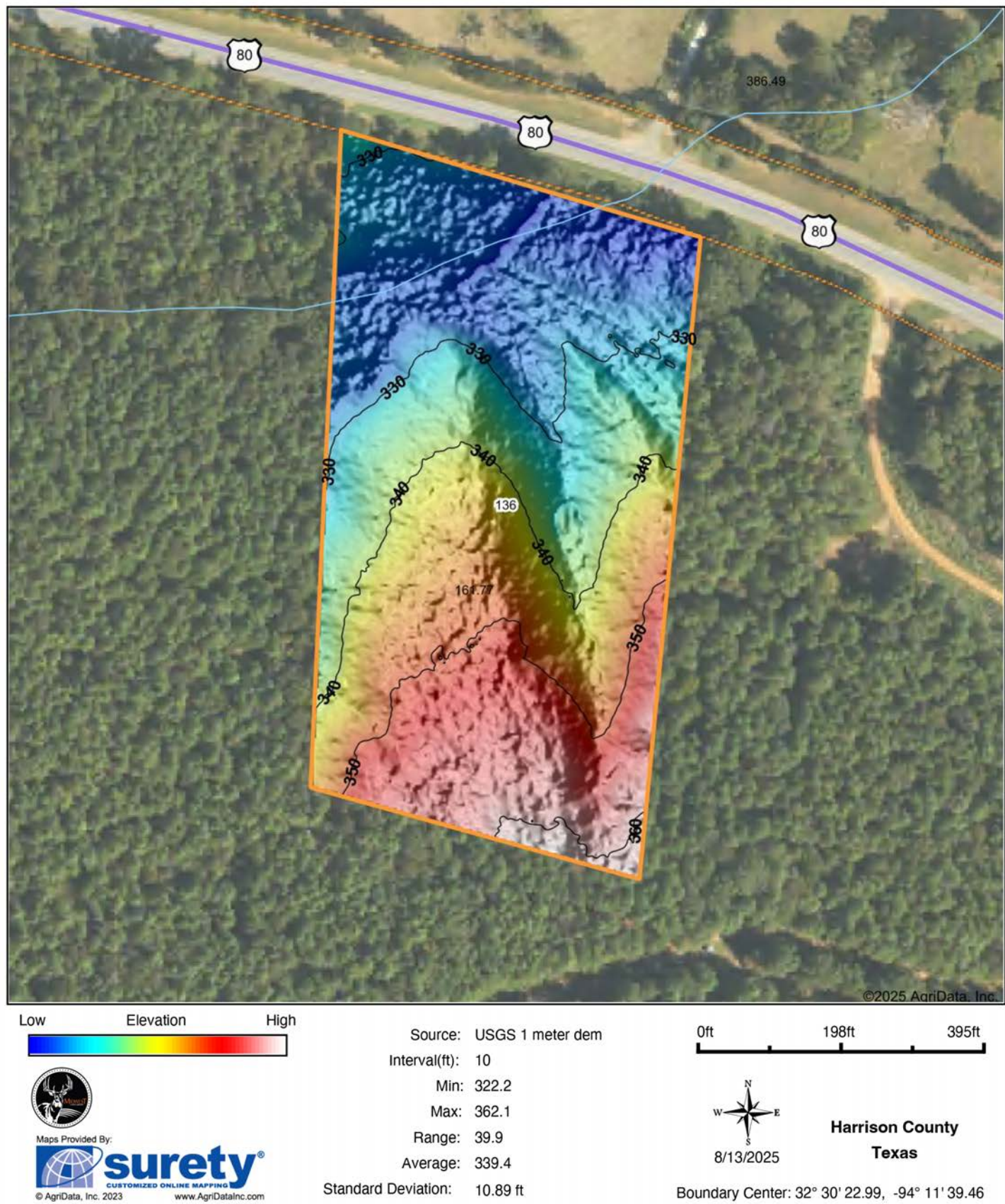
10 +/- ACRES TRACT 1 - HILLSHADE MAP



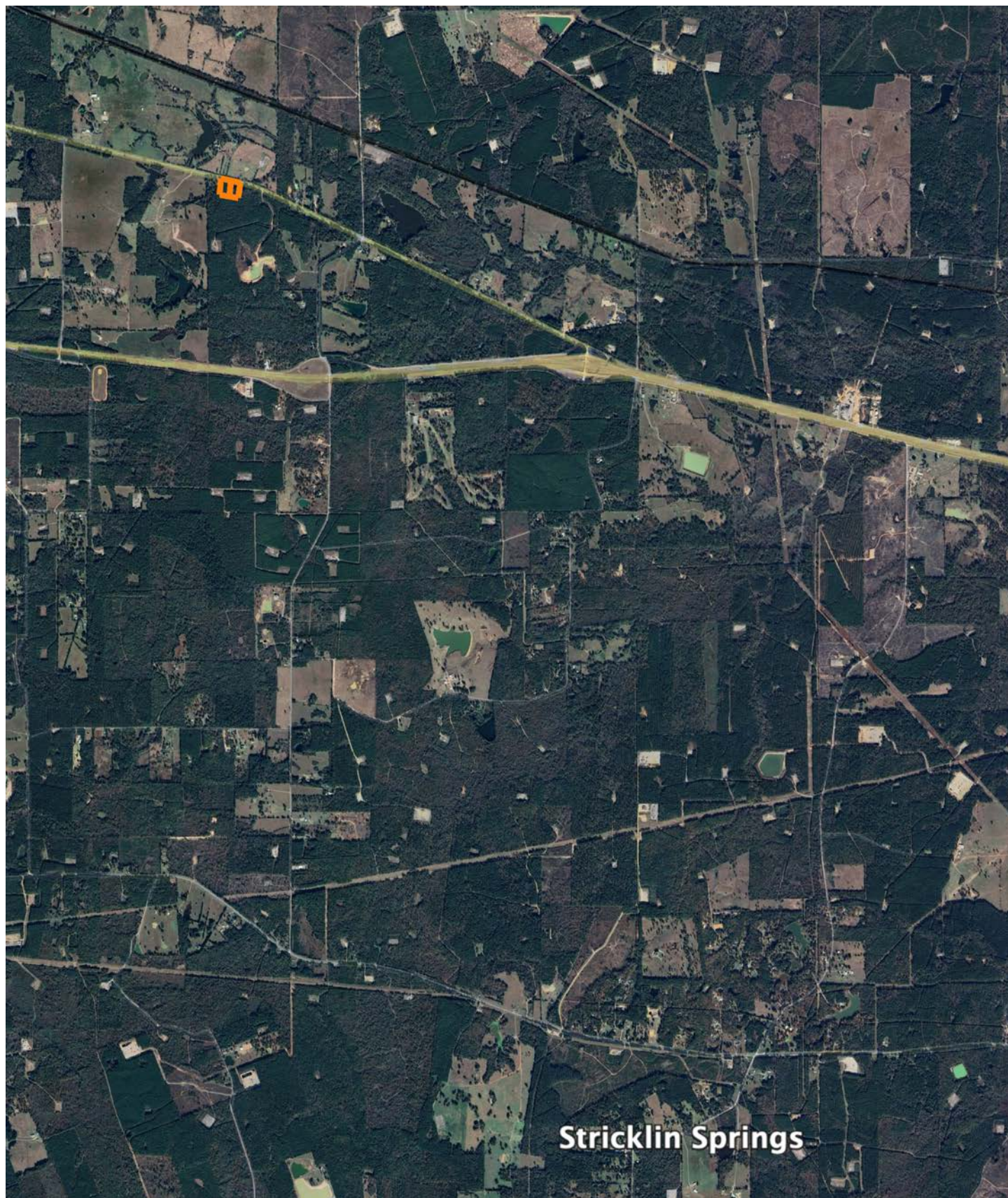
10 +/- ACRES TRACT 2 - TOPOGRAPHY MAP



10 +/- ACRES TRACT 2 - HILLSHADE MAP



OVERVIEW MAP



AGENT CONTACT

Before joining Midwest Land Group, Matt captained charter fishing boats in Seward, Alaska, and worked in commercial crab fishing out of San Francisco. These experiences honed his ability to connect with people through the outdoors. Born and raised in Longview, Texas, Matt graduated from Hallsville High School and went on to earn a BS in Health Education from Texas A&M University.

Matt's love for the outdoors began on his grandparents' land, where he spent weekends and summers riding around with cousins, fishing ponds, and exploring the woods. This early connection to rural property laid the foundation for his career in land sales. Matt enjoys cultivating his family's land and hauling hay in the summers. An avid hunter, his adventures have taken him across the country, from whitetails in Texas to mule deer in Colorado and elk in Wyoming.

Matt resides in Bullard, with his wife, Jill, and their children, Jack and Lainey. Matt is actively involved in his community through Grace Community Church and the Tyler/Smith County A&M Club. His commitment to serving others is evident in his approach to land sales, where he strives to answer clients' questions before they even ask. For Matt, owning land in Texas represents freedom and opportunity. His goal is to help clients find their dream property or pass on their cherished land to new owners who will respect and care for it as much as they did.



MATT SMITH

LAND AGENT

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