

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

HOUSTON COUNTY TEXAS



1324 COUNTY ROAD 4710, KENNARD, TX 75847

MIDWEST LAND GROUP IS HONORED TO PRESENT

40 +/- ACRES OF SECLUDED HUNTING AND RECREATION

Discover your own piece of East Texas paradise with this 40 +/- acre recreation tract nestled between Ratcliff and Kennard in scenic Houston County. Perfectly situated for those seeking privacy, recreation, or a future homesite, this property offers a rare blend of natural beauty and convenience. Recently improved with over a mile and a half of freshly cut trails, the land is ideal for hunting, hiking, ATV riding, or simply enjoying the outdoors. Lee Creek, with a solid culvert crossing, meanders through the property, adding charm and attracting wildlife, making this a haven for hunters and nature lovers alike.

Bordering the expansive Davy Crockett National Forest, this tract feels like a private extension of one of Texas's finest outdoor treasures. With varied topography and a great cabin site, it's a dream setting for a weekend retreat or a secluded homestead. Access is easy via a county road, with water and electricity available at the road. The property also benefits from timber tax status, offering long-term investment potential. Don't miss this opportunity to own a beautiful, private piece of land with exceptional recreational and residential potential.

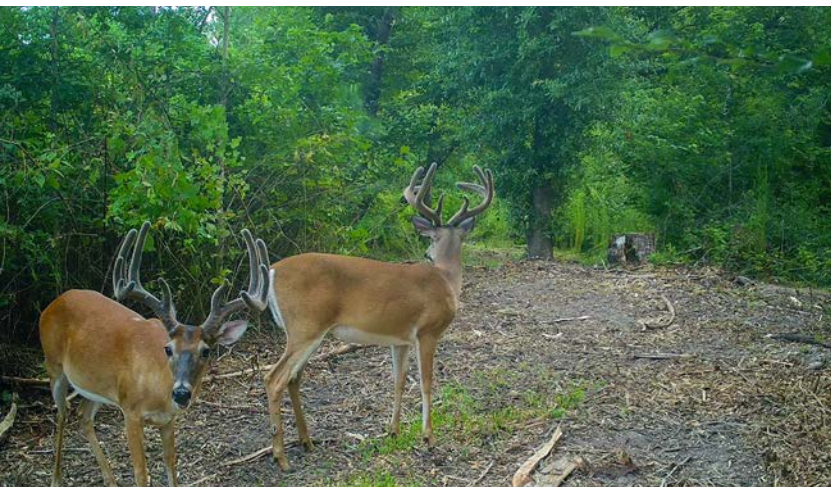
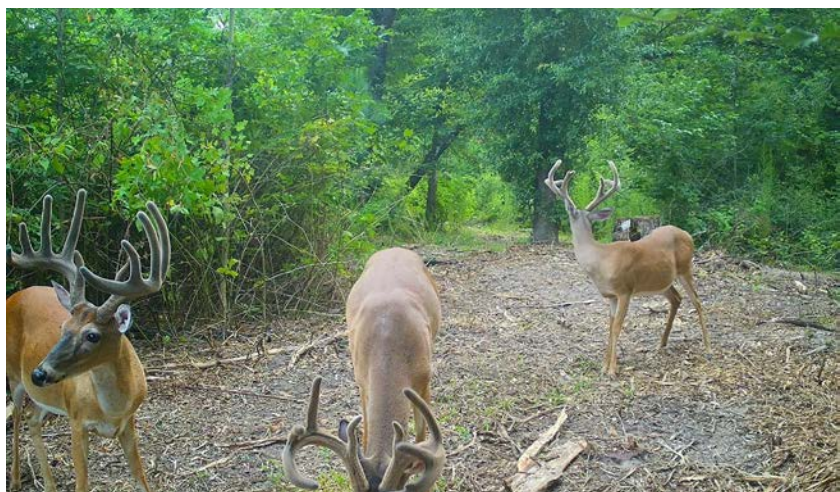


PROPERTY FEATURES

PRICE: **\$299,500** | COUNTY: **HOUSTON** | STATE: **TEXAS** | ACRES: **40**

- Borders National Forest
- Lee Creek with a new crossing
- ATV trails
- Excellent hunting
- Rolling topography
- Utilities at road
- Quiet County Road
- Minutes to Crockett and Lufkin
- Timber tax status

EXCELLENT HUNTING



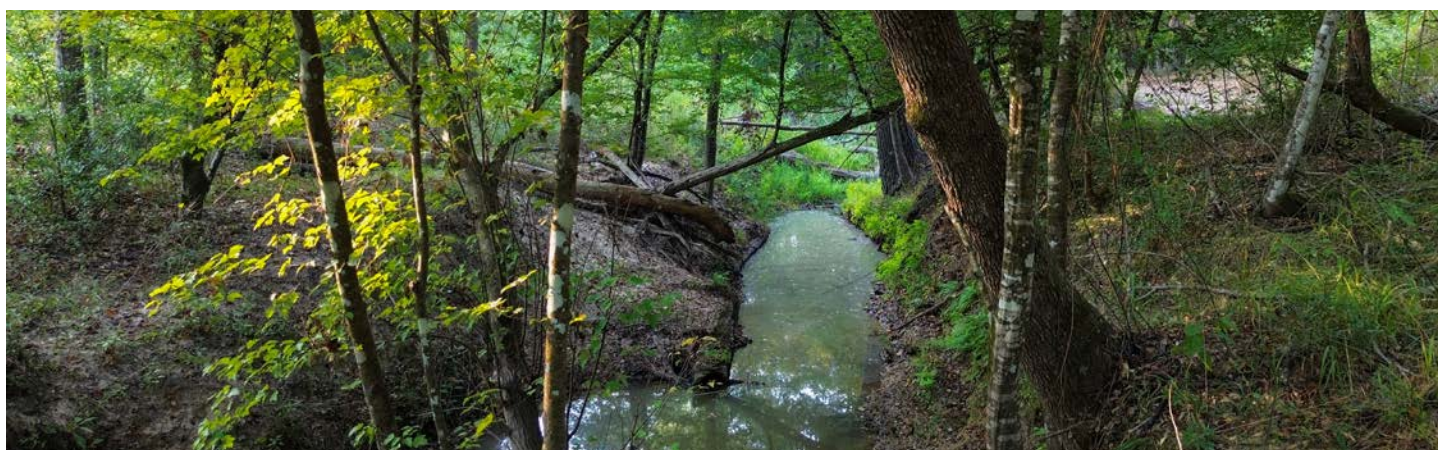
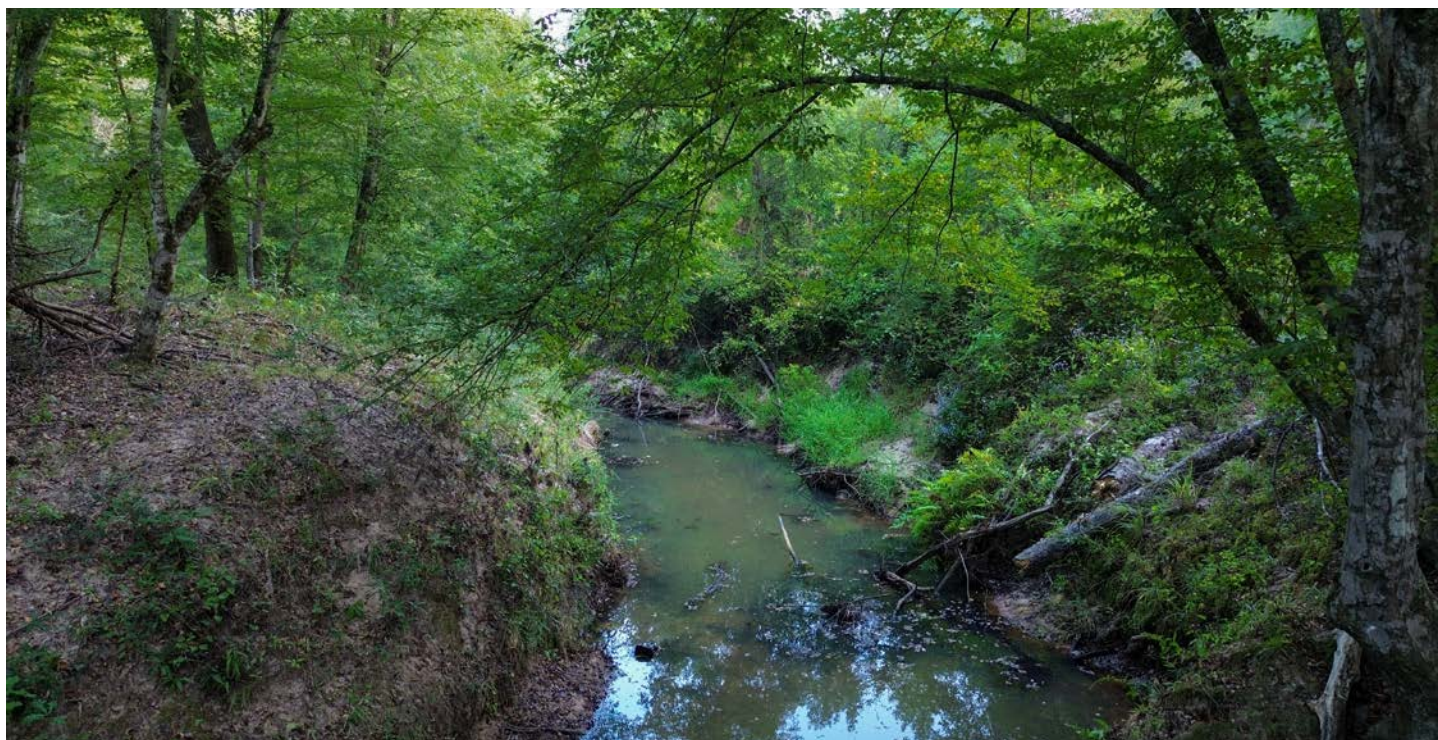
TIMBER TAX STATUS



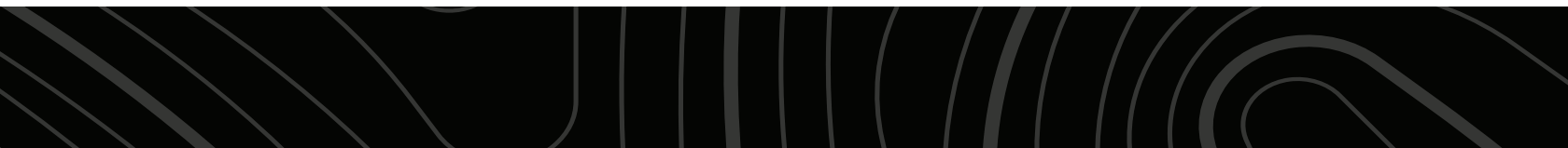
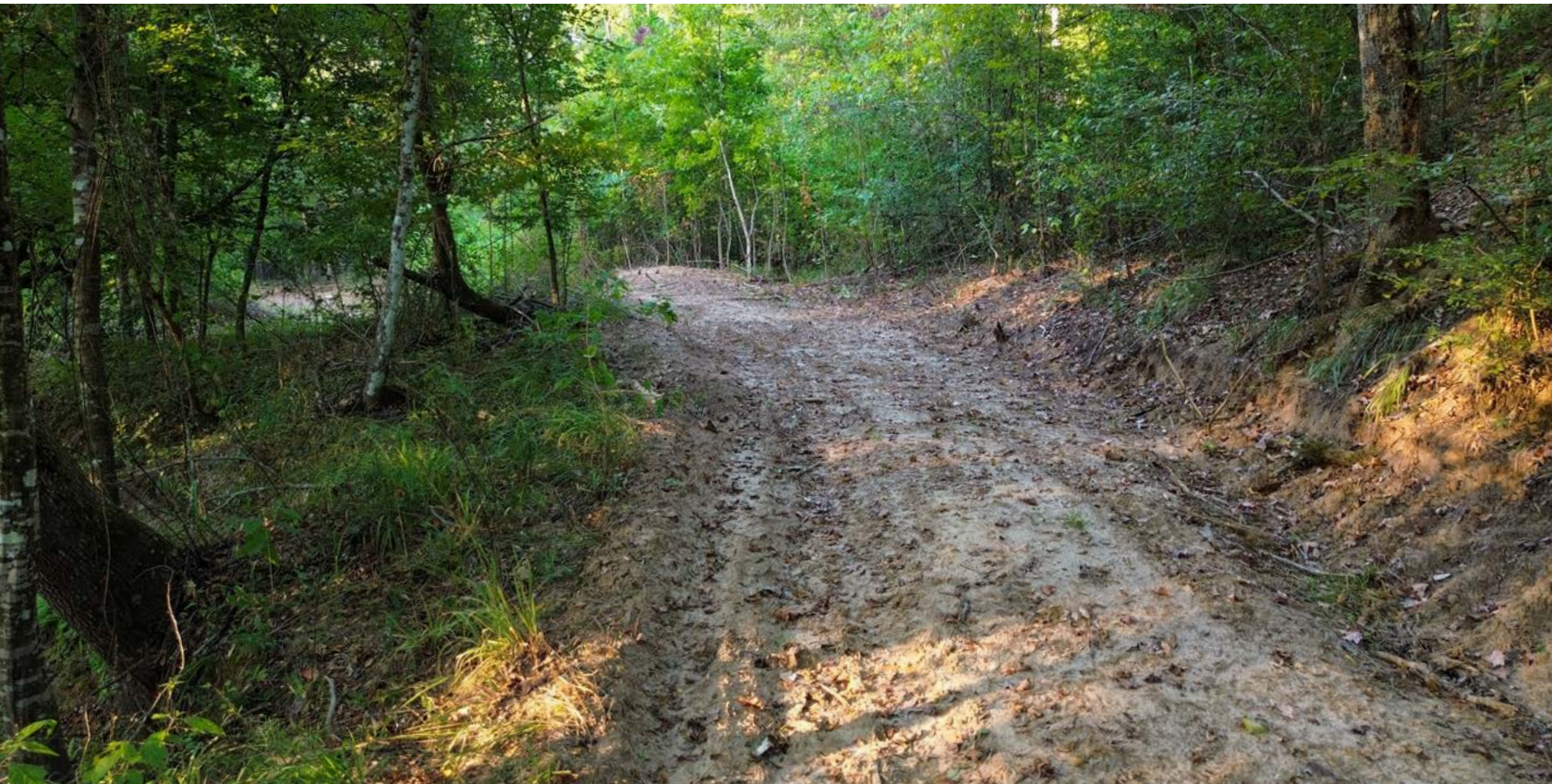
BUILD SITES



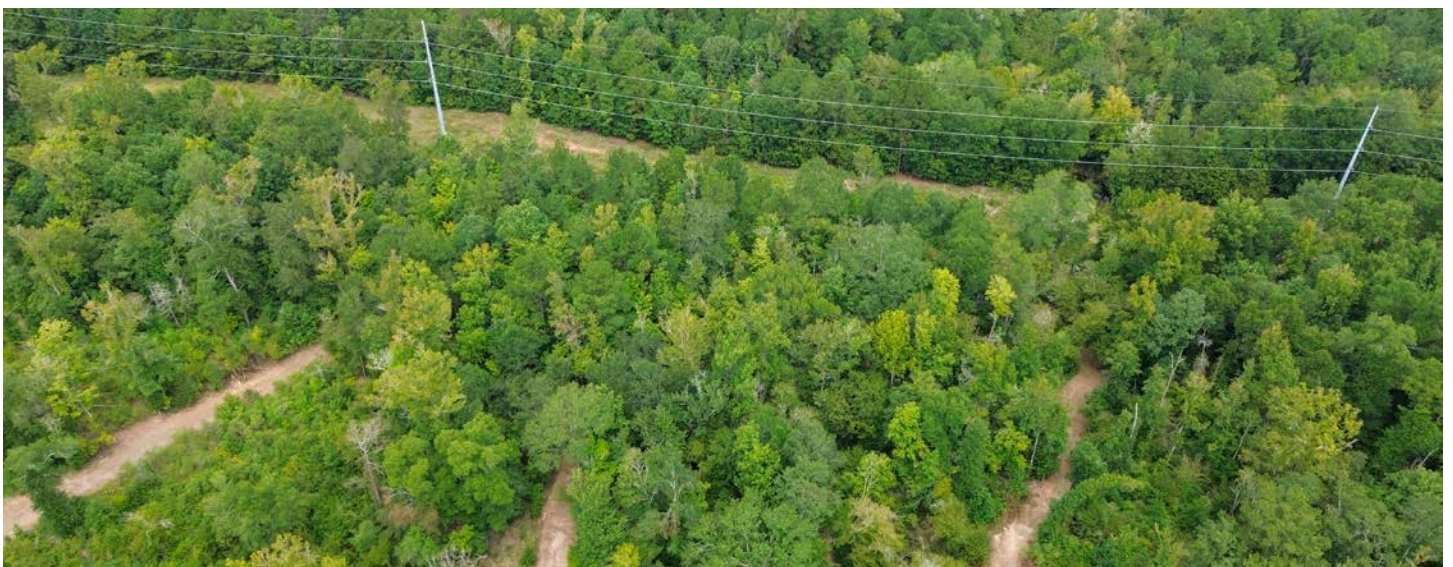
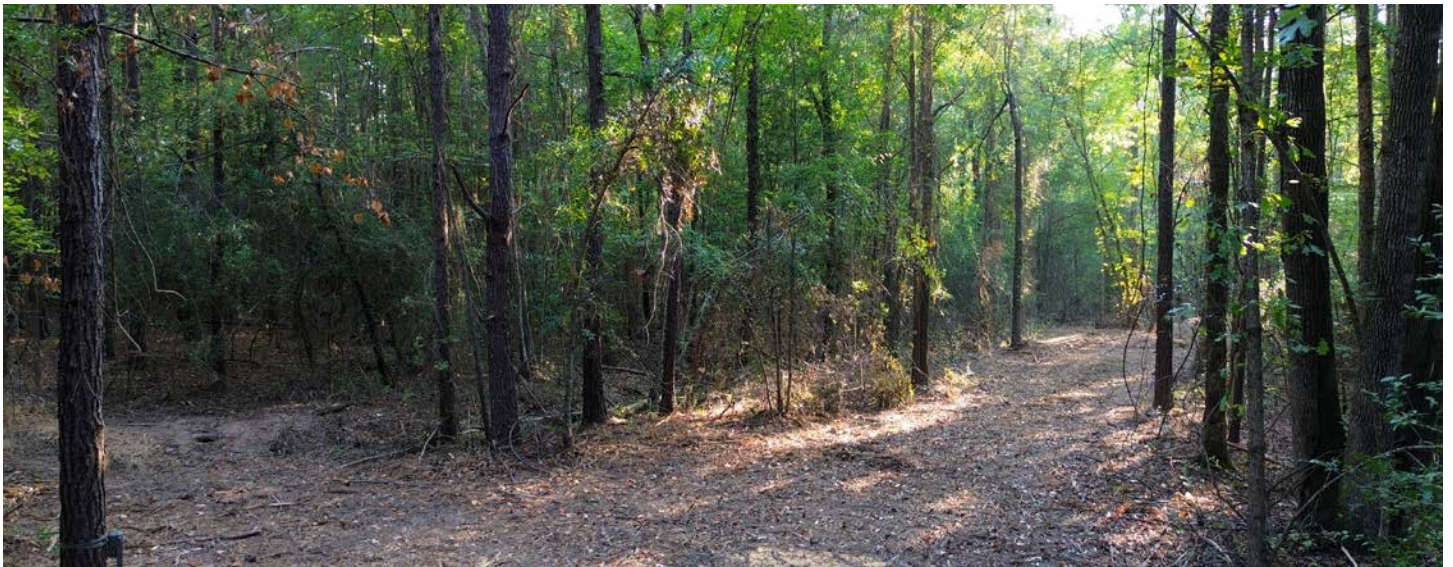
LEE CREEK WITH NEW CROSSING



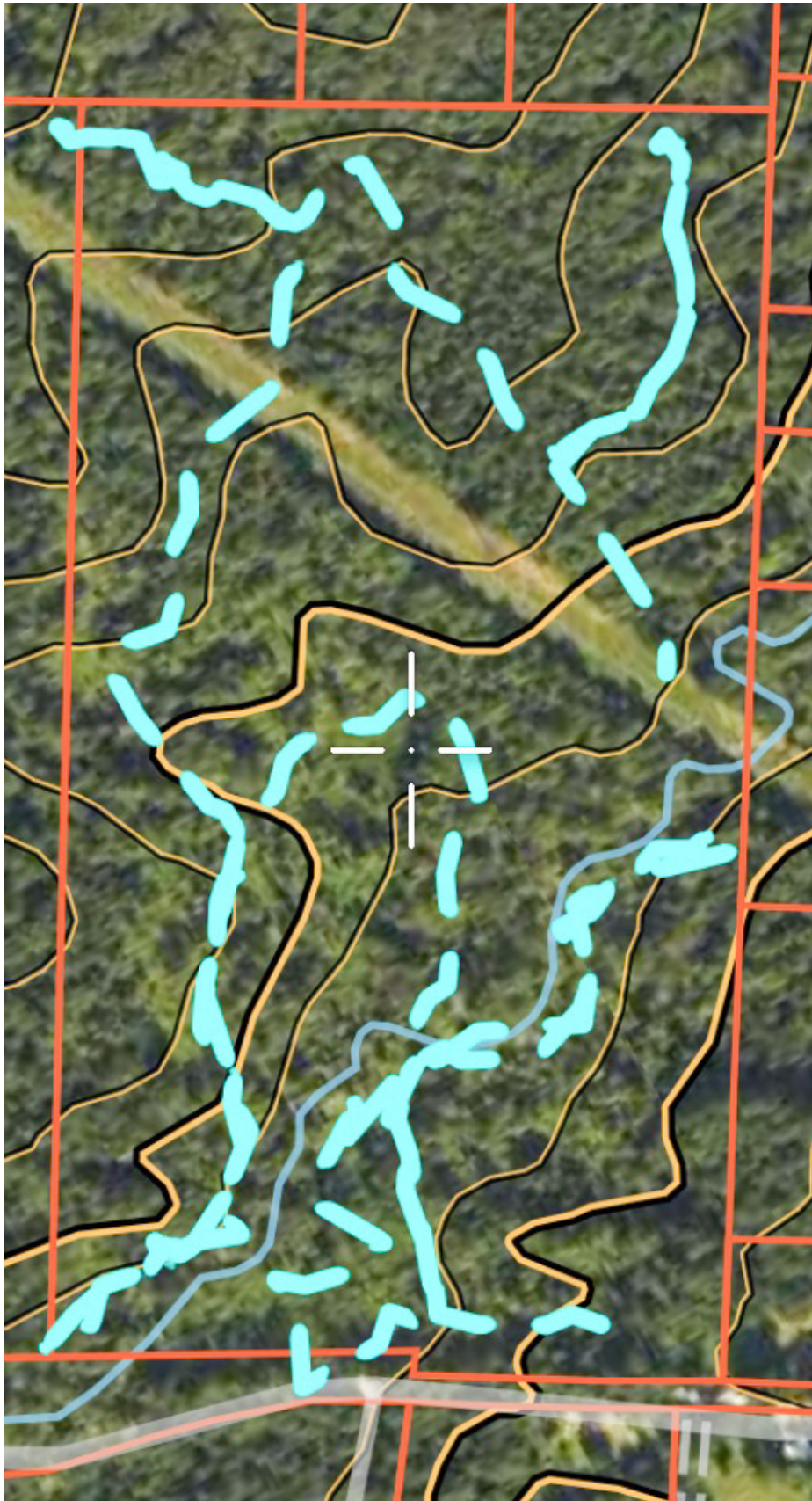
ATV TRAILS



ADDITIONAL PHOTOS



TRAIL MAP



AERIAL MAP



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 277.3

Max: 338.4

Range: 61.1

Average: 303.7

Standard Deviation: 14.17 ft

0ft 387ft 774ft

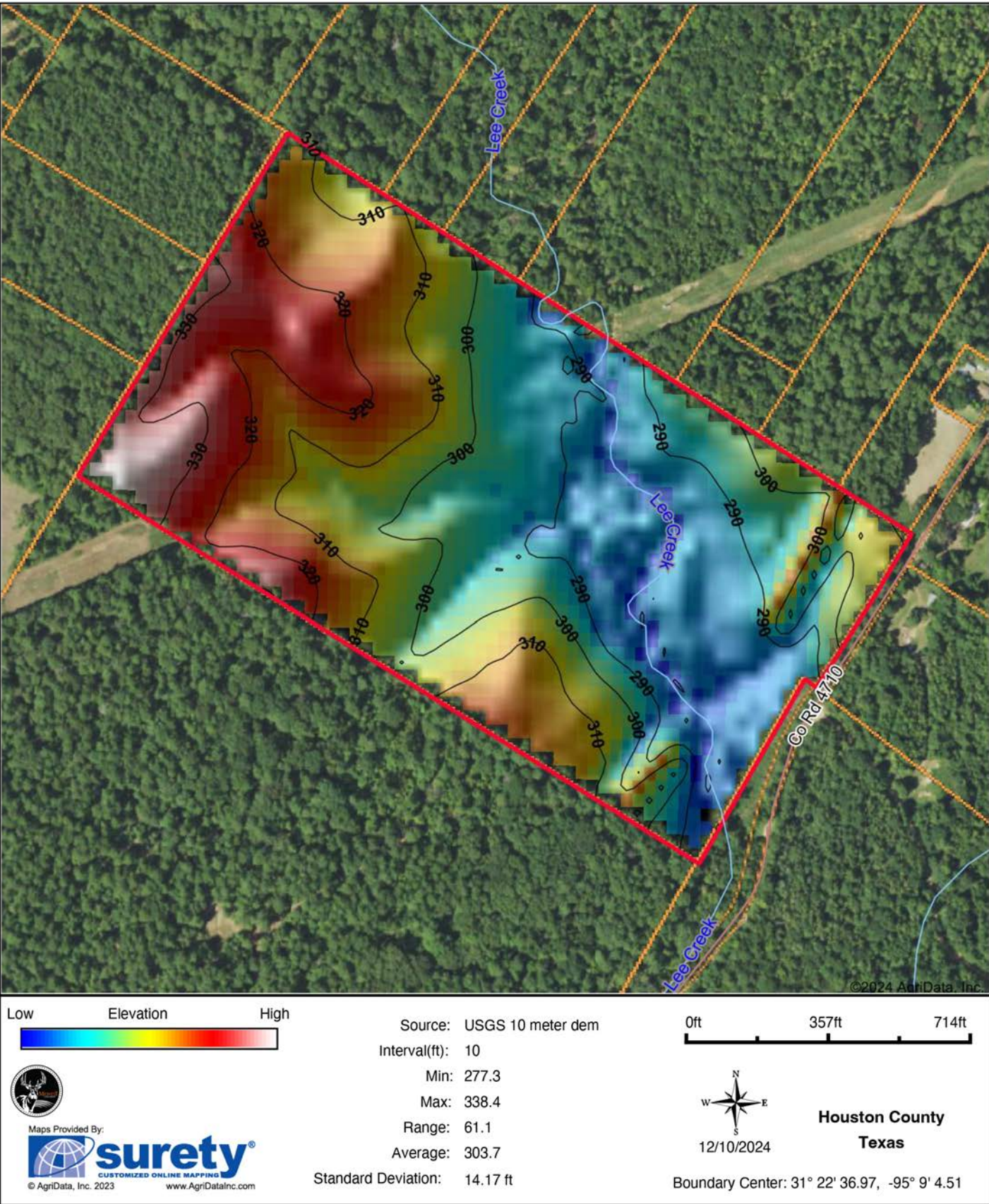


12/10/2024

Houston County
Texas

Boundary Center: 31° 22' 36.97, -95° 9' 4.51

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.



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LAND AGENT

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