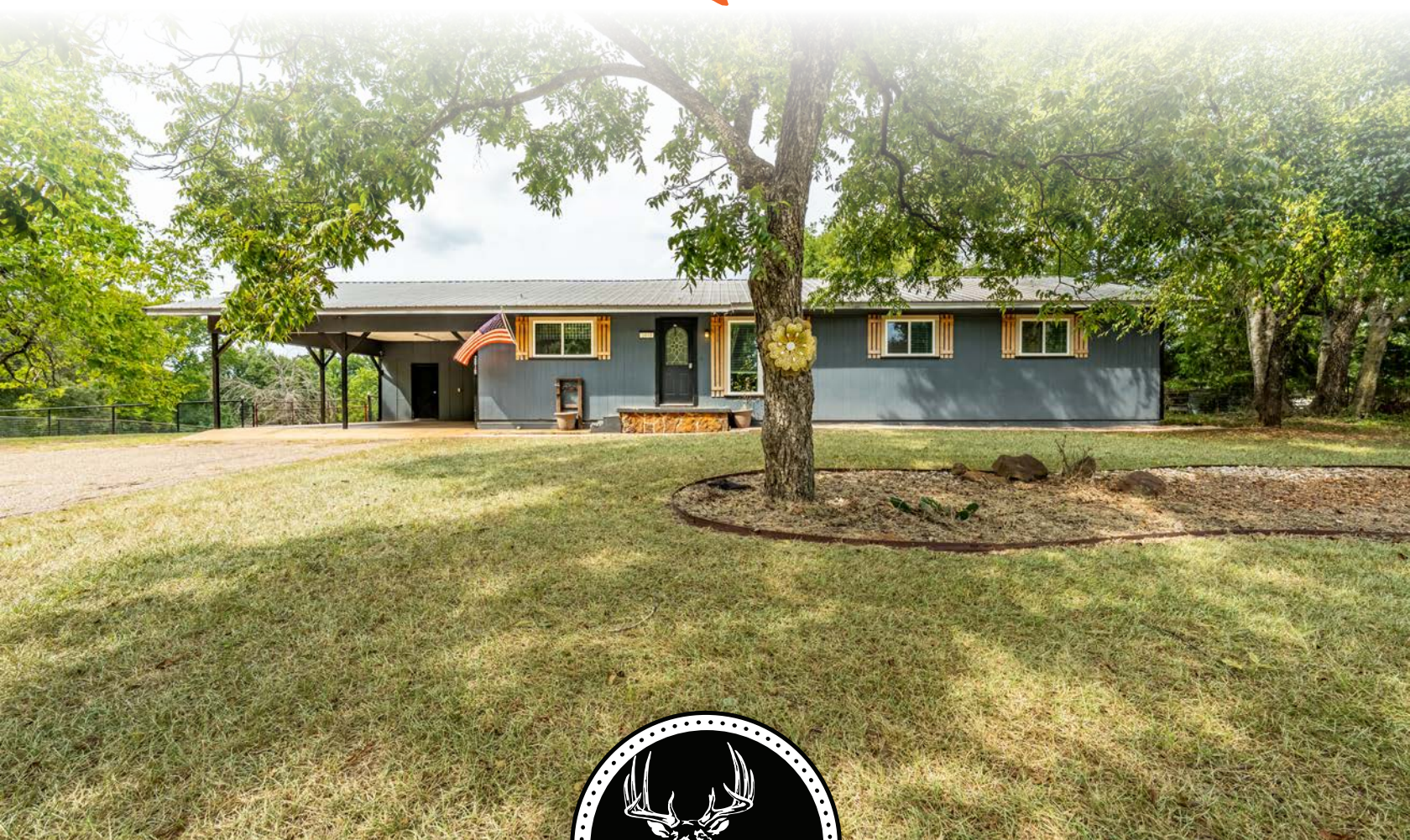


MIDWEST LAND GROUP PRESENTS

1.62 ACRES IN

UPSHUR COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CHARMING 5-BEDROOM HOME ON 1.62 ACRES NEAR LAKE GLADEWATER

Welcome to your peaceful country oasis just 9 minutes from the Lake Gladewater boat ramp and a short drive to charming downtown Gladewater! Nestled on 1.62 +/- fully fenced and cross-fenced acres, this beautifully renovated 5-bedroom, 2-bathroom home offers the perfect blend of modern updates and country charm. Located in the highly sought-after Union Grove ISD—the top-rated school district in Upshur County—this home is ideal for anybody seeking both comfort and quality education. Step inside to find all-new flooring, fresh paint, and brand-new energy-efficient windows that fill the home with natural light. The updated kitchen features brand-new cabinets, countertops, tile backsplash, and stainless steel appliances, including a new stove and microwave. The open-concept kitchen and dining area create a spacious atmosphere that's perfect for hosting family gatherings or entertaining friends. Both bathrooms have been tastefully upgraded with custom tile showers, and each of the five bedrooms offers generous space and flexibility for your lifestyle needs.

Step outside and enjoy the peaceful surroundings from the newly built covered back porch—an ideal spot for rocking chairs, morning coffee, or watching the sunset as deer frequently wander through the property. The land is primarily open grass with mature trees scattered

throughout, providing shade, beauty, and plenty of room for animals or outdoor activities. The entire property is enclosed with a combination of pipe and privacy fencing, making it a safe and secure place for kids, pets, or livestock. Next to the storage shed, you'll find an additional covered area currently being used as a chicken coop, perfect for those looking to start a mini-homestead. Whether you're dreaming of a small farm or simply a quiet lifestyle in the country, this property is set up to make it a reality.

For those needing workspace or storage, the 27'x40' shop on a concrete slab is a standout feature. One side is fully enclosed with a roll-up door, ideal for a workshop, tool storage, or hobby space, while the other side is open—perfect for RV or boat storage, especially with Lake Gladewater just minutes away. A two-car attached carport offers additional covered parking, and the durable metal roof adds long-lasting protection to the home. With its updated interior, functional outbuildings, and peaceful setting, this home offers everything you need for country living without sacrificing convenience. Whether you're fishing at the lake, enjoying the local shops and restaurants in Gladewater, or relaxing on your back porch surrounded by nature, this property truly has it all. Don't miss your chance to own this incredible East Texas gem!

PROPERTY FEATURES

PRICE: **\$285,000** | COUNTY: **UPSHUR** | STATE: **TEXAS** | ACRES: **1.62**

- 5-bedrooms
- 2-bathrooms
- New Flooring, kitchen cabinets, and countertops
- New windows, updated electric, and ducting
- Fenced and cross-fenced
- Attached carport
- 27'x40' shop on concrete slab
- Wood storage shed
- Large mature trees
- Close to Lake Gladewater and Downtown Gladewater
- Union Grove ISD



CHARMING HOME

Nestled on 1.62 +/- fully fenced and cross-fenced acres, this beautifully renovated 5-bedroom, 2-bathroom home offers the perfect blend of modern updates and country charm.



INTERIOR PHOTOS



ATTACHED CARPORT



27'X40' SHOP ON CONCRETE SLAB



FENCED AND CROSS-FENCED



AERIAL MAP



Boundary Center: 32° 34' 7.22, -94° 56' 55.61

0ft 173ft 345ft



Maps Provided By:



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Upshur County
Texas



9/1/2025

TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem
Interval(ft): 10.0
Min: 397.9
Max: 422.7
Range: 24.8
Average: 410.7
Standard Deviation: 7.74 ft

0ft 141ft 282ft



9/1/2025

Upshur County
Texas

Boundary Center: 32° 34' 7.22, -94° 56' 55.61

FEMA MAP

Department of Homeland Security
Federal Emergency Management Agency

OMB Control No. 1660-0040
Expires: 9/30/2023

STANDARD FLOOD HAZARD DETERMINATION FORM (SFHDF) Form

Phillips Springs Rd

AREA OF MINIMAL FLOOD HAZARD

48459C0450F
eff. 2010-10-19

Willow Oak Rd

Phillips Springs Rd

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Map will display available Flood Zone(s), FIRM Panel(s), LOMC and Communities.

Date:
9/1/2025

Mapped Acres:
1.42

Actual Acres:
1.42

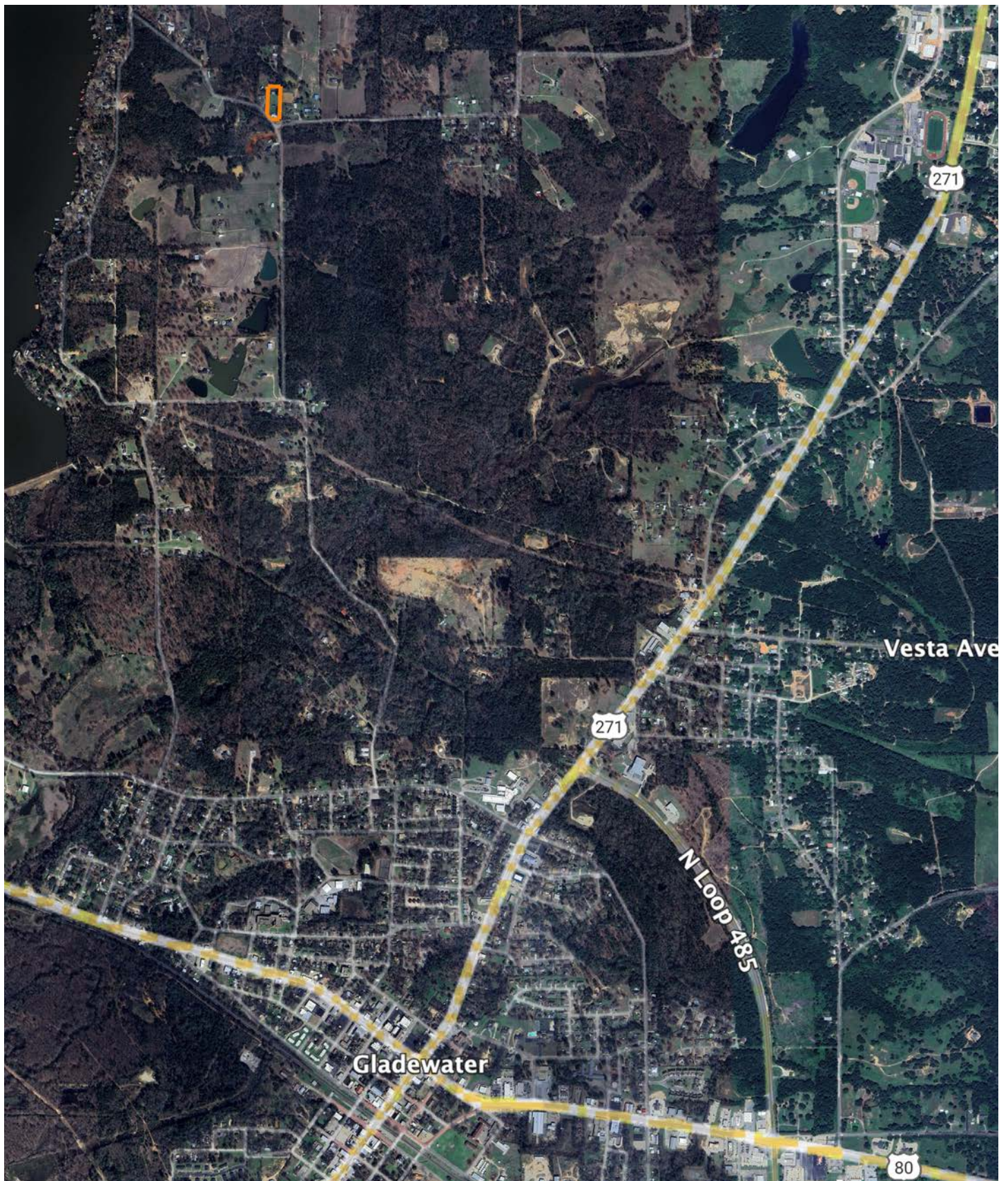
Maps Provided By:

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0ft 241ft 483ft

Page 1 of 2

OVERVIEW MAP



AGENT CONTACT

Connor Wallace lives the kind of life he now helps others find — raising livestock, growing food, and building out a homestead on his dream property in East Texas. A U.S. Army veteran, former police officer, and skilled renovator, he knows how to turn raw land into something that works, lasts, and means something.

His connection to land began early, growing up on a small family ranch that bred American Paint Quarter Horses, a childhood that meant countless hours spent at the racetrack and at rodeos. That foundation deepened years later when he had the opportunity to live in Fairbanks, Alaska for three years. There, he fully embraced his love of raw land, immersing himself in fishing, hunting, hiking, rock climbing, snowboarding, and exploring some of the most rugged landscapes in the country. His passion for land and the outdoors is also something he shares with his wife, an Agricultural Business major — a bond rooted in their shared love of nature, agriculture, and animals.

Connor brings a rare blend of real estate experience, rural knowledge, and unshakable integrity to every client he serves. With a background in home renovation and property development, he also brings a trained eye for value and potential.

Rooted in faith and driven by service, Connor still lives by the Army values of loyalty, duty, and selfless service — and clients know they can count on him to work hard, communicate clearly, and put their goals first.



CONNOR WALLACE,

LAND AGENT

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MidwestLandGroup.com

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