

MIDWEST LAND GROUP PRESENTS



**73 ACRES**  
**WOOD COUNTY, TX**

**3168 FM 3056, Hawkins, Texas 75765**





MIDWEST LAND GROUP IS HONORED TO PRESENT

# 73 ACRE FARM WITH SATTERWHITE LOG HOME

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Welcome to your East Texas retreat! 73 acres of rolling countryside just 10 miles east of Mineola. This unique property offers the perfect combination of natural beauty, recreational opportunity, and homestead potential, anchored by a Satterwhite log home.

At the heart of the property sits an inviting 3-bedroom, 3-bath log home, built with the craftsmanship and charm Satterwhite is known for. With its rustic appeal, spacious layout, and solid construction, this home has tons to offer. Whether you envision updating it into a modern country showplace or simply enjoying its timeless character, the home is full of potential.

The acreage itself is a true highlight. Featuring over 100' of topography variation, the property offers scenic views, natural privacy, and diverse terrain that sets it apart from ordinary farmland. Scattered trees, open pasture, and wooded areas provide an ideal mix for ranching, recreation, or wildlife management.

Water is abundant, with 3 ponds located across the property, perfect for fishing, livestock, and wildlife. For the outdoor enthusiast, this property is a sportsman's dream. Known for its excellent deer hunting, the land also attracts a variety of East Texas wildlife. Whether you're an avid hunter, fisherman, or just enjoy exploring the outdoors, there is no shortage of adventure here.

Despite its private, rural setting, this property offers easy access. Just a quick 10-mile drive west to Mineola, where you'll find shopping, dining, and all the small-town amenities you need. Tyler is less than 30 minutes away, providing more options for healthcare, entertainment, and travel.

This 73-acre property delivers an unmatched opportunity! With its combination of a solid log home, abundant water, excellent hunting, and prime location in the heart of East Texas, it's a rare find that won't last long.





# PROPERTY FEATURES

PRICE: **\$975,700** | COUNTY: **WOOD** | STATE: **TEXAS** | ACRES: **73**

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- 3 bed, 3 bath Satterwhite log home
- Rolling topography
- 3 ponds
- Mature timber
- Excellent deer hunting
- Good fishing
- Multiple pastures for hay production and grazing
- Secluded
- 10 miles east of Mineola, Texas
- 1.5 hours straight east of Dallas, Texas
- Gated entrance





# 3 BED, 3 BATH SATTERWHITE LOG HOME

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# ROLLING TOPOGRAPHY

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## 3 PONDS

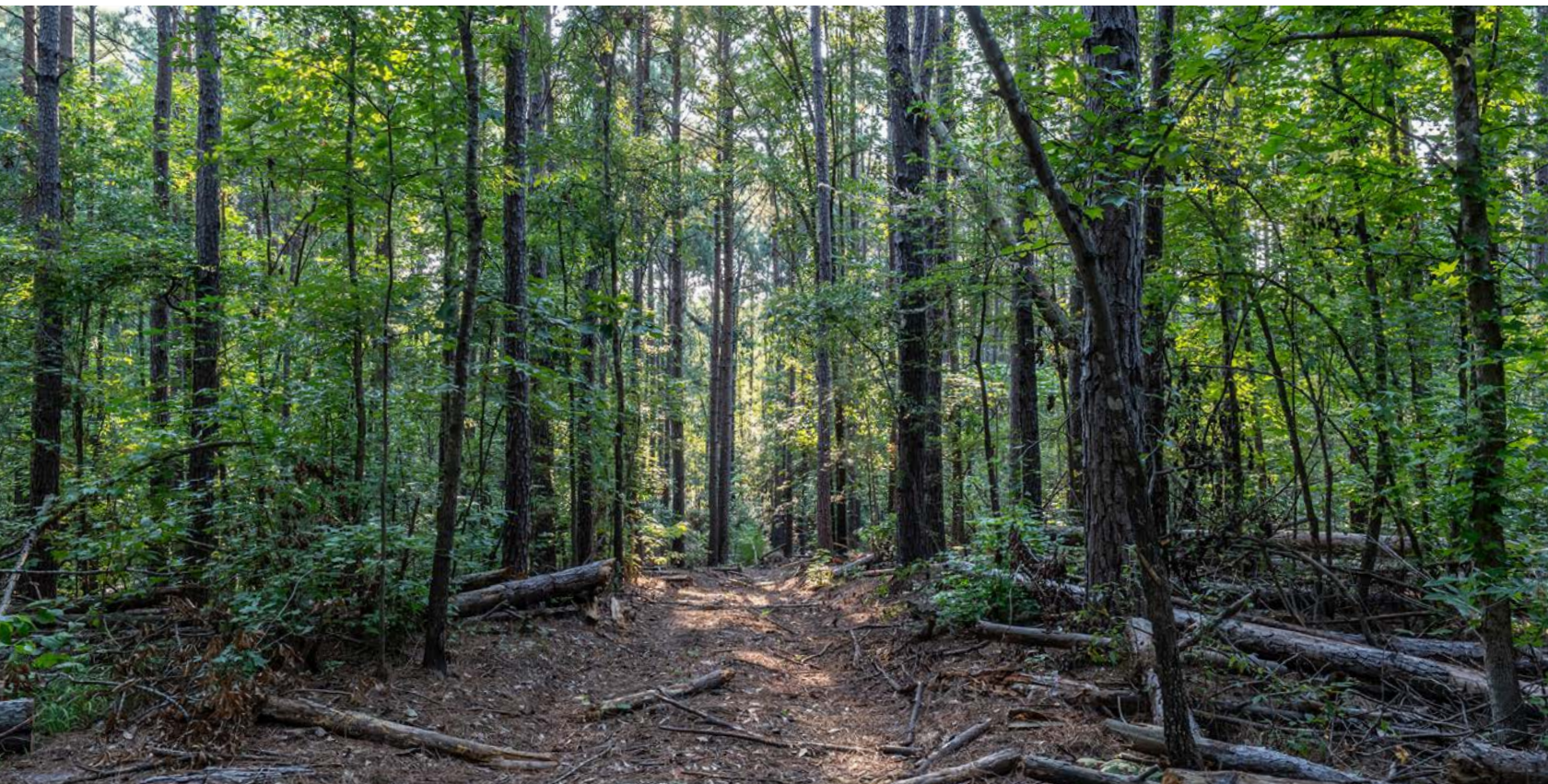
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# MATURE TIMBER

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# EXCELLENT DEER HUNTING

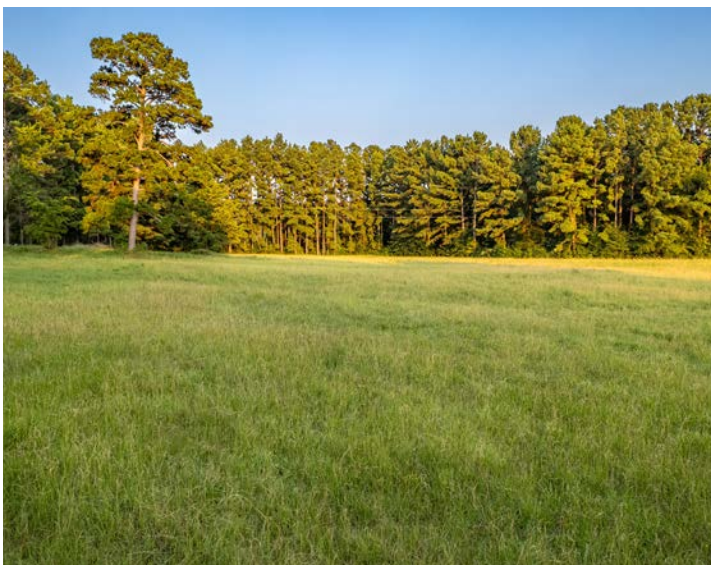
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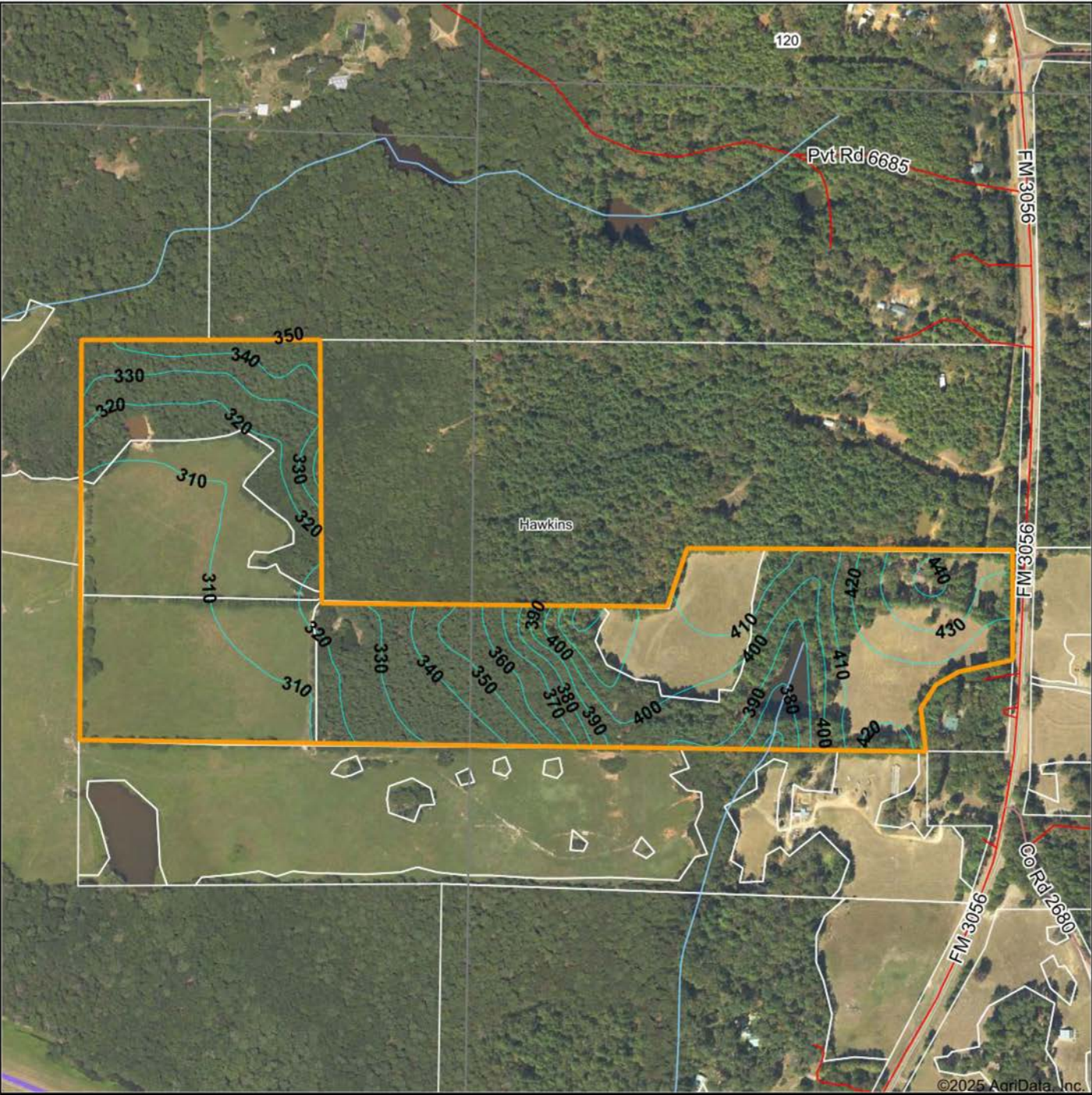
# ADDITIONAL PHOTOS

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# TOPOGRAPHY MAP



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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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: 303.0  
Max: 441.9  
Range: 138.9  
Average: 353.7  
Standard Deviation: 45.41 ft

0ft 618ft 1236ft



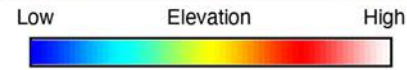
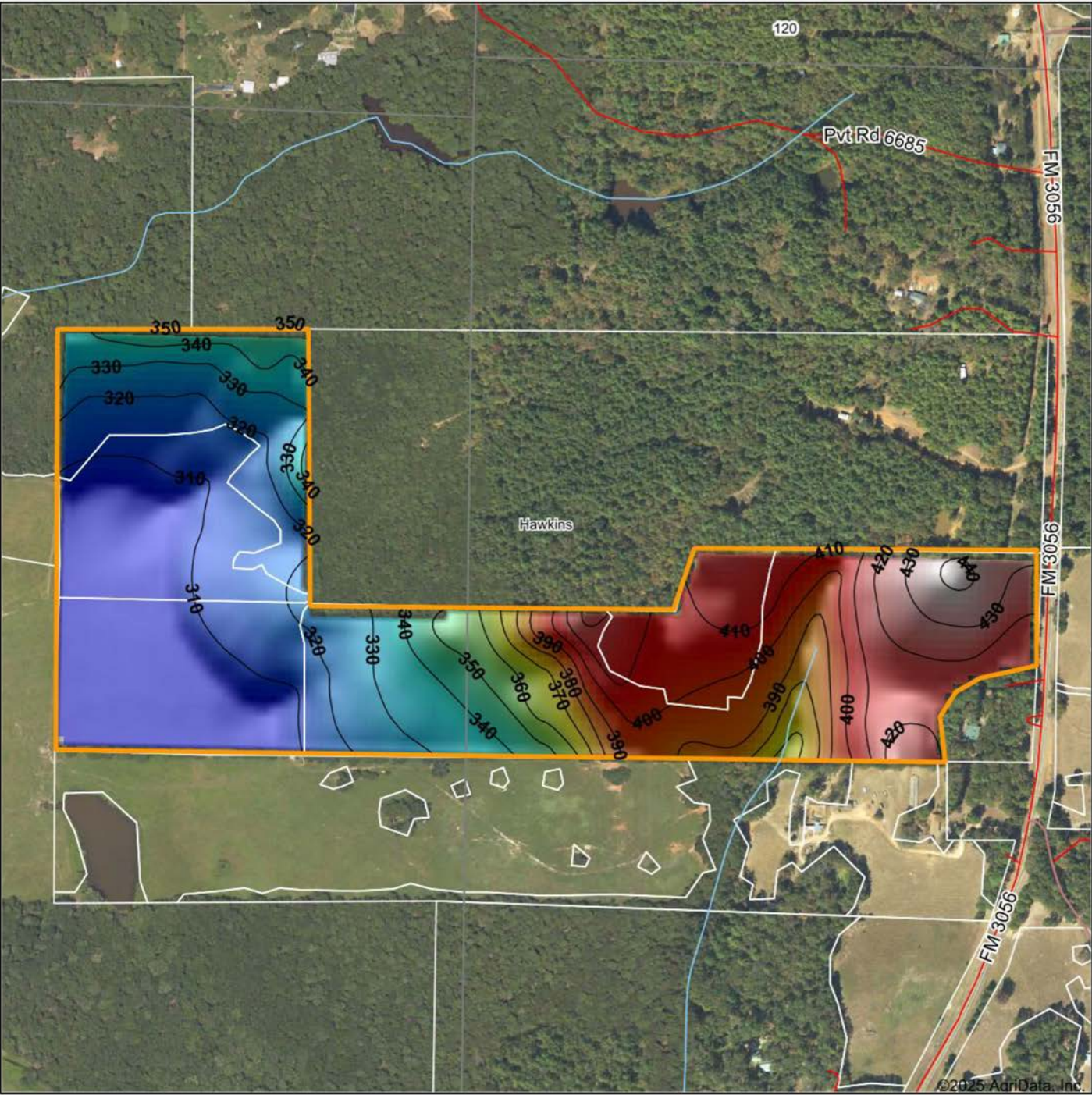
5/21/2025

Wood County  
Texas

Boundary Center: 32° 38' 10.25, -95° 20' 20.72



# HILLSHADE MAP



Maps Provided By:



CUSTOMIZED ONLINE MAPPING

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

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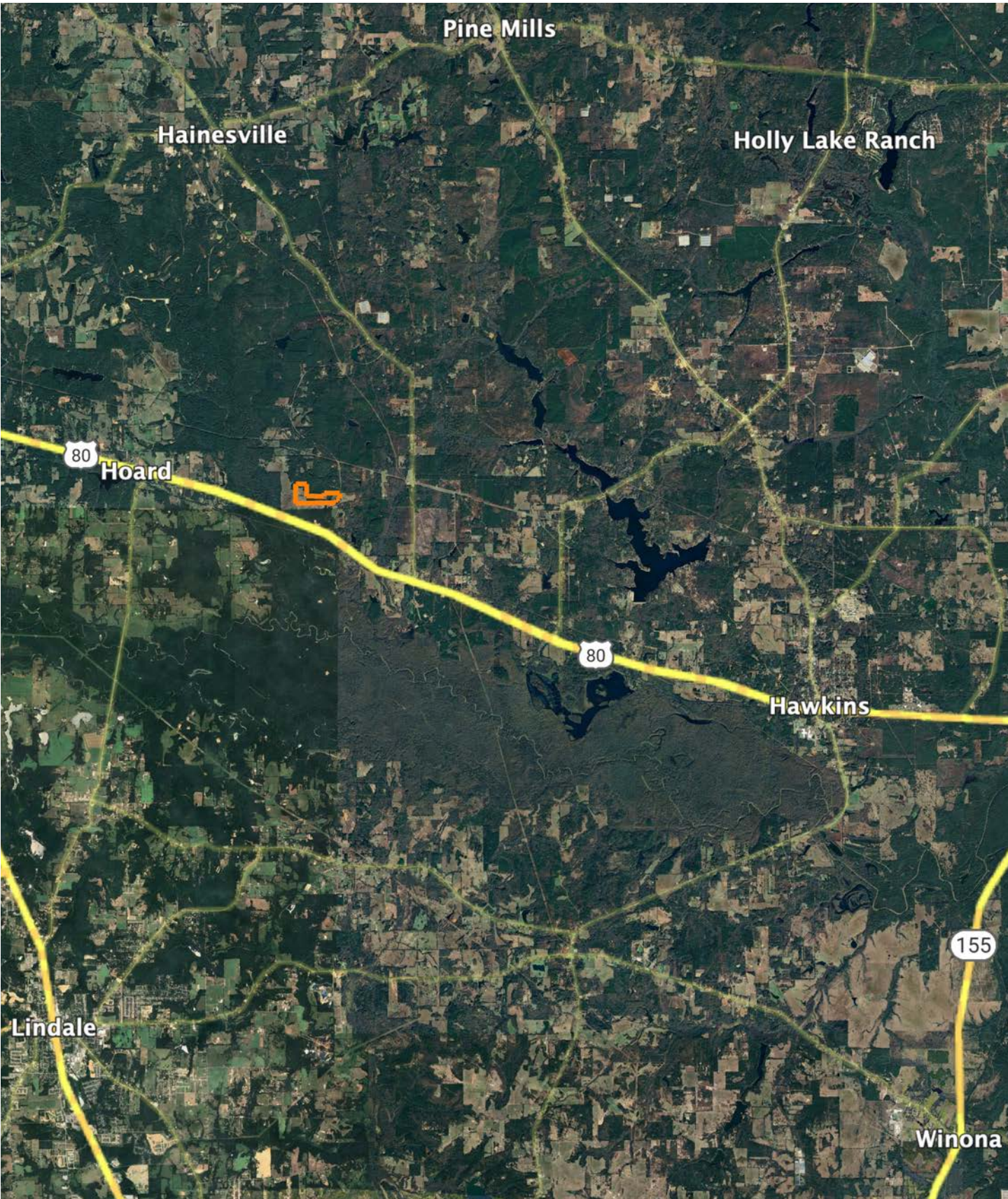
5/21/2025

Wood County  
Texas

Boundary Center: 32° 38' 10.25, -95° 20' 20.72



# 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  
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## MidwestLandGroup.com

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