

MIDWEST LAND GROUP PRESENTS

54 ACRES IN

# MORRIS COUNTY TEXAS



764 COUNTY ROAD 4315, NAPLES, TX 75568



MIDWEST LAND GROUP IS HONORED TO PRESENT

# EAST TEXAS 54 +/- ACRES - BARNDOMINIUM, WATER, AND WIDE OPEN POTENTIAL

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This 54 +/- acre property in Morris County combines country charm, modern living, and agricultural functionality. Just outside the town of Naples, TX, it offers the perfect blend of seclusion and convenience.

The property features a 1,765 +/- square foot custom barndominium designed with an open layout that maximizes space and natural light. Inside, stained concrete floors and granite countertops offer both durability and modern appeal. Whether you're looking for a full-time residence or a weekend getaway, the home combines comfort and style to suit any lifestyle.

The land is thoughtfully laid out for agricultural use, with cross-fencing dividing it into four separate pastures - ideal for rotational grazing of cattle or horses. Three ponds

scattered across the property provide a reliable water source for both livestock and local wildlife. The gently rolling pastureland is not only visually appealing but also fully prepared for cattle or equestrian operations.

Located just minutes from Naples, TX, the property offers easy access to town amenities while maintaining a peaceful, secluded atmosphere. It's an ideal spot for those looking to enjoy the quiet of rural East Texas without giving up the conveniences of small-town living.

This property offers the rare opportunity to own a turn-key cattle or horse place with a beautiful barndominium already in place. Whether you're looking for a working ranch, weekend getaway, or a forever home in the country, this one checks every box.





# PROPERTY FEATURES

PRICE: **\$564,995** | COUNTY: **MORRIS** | STATE: **TEXAS** | ACRES: **54**

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- 1,765 sq. ft. custom barndominium (stained concrete + granite)
- Cross-fenced into 4 pastures - cattle or horses ready
- 3 ponds for livestock & wildlife water
- Mixture of pasture & habitat, great for hay or grazing
- Loaded with deer & hogs - hunter's dream
- Room for barns, arenas, or expansion
- Private setting, just outside Naples, TX
- Easy road access to town & highways
- Ranch, retreat, or recreation - this place does it all





# 1,765 SQ. FT. CUSTOM BARNDOMINIUM

The property features a 1,765 +/- square foot custom barndominium designed with an open layout that maximizes space and natural light.





# CROSS-FENCED

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# 3 PONDS

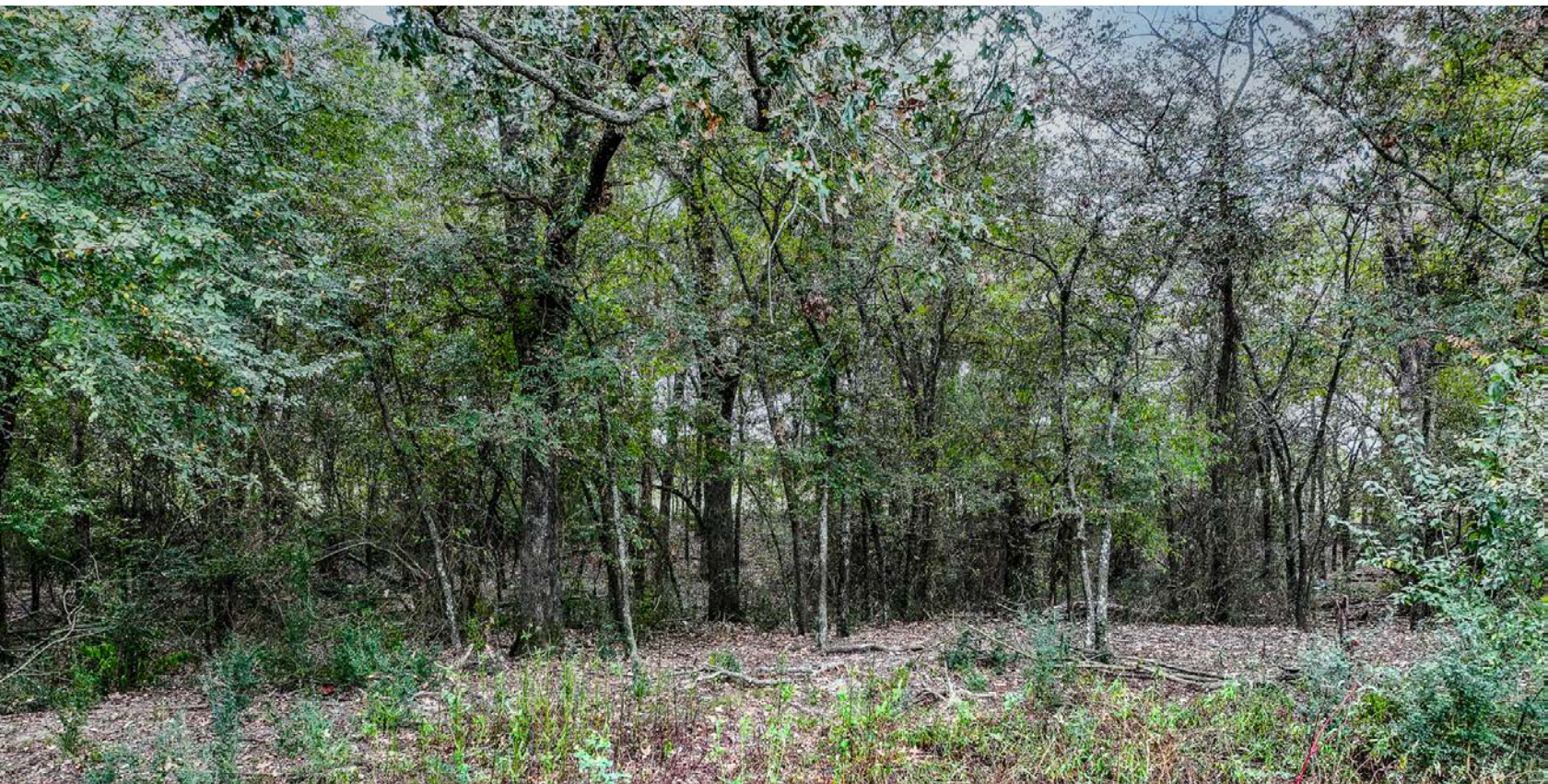
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# MIXTURE OF PASTURE & HABITAT

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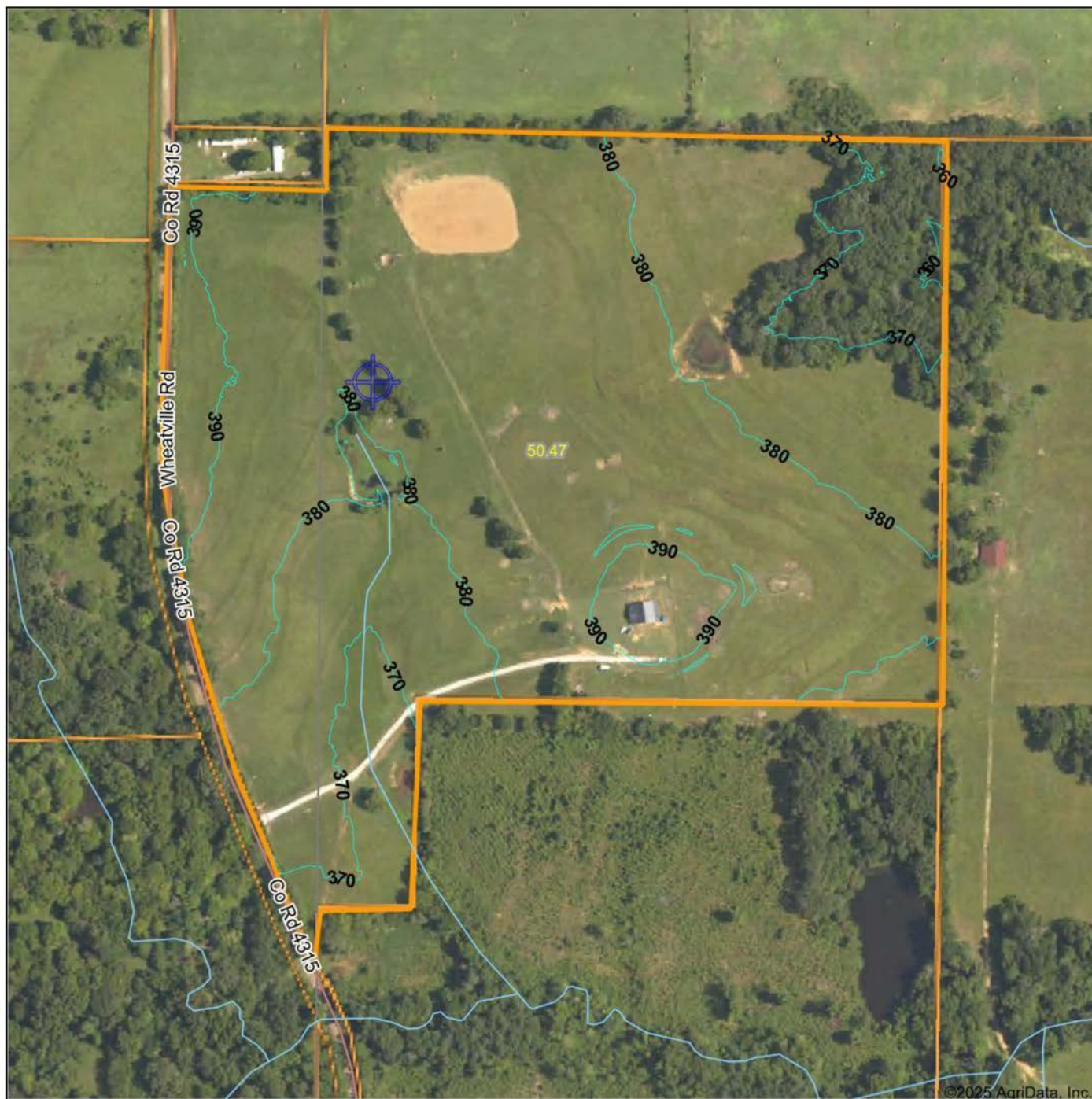
# ADDITIONAL PHOTOS

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# TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 357.4

Max: 394.9

Range: 37.5

Average: 381.1

Standard Deviation: 7.32 ft

0ft 339ft 678ft



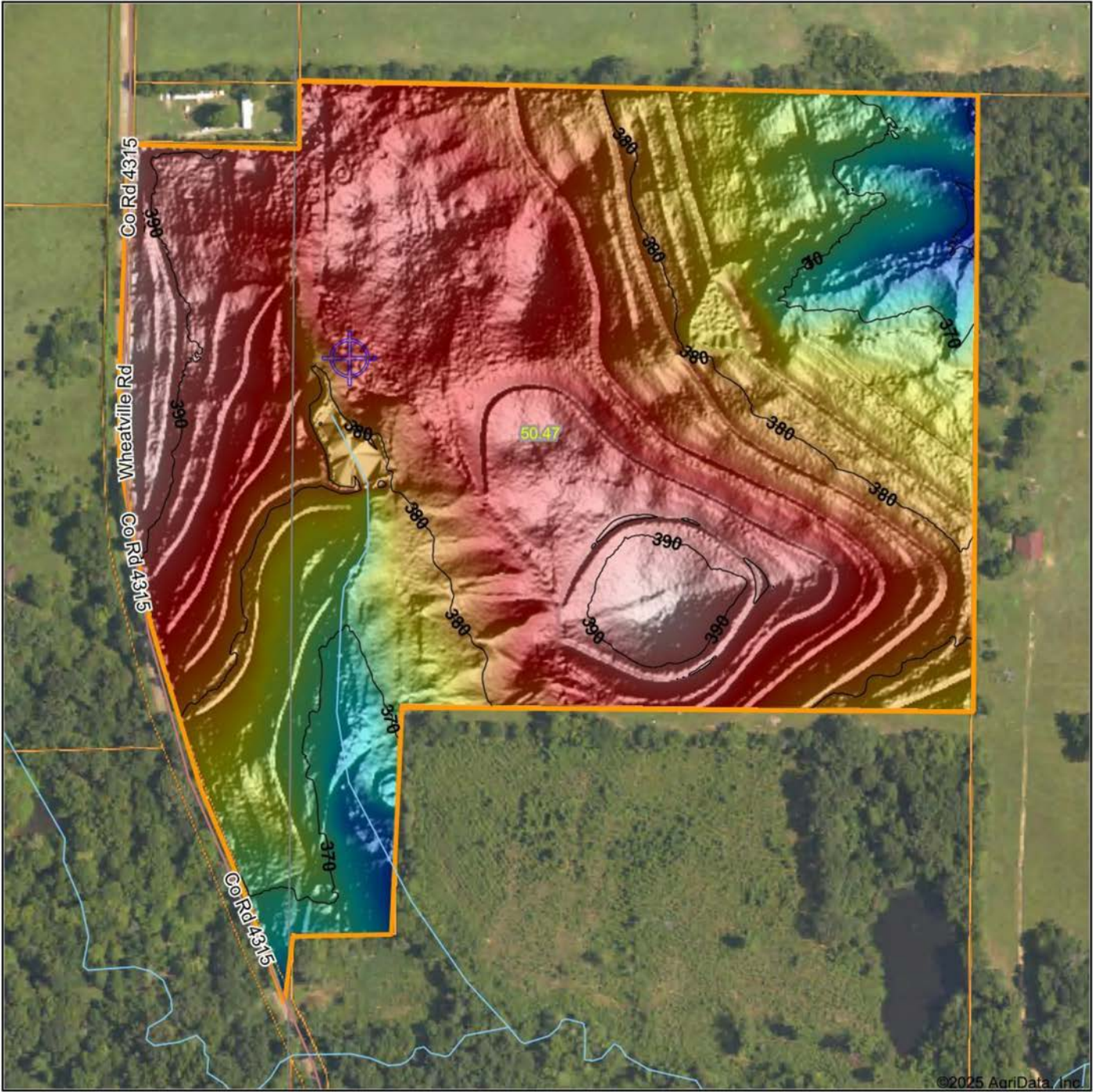
10/3/2025

Morris County  
Texas

Boundary Center: 33° 13' 8.25, -94° 41' 22.61



# HILLSHADE MAP



Low Elevation High



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

Source: USGS 1 meter dem  
Interval(ft): 10  
Min: 357.4  
Max: 394.9  
Range: 37.5  
Average: 381.1  
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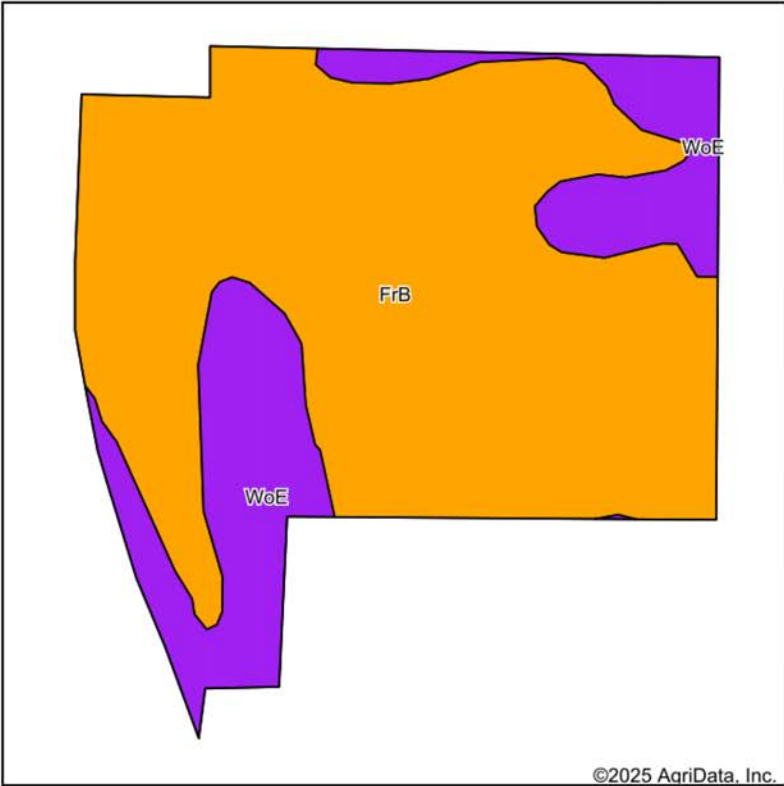
0ft 309ft 618ft



10/3/2025  
Boundary Center: 33° 13' 8.25, -94° 41' 22.61  
**Morris County  
Texas**



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Texas**  
County: **Morris**  
Location: **33° 13' 8.25, -94° 41' 22.61**  
Township: **Naples**  
Acres: **50.47**  
Date: **10/3/2025**



Maps Provided By:



Area Symbol: TX603, Soil Area Version: 21												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
FrB	Freestone fine sandy loam, 1 to 3 percent slopes	38.35	76.0%		> 6.5ft.	IIIe	3188	72	43	53	50	72
WoE	Woodtell fine sandy loam, 5 to 20 percent slopes	12.12	24.0%		> 6.5ft.	VIe	375	58	34	45	35	58
Weighted Average						3.72	2512.5	*n 68.6	*n 40.8	*n 51.1	*n 46.4	*n 68.6

\*n: The aggregation method is "Weighted Average using all components"  
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# OVERVIEW MAP





# AGENT CONTACT

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Wes Armstrong knows what to look for in a piece of ground and how to help others see it too. A lifelong bowhunter with more than 35 years of experience chasing big game across North America, Wes has spent decades studying land, learning how to unlock its full potential, and helping others do the same.

Based in Sulphur Springs, Texas, Wes brings a strong blend of service, leadership, and business experience to his role as a land agent. He served 20 years as a firefighter with the Plano Fire Department, where he built his foundation of integrity, pressure-tested decision-making, and a calm, problem-solving mindset. He's also owned and operated multiple businesses, including a commercial real estate company and two franchise gyms, sharpening his skills in lending, investment, and negotiation.

Today, Wes pairs his outdoor passion with a results-driven approach to help clients pursue land that fits their goals — whether that means a whitetail haven, an investment opportunity, or a future legacy for their family.

He proudly serves land buyers and sellers across Northeast Texas with clarity, commitment, and the kind of firsthand knowledge that only comes from a lifetime outdoors.



**WES ARMSTRONG**

LAND AGENT

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## MidwestLandGroup.com

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