

MIDWEST LAND GROUP PRESENTS

31.8 ACRES IN

---

# WOOD COUNTY TEXAS



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# 31.8 ACRES OF TIMBER, WILDLIFE, OPPORTUNITY

---

Tucked away in the quiet countryside only 5 miles north of Quitman, Texas, and minutes from UT Health Hospital, this 31.8 +/- acre tract is a true East Texas gem. The property is heavily wooded with mature hardwoods and towering pines, creating a natural canopy that provides privacy, shade, and a peaceful setting for your future homesite or recreational retreat.

For the hunter or outdoor enthusiast, this land is littered with deer and other wildlife, offering endless opportunities for hunting, hiking, or simply enjoying the outdoors. With its wooded terrain, it's the kind of place

where you can carve out a secluded homesite deep in the timber, or clear just enough space to take in the views of the surrounding countryside.

A unique bonus is the 7-acre parcel located on the east side of FM 69. A perfect setup if you'd like to split off, sell separately, or keep for additional access and flexibility. Whether you are dreaming of building a custom home in the woods, establishing a weekend getaway, or investing in a piece of East Texas land with character and potential, this property checks all the boxes.



## PROPERTY FEATURES

PRICE: **\$274,900** | COUNTY: **WOOD** | STATE: **TEXAS** | ACRES: **31.8**

---

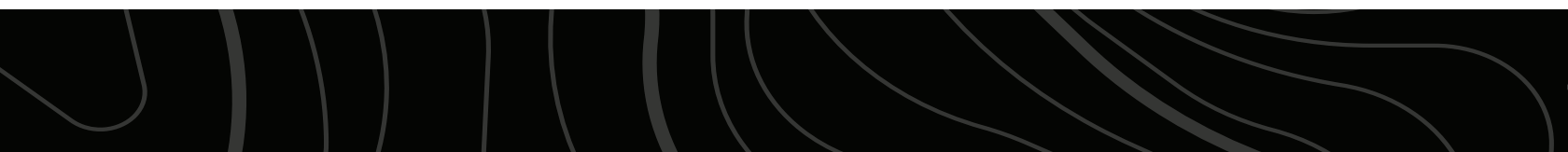
- Multiple build sites
- Utilities located at the road
- Mature timber
- Heavily wooded
- Unrestricted
- Deer
- Hogs
- Located 4 miles north of UT Health Hospital
- Located 8 minutes north of Quitman ISD



# MULTIPLE BUILD SITES

---

The property is heavily wooded with mature hardwoods and towering pines, creating a natural canopy that provides privacy, shade, and a peaceful setting for your future homesite or recreational retreat.





## 7-ACRE PARCEL EAST SIDE OF FM 69

---



## HUNTING OPPORTUNITIES

---





# AERIAL MAP



Maps Provided By:



© AgriData, Inc. 2023 [www.AgriDataInc.com](http://www.AgriDataInc.com)

Boundary Center: 32° 50' 46.16, -95° 25' 42.28

0ft 642ft 1283ft

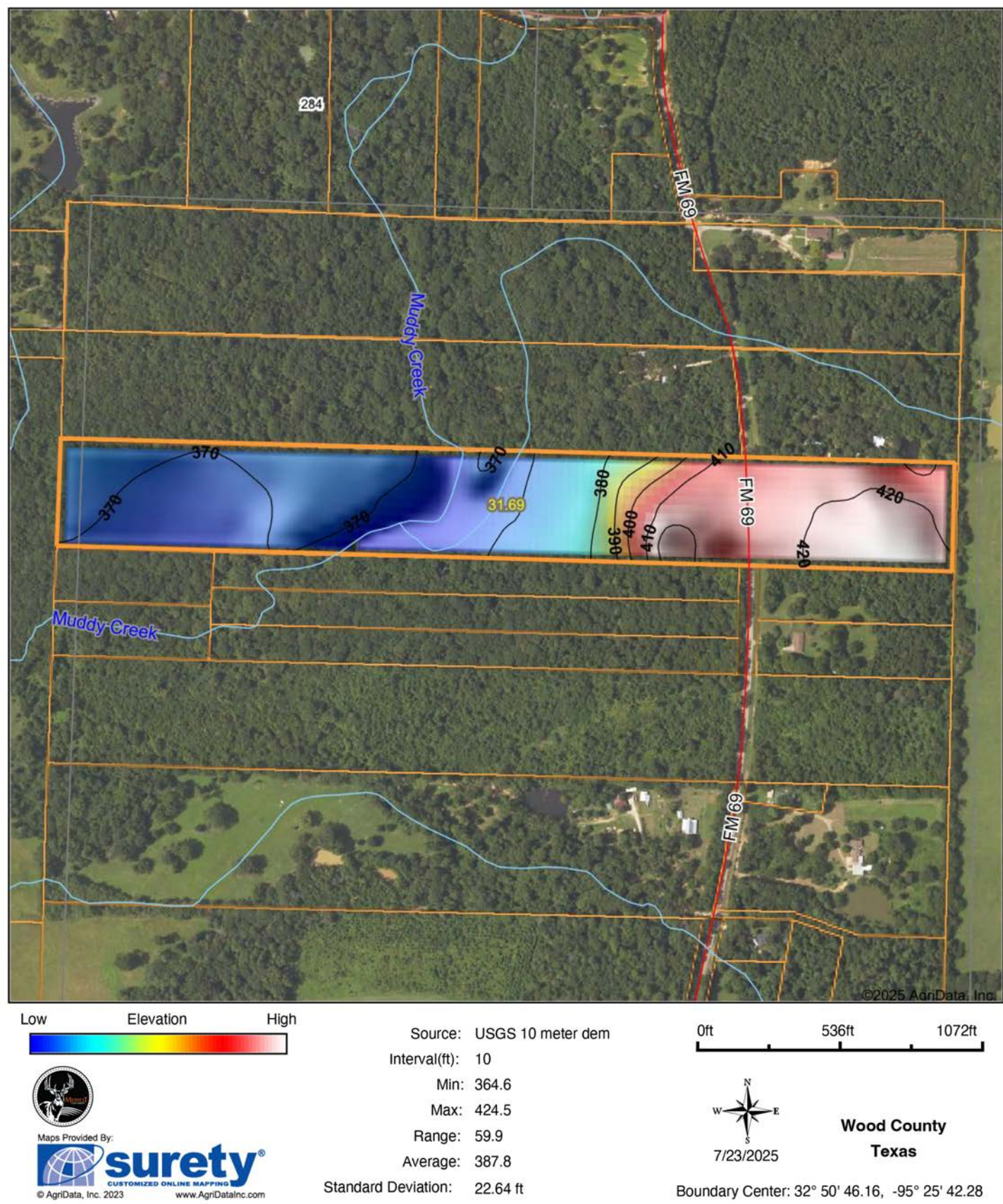


Wood County  
Texas

7/23/2025

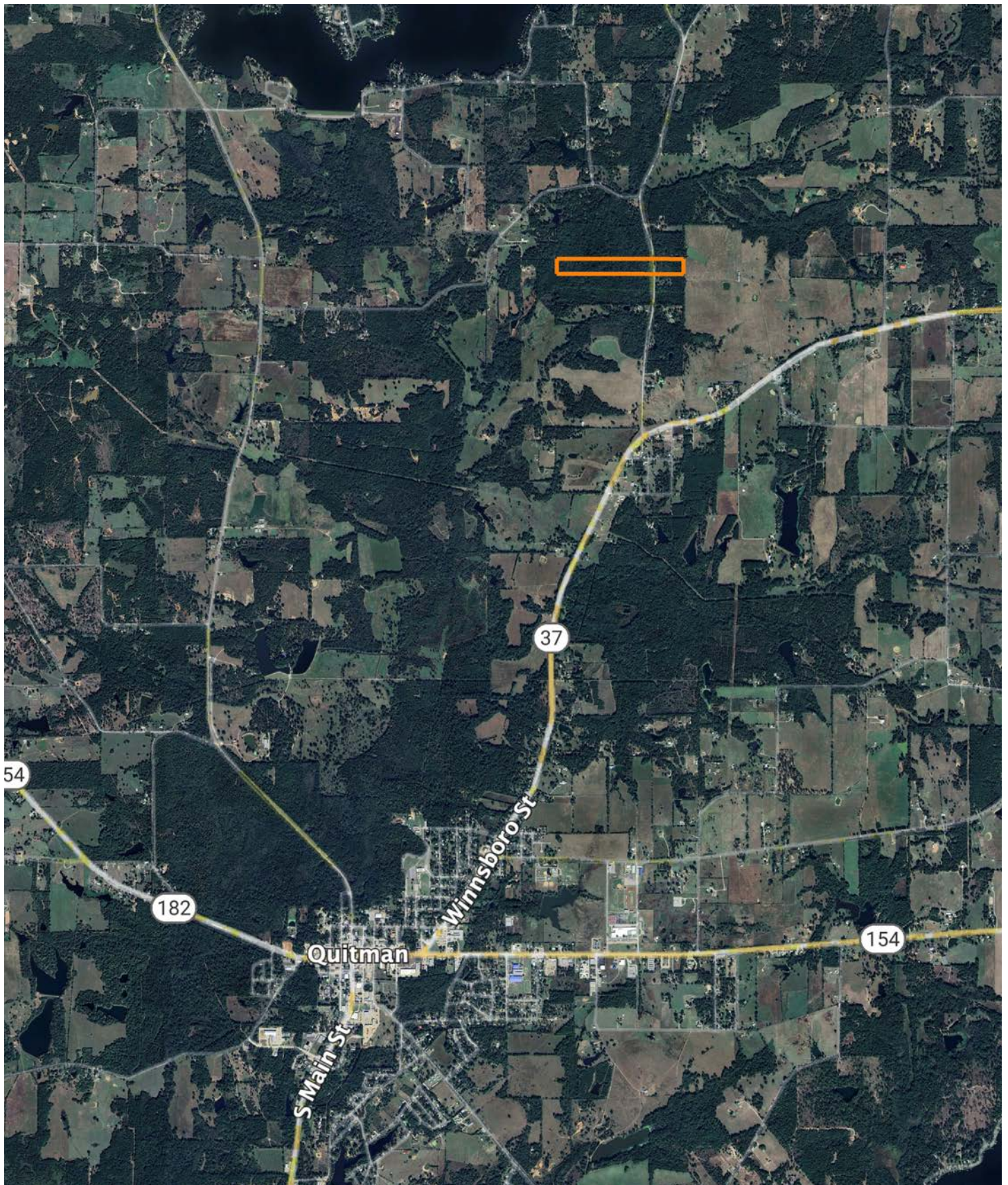


# HILLSHADE MAP





# OVERVIEW MAP





# AGENT CONTACT

Jason Redding, a distinguished land broker with Midwest Land Group, brings a wealth of experience and a deep-rooted passion for the land to the real estate industry. Licensed in both Texas and Kansas, Jason specializes in serving Texas, a state he knows intimately not only through his professional endeavors but also due to his personal connections to the land. Born in Tyler, Texas, and raised in Mineola, where he currently resides with his beloved family—Mindy, Caleb, and Canyon—Jason's journey in real estate began in 1999. His transition from the commercial sector to founding his own company in 2012 reflects his love for deal-making and his commitment to facilitating significant life transactions for his clients.

Jason's connection to land is deeply personal, stemming from childhood hunting experiences with his father and managing a farm in Delphos, Kansas. His background in business management and marketing, coupled with extensive real estate experience, equips him with unique insights into maximizing land value and potential. Jason's hobbies, including hunting and supporting his children's sports endeavors, further solidify his bond with the land and community.

What sets Jason apart is his unwavering dedication to his clients and his ability to see the untapped potential in properties. His hands-on approach, persistence, and unparalleled follow-through ensure that every client receives exceptional service tailored to their needs. Jason's expertise is not just in land sales but in creating a legacy of satisfied clients through respect, availability, and putting their interests first. Choosing Jason Redding as your land broker means partnering with a professional who not only understands the market but lives and breathes the very essence of what makes a property truly valuable.



**JASON REDDING**, LAND BROKER  
**903.497.3031**  
JRedding@MidwestLandGroup.com



## MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.