

MIDWEST LAND GROUP PRESENTS

107.7 ACRES IN

WOOD COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

STUNNING MULTI-PURPOSE FARM JUST 4 MINUTES FROM AWARD WINNING BASS FISHING ON LAKE FORK

Nestled in the serene countryside of Yantis, Texas, this exceptional 107.7 +/- acre property is a true legacy of east Texas land—carefully stewarded for generations and ready for its next chapter. Approximately 90 +/- acres of gently rolling pastures stretch across the landscape, meticulously maintained and currently supporting a healthy, thriving herd of cattle. These open fields boast rich grasses and picturesque topography, with elevated areas offering breathtaking views—ideal for a potential homesite that captures the tranquility and beauty of rural living. A 3/4-acre pond rests within the pasture, serving both as a reliable water source for livestock and a peaceful focal point on the land.

The remaining 18 acres are beautifully wooded, featuring a seasonal creek that winds through mature trees and creates a natural haven for wildlife. This secluded area offers excellent whitetail deer hunting and recreational exploration. The entire property is fully fenced with a combination of barbed wire and cattle panels, ready for immediate ranching or agricultural use. A small

barn near the entrance, along with numerous pieces of functional farm equipment still on site, pay homage to the property's roots as a working dairy farm while offering practical tools for future herd management and adding rustic charm with a sense of heritage.

Beyond its natural beauty and agricultural value, this property also offers unmatched location and development potential. Boasting over 1,300 feet of frontage along Highway 154, the land is primed for future commercial development or subdivision. It's just 6 minutes from not one, but two major public boat ramps on renowned Lake Fork—one of the top bass fishing lakes in the country—making it a dream location for outdoor enthusiasts and anglers. Conveniently situated just 11 minutes from Quitman, 20 minutes from Sulphur Springs, and only 1.5 hours from Dallas, this rare offering combines pastoral serenity with excellent access to town amenities and major travel routes. Whether you're envisioning a ranch, recreational retreat, homestead, or investment property, this land is rich with opportunity.



PROPERTY FEATURES

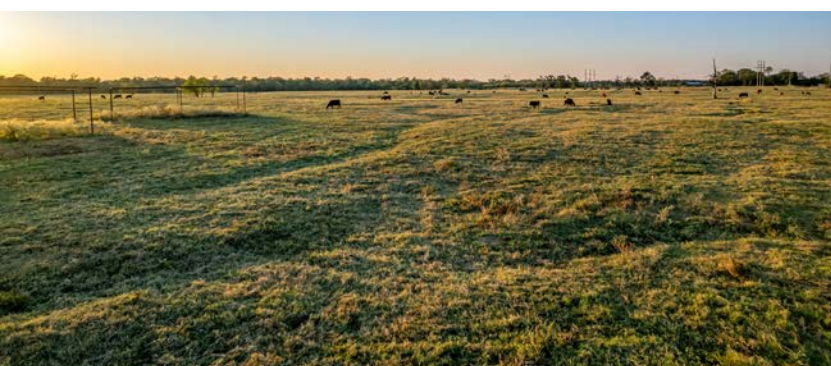
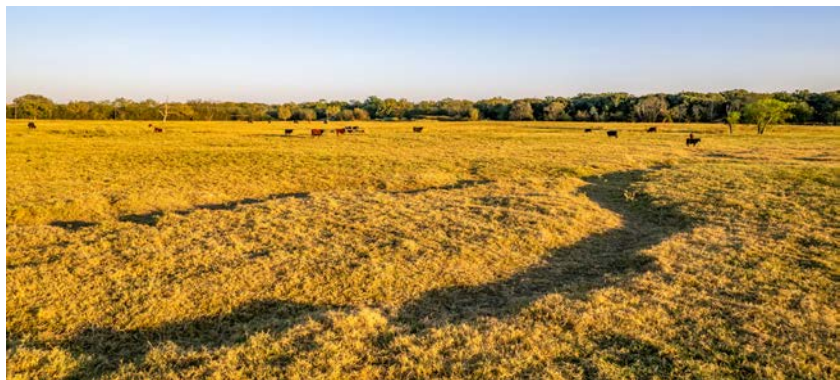
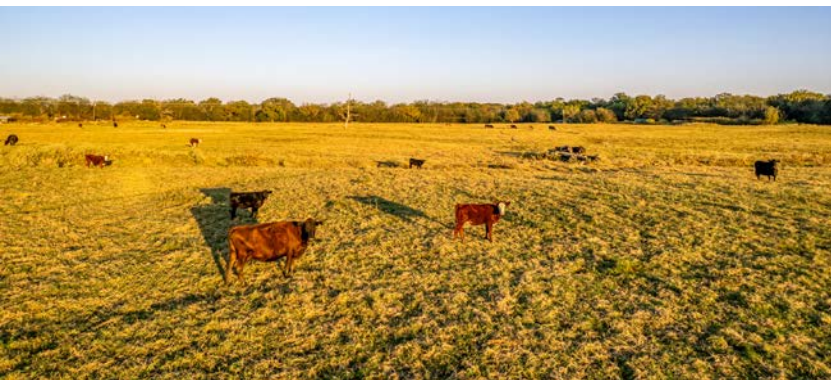
PRICE: **\$1,250,000** | COUNTY: **WOOD** | STATE: **TEXAS** | ACRES: **107.7**

- Perfect location, just 4 minutes to nearest boat ramp
- Multi-use property - agriculture, residential, and commercial potential
- 90 +/- acres of maintained pasture
- 18 +/- acres wooded for hunting and recreation
- 3/4 acre pond
- Seasonal creek
- Barn and herd management equipment
- Paved driveway and old concrete slab
- Fully fenced
- Rolling topography
- Numerous potential home sites
- 11 minutes to Quitman, 1.5 hours to Dallas



90 +/- ACRES OF MAINTAINED PASTURE

Approximately 90 +/- acres of gently rolling pastures stretch across the landscape, meticulously maintained and currently supporting a healthy, thriving herd of cattle.



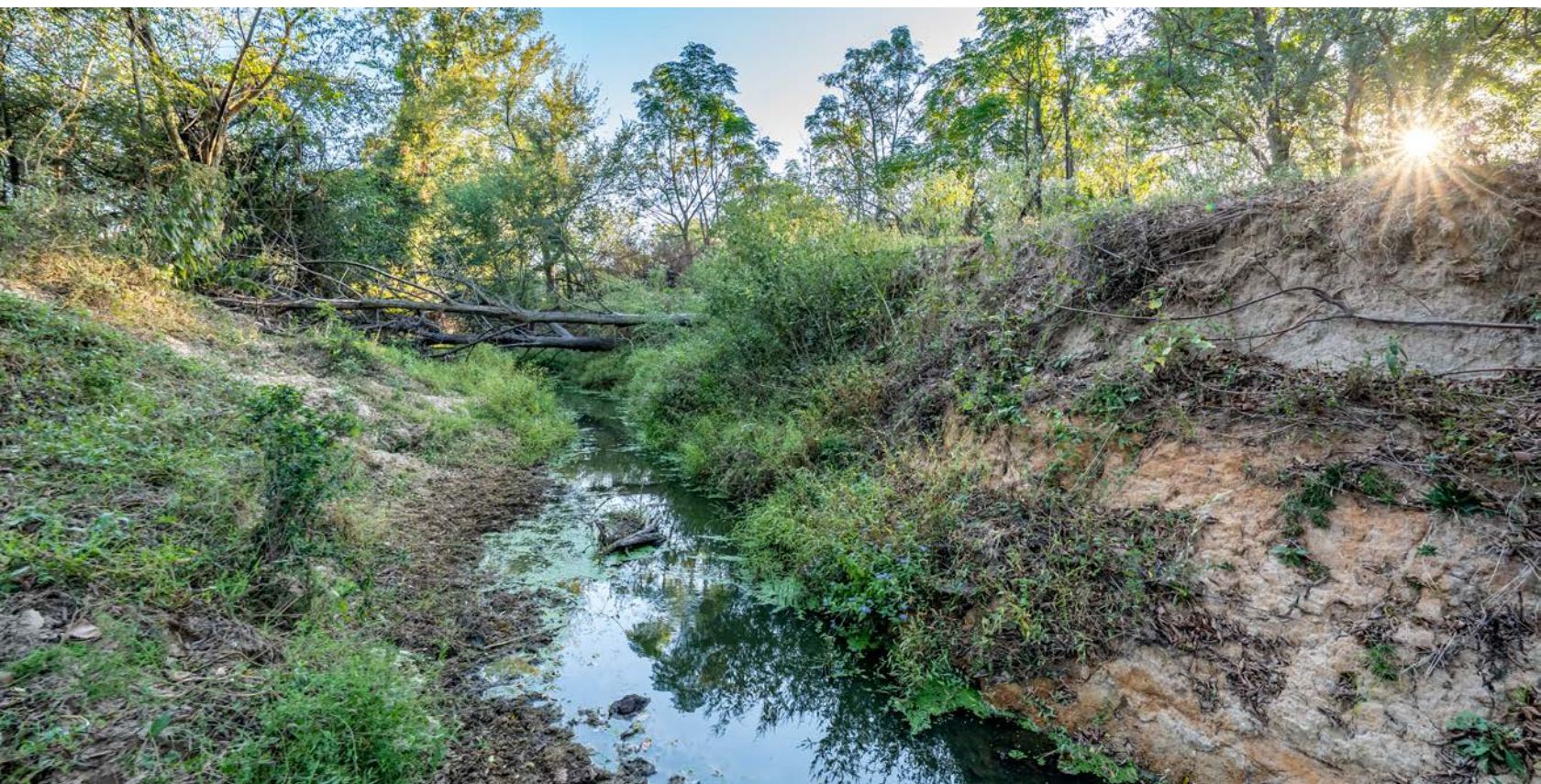
3/4-ACRE POND



BARN & HERD MANAGEMENT EQUIPMENT

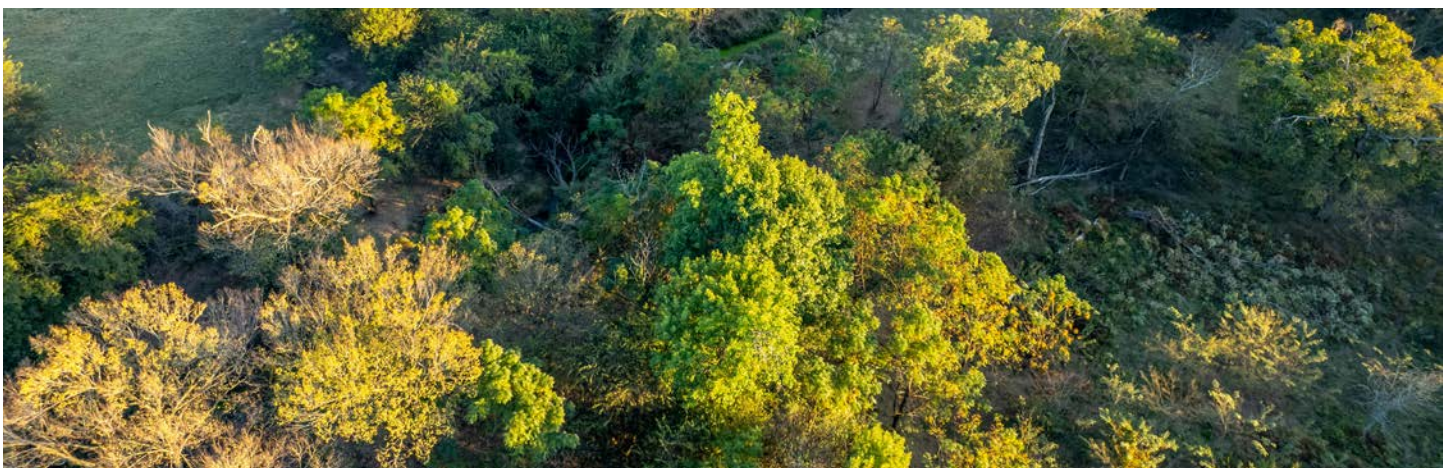
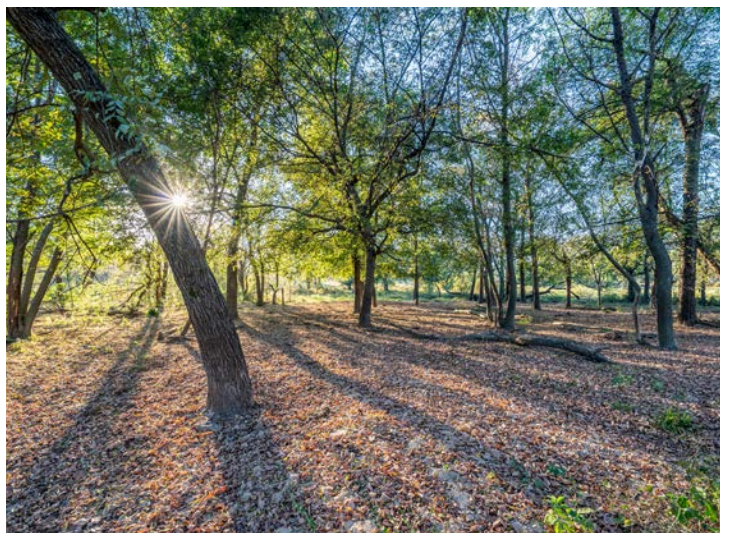


SEASONAL CREEK

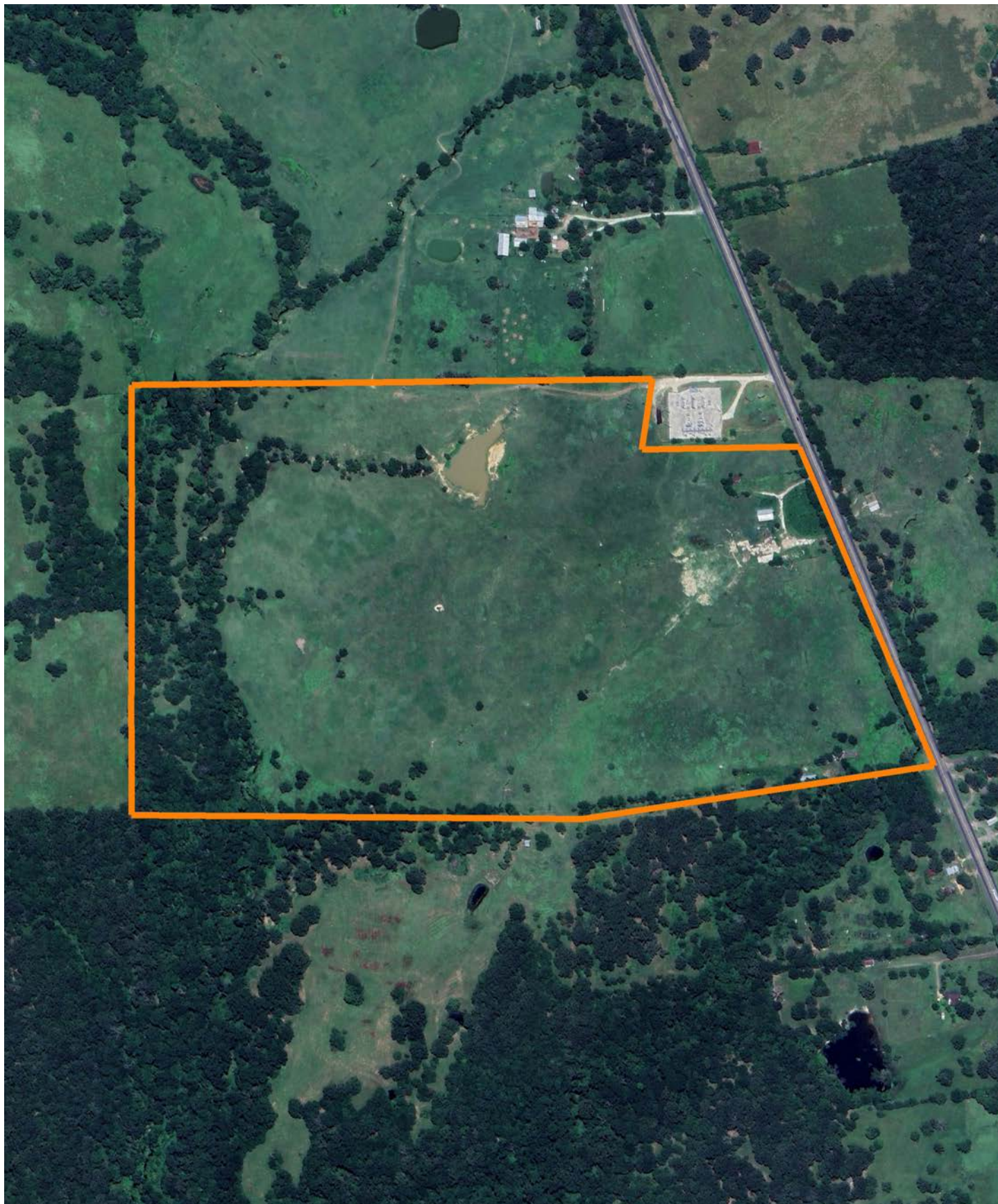


18 +/- ACRES WOODED

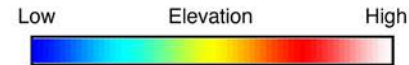
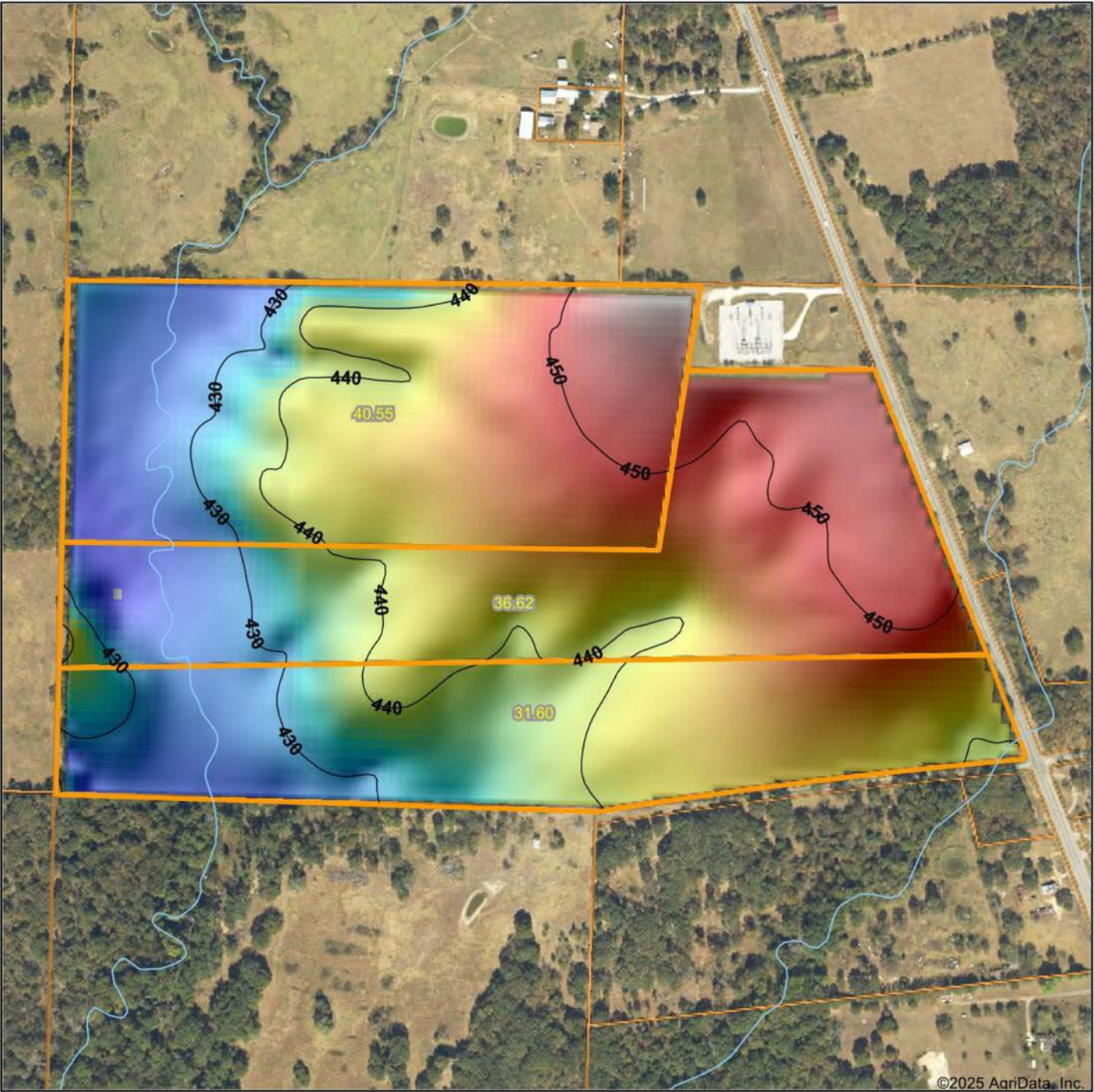
The remaining 18 acres are beautifully wooded, featuring a seasonal creek that winds through mature trees and creates a natural haven for wildlife.



AERIAL MAP



HILLSHADE MAP



Maps Provided By:



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

Source: USGS 10 meter dem
Interval(ft): 10
Min: 424.3
Max: 458.7
Range: 34.4
Average: 440.2
Standard Deviation: 8.46 ft

0ft 514ft 1027ft

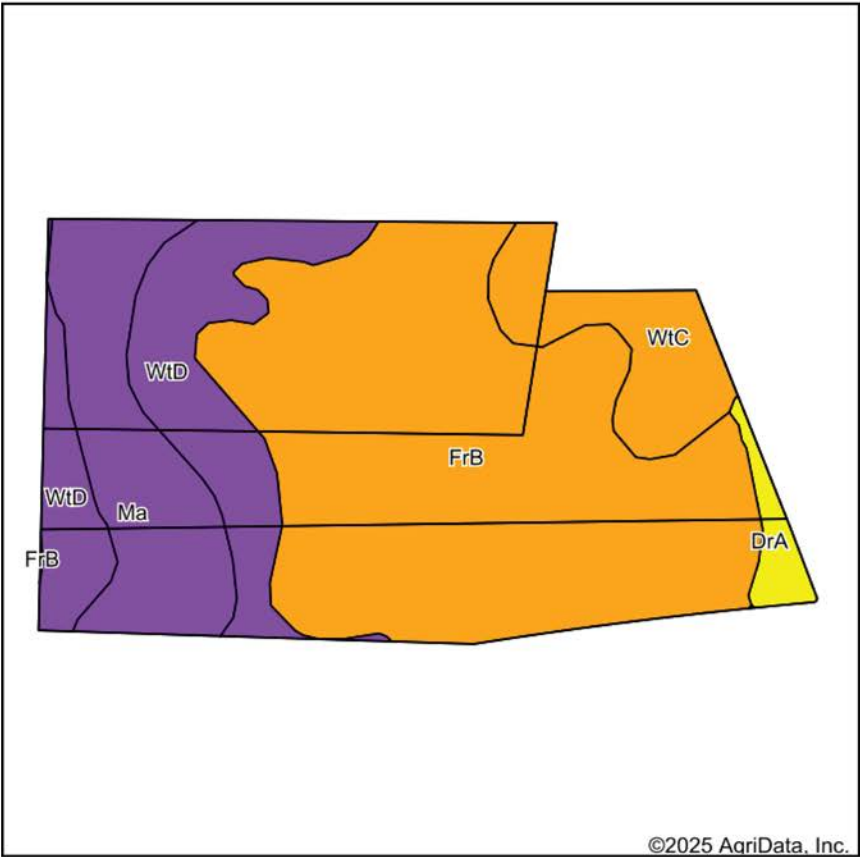


9/29/2025

Wood County
Texas

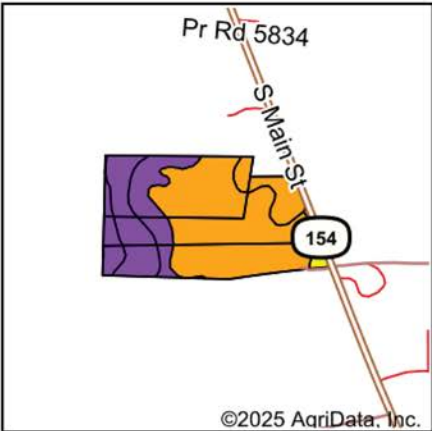
Boundary Center: 32° 54' 37.54, -95° 34' 17.8

SOILS MAP



Soils data provided by USDA and NRCS.

©2025 AgriData, Inc.



©2025 AgriData, Inc.

State: **Texas**
County: **Wood**
Location: **32° 54' 37.54, -95° 34' 17.8**
Township: **Quitman**
Acres: **108.77**
Date: **9/29/2025**



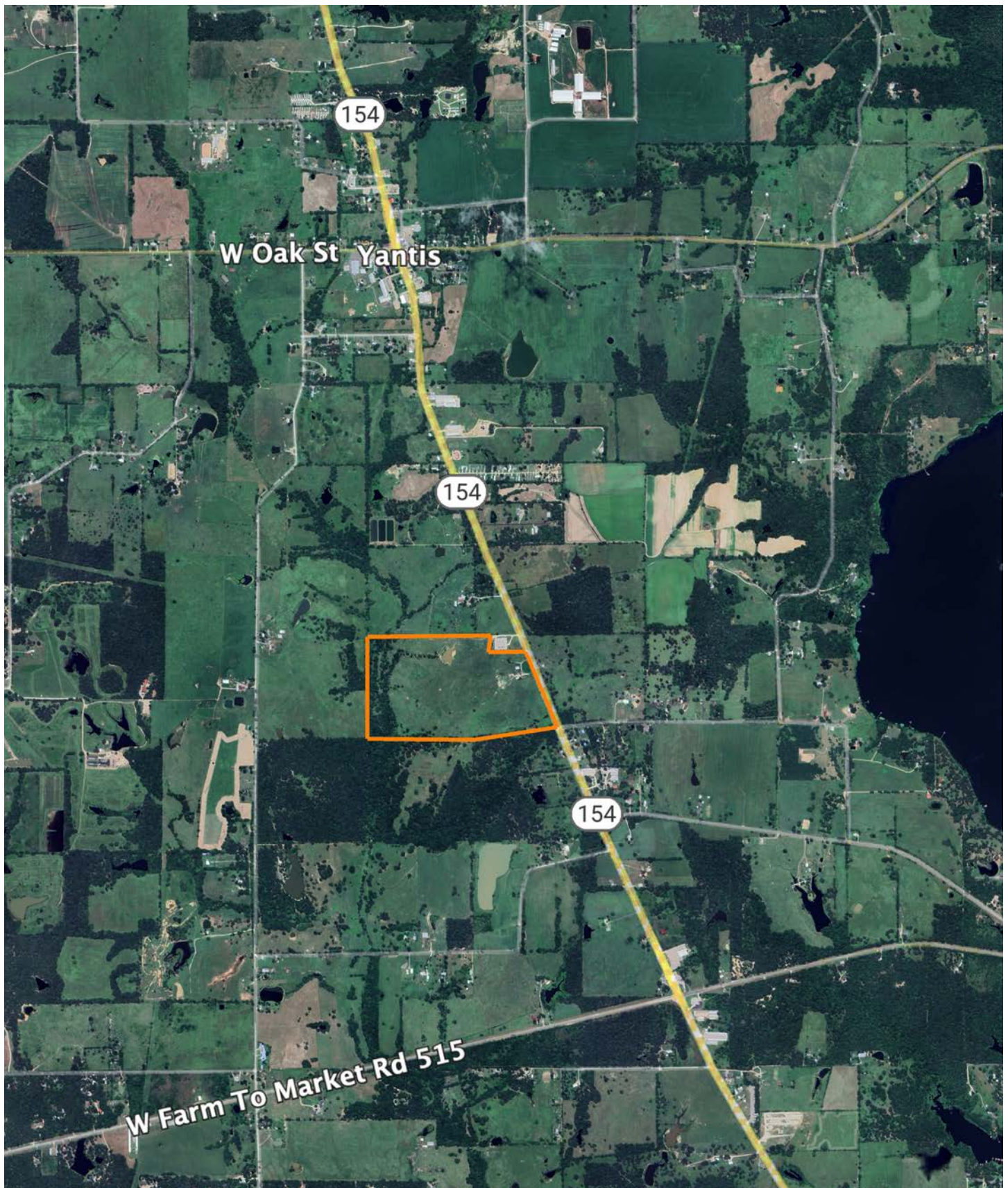
Maps Provided By:



Area Symbol: TX499, Soil Area Version: 22												
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	60.99	56.1%		> 6.5ft.	IIIe	3188	72	43	53	50	72
WtD	Woodtell loam, 5 to 15 percent slopes	19.50	17.9%		4.7ft. (Densic bedrock)	VIe	0	61	34	41	36	61
Ma	Manco loam, frequently flooded	16.37	15.1%		> 6.5ft.	Vw	0	38	30	38	30	23
WtC	Woodtell loam, 2 to 5 percent slopes	9.59	8.8%		> 6.5ft.	IIIe	2700	61	37	47	39	61
DrA	Derly, frequently ponded-Raino complex, 0 to 1 percent slopes	2.32	2.1%		> 6.5ft.	IVw	188	40	34	40	30	28
Weighted Average						3.86	2029.7	*n 63.3	*n 38.7	*n 47.8	*n 43.1	*n 60.7

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

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

903.374.7099

CWallace@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.