

MIDWEST LAND GROUP PRESENTS

35.9 ACRES

# FREESTONE COUNTY, TX

000 FCR 241, OAKWOOD, TEXAS 75855



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# 35.9 +/- ACRES WITH POND, TIMBER & PASTURE – FENCED & UNRESTRICTED

This 35.9 +/- acre tract has the right mix of mature timber and open pasture, giving you plenty of options. The land is unrestricted, fully fenced on all sides with new fencing along FCR 241, and offers over 2,300 feet of road frontage between FCR 241 and CR 272. A stocked pond with catfish sits ready for fishing, and the excellent grazing pasture is ideal for running cattle or horses. With multiple home sites available, you can pick the perfect spot to build, tucked away in a quiet community.

Utilities are already close by with water and electric at

the road, plus an older well still on site. Whether you're looking to ranch, hunt, fish, or just stretch out and build a homestead, this place has the versatility to make it happen.

Located just 20 minutes from Fairfield, 30 minutes from Palestine and Elkhart, and 50 minutes from Corsicana, the property combines country seclusion with convenient access to town. If you're after good land with good water and room to breathe, this East Texas tract deserves a look.





# PROPERTY FEATURES

PRICE: **\$323,820** | COUNTY: **FREESTONE** | STATE: **TEXAS** | ACRES: **35.9**

---

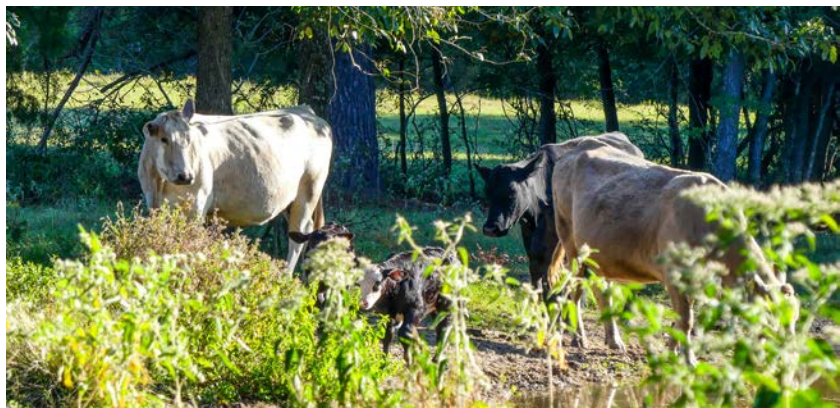
- 35.9 +/- acres with a timber/pasture mix
- Mature timber and excellent grazing pasture
- Butler community water
- Stock tank/pond stocked with catfish
- 2,300 feet of road frontage between FCR 241 and CR 272
- Fenced on all four sides, new fence along FCR 241
- Multiple potential home sites
- Water and electric are available at the road, and an older well on site
- Unrestricted property
- Quiet community with room to build, ranch, or recreate
- Conveniently located: 20 minutes to Fairfield, 30 minutes to Palestine/Elkhart, 50 minutes to Corsicana





# TIMBER AND PASTURE MIX

---





# STOCK TANK AND CATFISH POND

---





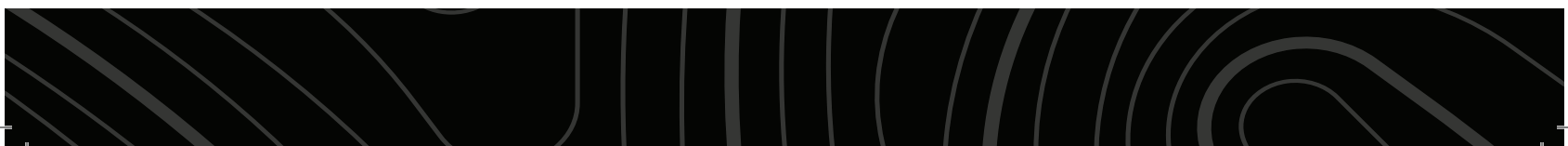
## UTILITIES AT THE ROAD

---



## POTENTIAL HOME SITES

---





# ADDITIONAL PHOTOS

---





# AERIAL MAP



Maps Provided By:



Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 360.4

Max: 397.3

Range: 36.9

Average: 377.6

Standard Deviation: 7.25 ft

0ft 370ft 739ft



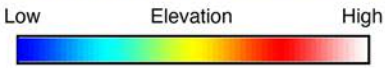
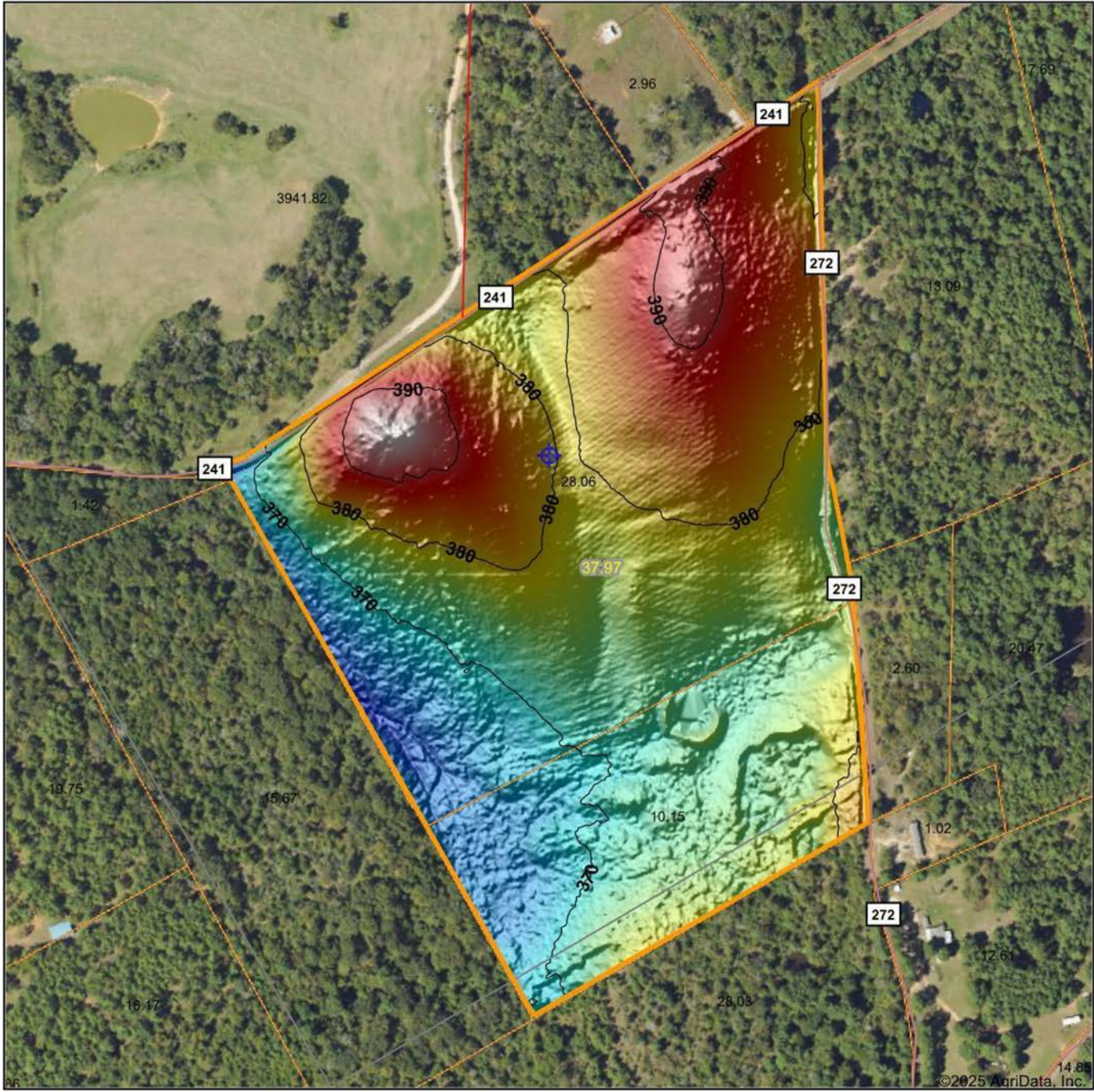
9/12/2025

Freestone County  
Texas

Boundary Center: 31° 43' 19.95, -95° 54' 54.85

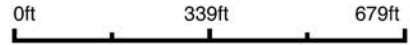


# HILLSHADE MAP



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 1 meter dem  
Interval(ft): 10  
Min: 360.4  
Max: 397.3  
Range: 36.9  
Average: 377.6  
Standard Deviation: 7.25 ft

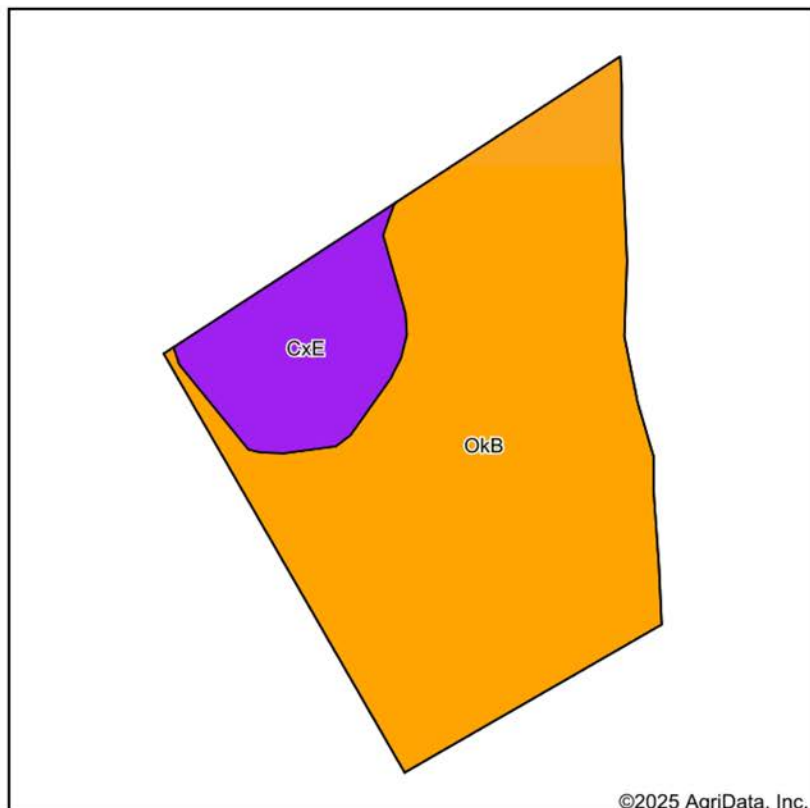


**Freestone County  
Texas**

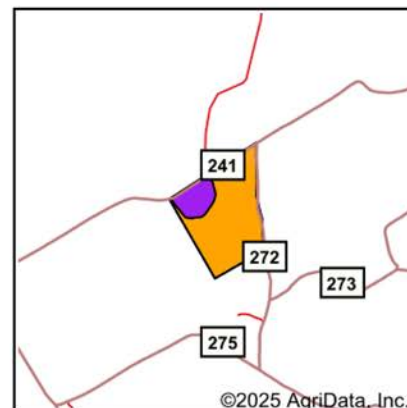
Boundary Center: 31° 43' 19.95, -95° 54' 54.85



# SOIL MAP



Soils data provided by USDA and NRCS.



State: **Texas**  
 County: **Freestone**  
 Location: **31° 43' 19.96, -95° 54' 54.89**  
 Township: **Butler**  
 Acres: **38.05**  
 Date: **10/12/2025**



Maps Provided By:

**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: TX161, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
OkB	Oakwood fine sandy loam, 1 to 5 percent slopes	31.87	83.8%		> 6.5ft.	IIIe	77	55	53	54	77
CxE	Cuthbert soils, graded, 5 to 15 percent slopes	6.18	16.2%		> 6.5ft.	VIe	62	31	38	31	62
Weighted Average						3.49	*n 74.6	*n 51.1	*n 50.6	*n 50.3	*n 74.6

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# OVERVIEW MAP

---





## AGENT CONTACT

Born and raised in East Texas, Mike grew up hunting on family land passed down through generations, developing a profound appreciation for land stewardship, wildlife management, and the rural way of life. With degrees in Geology and Natural Sciences from Stephen F. Austin State University, Mike possesses a scientific understanding of land, soil, and water resources that helps him evaluate properties with precision. Before transitioning to real estate, he spent over a decade as an educator and leader, teaching high school science and later serving as an assistant principal. His leadership experience instilled in him the ability to listen, problem-solve, and communicate effectively—skills he now applies to guiding clients through the complexities of buying and selling land.

Beyond real estate, Mike owns Reel Texas Outdoors, a business specializing in bait fish traps and fish-holding cages for anglers. His expertise in deer hunting, bass fishing, trapping, and land management makes him a trusted resource for clients looking to maximize their property's potential. Committed to honesty, attention to detail, and personalized service, Mike works with integrity and dedication to help clients achieve their landownership goals.

When he's not working with clients, Mike enjoys bowhunting whitetails, fishing, and spending time with his wife, Jessica, and their two sons, Wyatt and Easton. He is an active member and elder at Fredonia Hill Baptist Church in Nacogdoches and believes in serving others with the same passion and commitment he brings to every land transaction.

If you're looking for an agent who truly understands land, values relationships, and works tirelessly to get results, Mike Smith is ready to help you find your perfect property or get top dollar for your land.



**MIKE SMITH**

LAND AGENT

**936.234.8449**

[MikeSmith@MidwestLandGroup.com](mailto:MikeSmith@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.