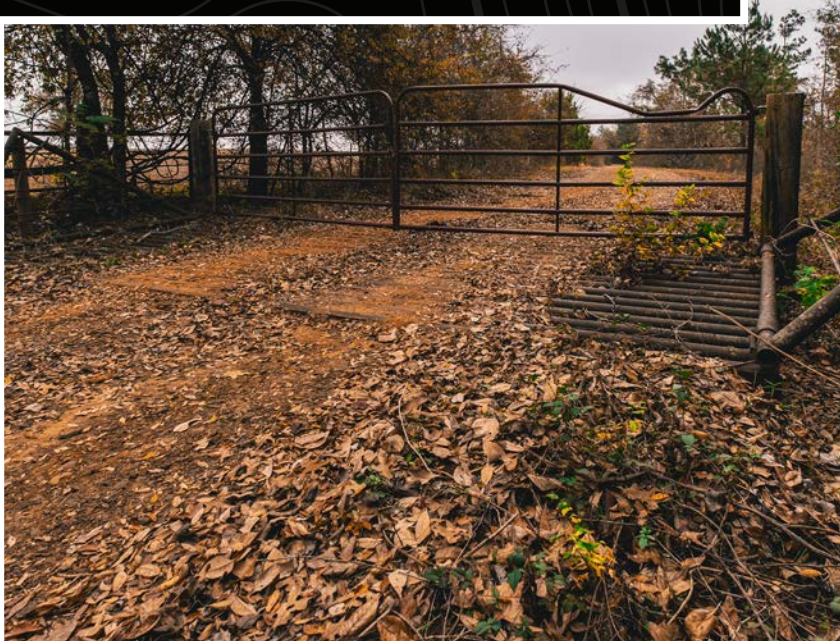


MIDWEST LAND GROUP PRESENTS



54 ACRES
ANDERSON COUNTY, TX

000 County Road 3272 Frankston, Texas 75763



MIDWEST LAND GROUP IS HONORED TO PRESENT

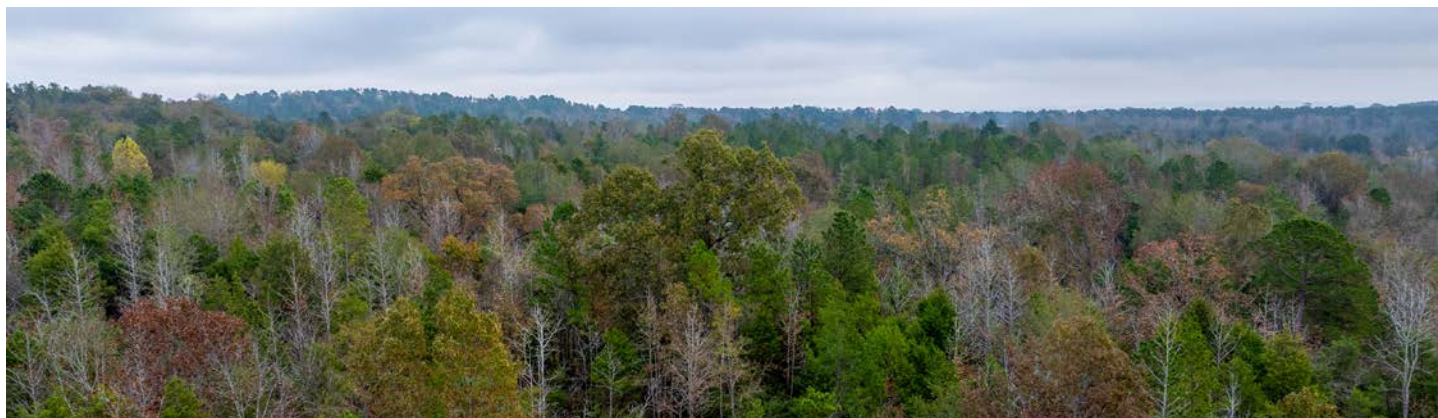
TOWNSEND RANCH ON BOGGY CREEK

Here is your chance to purchase part of Townsend Ranch! Looking for a property loaded with big bucks? This tract has not been hunted in over 20 years! Coupled with thick bedding areas laced with dense cedar trees and rolling topography, this property is packed with potential. This is a wildlife sanctuary where deer spend their daylight hours.

Just 5 miles from Frankston, Texas, this unique property is tucked away just off the beaten path, but close to town. Boggy Creek offers a water source for wildlife that call Townsend Ranch home. A few days after placing a trail

camera on the road that winds throughout the property, several mature bucks appeared. The photos solidify the high probability for successful hunting and also speak for the management-minded neighbors.

Adequate perimeter fencing, a double gate, a cattle guard, and a well-maintained access road make this property stand out among other secluded properties. There are several spots to build a cabin or shop for all your personal belongings. With minimal clearing, it is easy to see great potential for an amazing view from the north side of the property.

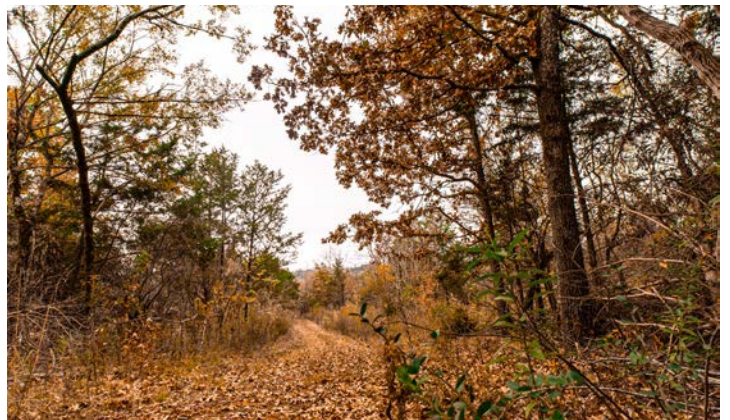
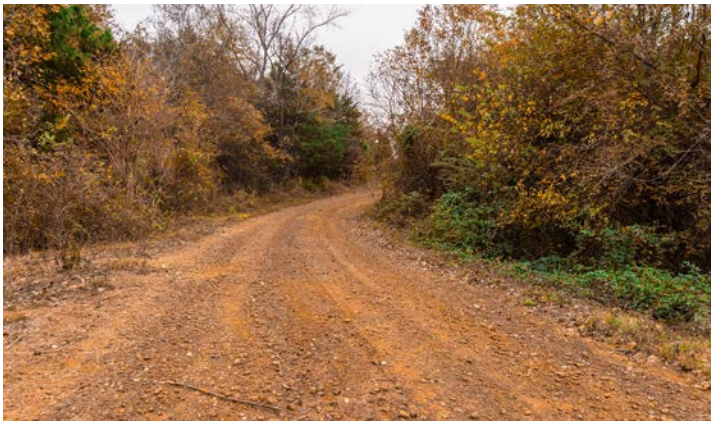


PROPERTY FEATURES

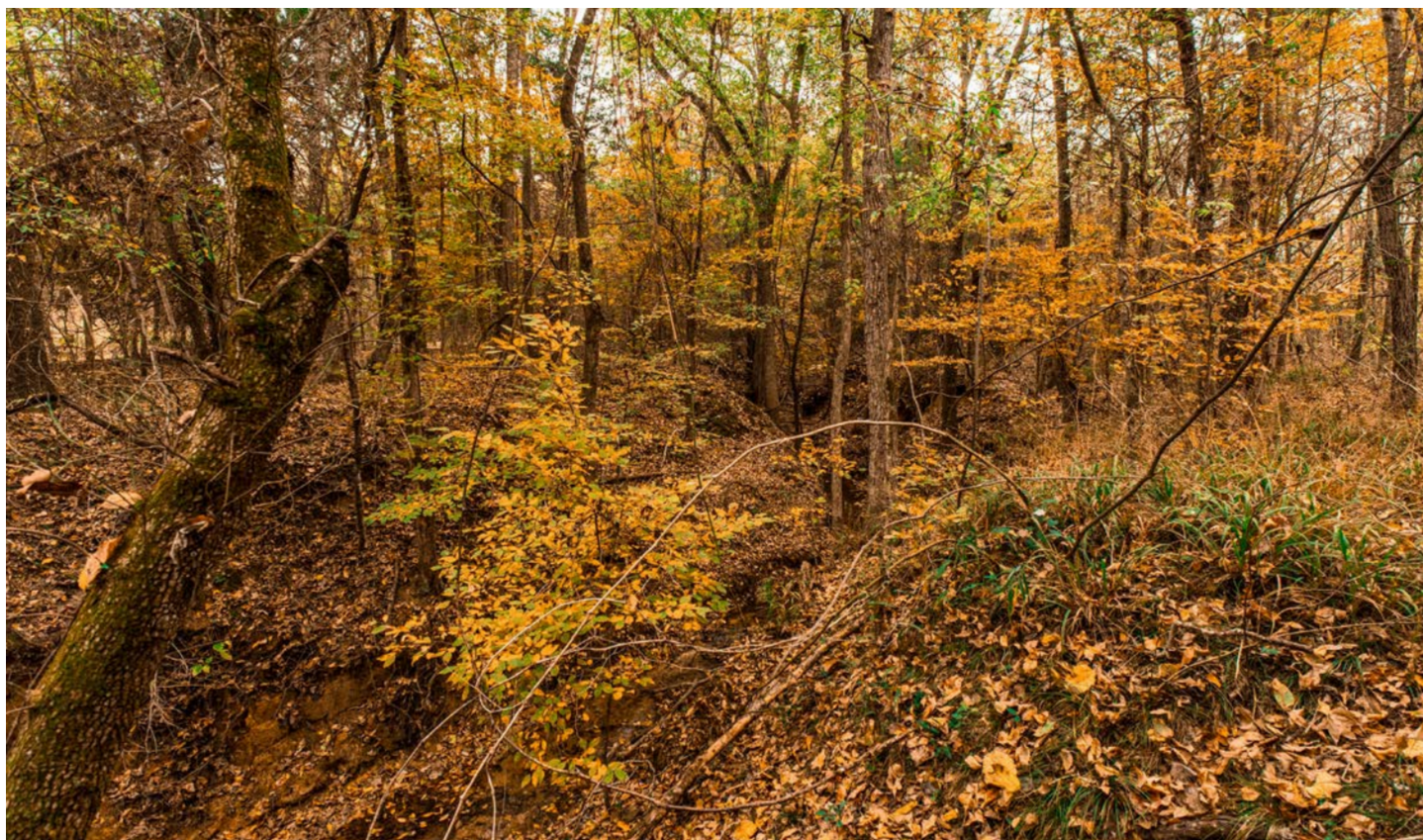
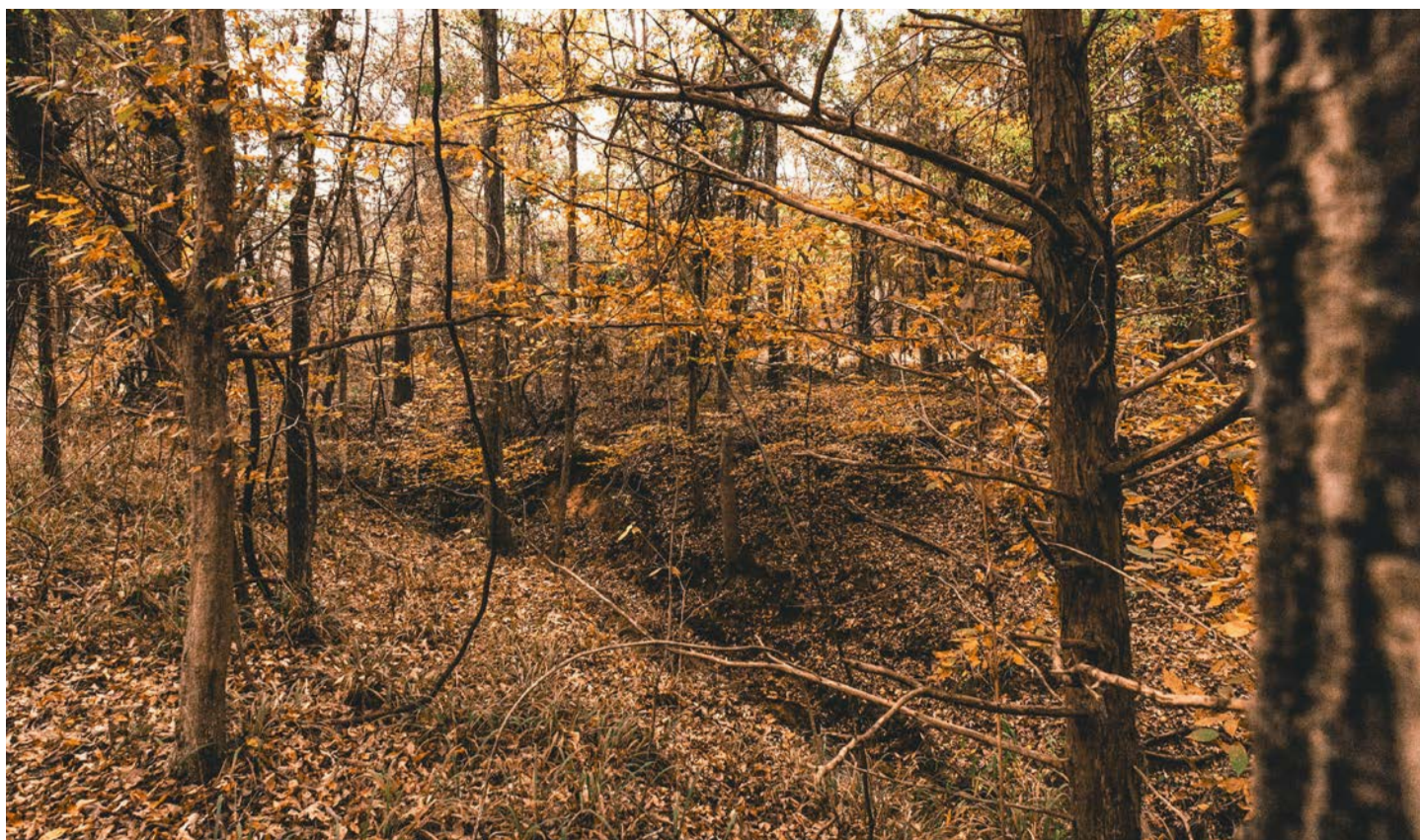
COUNTY: **ANDERSON** | STATE: **TEXAS** | ACRES: **54**

- Under 5 miles from Frankston, Texas
- 17 Miles to Palestine, Texas
- 30 miles to Tyler, Texas
- Lake Palestine is close by
- Great hunting
- Perimeter fencing
- Boggy Creek system
- Hilltop views
- Trail system
- Dense wildlife bedding
- Several stand sites
- Several build sites
- Less than 1 mile off Highway 155

BUILD SITES AND STAND SITES



BOGGY CREEK SYSTEM



TRAIL CAM PICTURES



TOPOGRAPHY MAP



©2025 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

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

Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 425.9

Max: 553.5

Range: 127.6

Average: 492.4

Standard Deviation: 35.86 ft

0ft 439ft 879ft

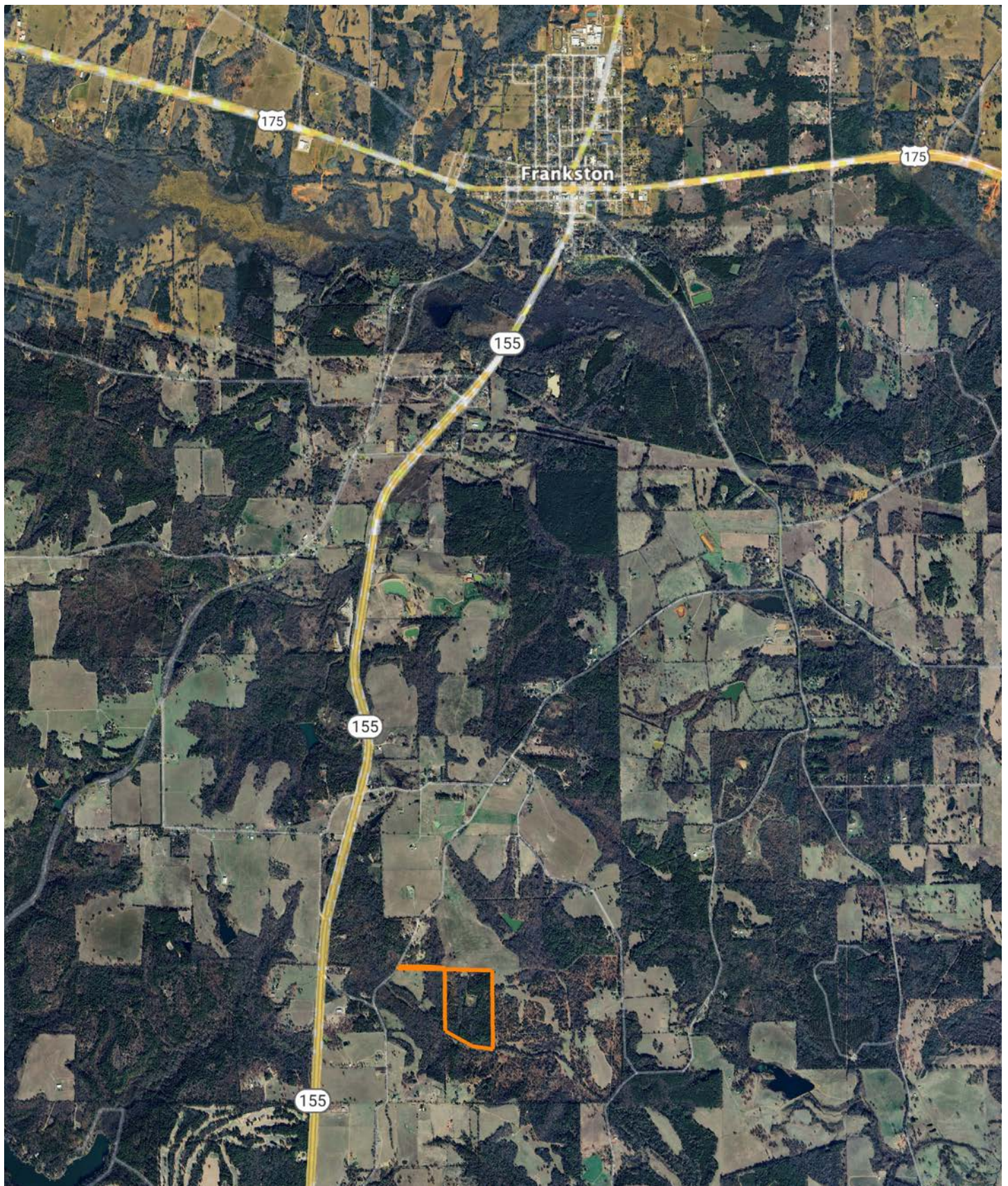


11/14/2025

Anderson County
Texas

Boundary Center: 31° 59' 35.48, -95° 31' 0.24

OVERVIEW MAP



AGENT CONTACT

Cameron is a wizard at seeing land for what it is – and what it could be. With a vision-driven approach, he helps clients uncover what others might miss. Whether it's evaluating timber, building access, designing food plots, or imagining a lake where there isn't one yet, Cameron brings both experience and a woodsman's intuition to every property he walks. A lifelong hunter, angler and outdoor enthusiast, plus a skilled developer, he understands the value of land because he's done a bit of it all — owning and improving everything from East Texas subdivisions to Midwestern farms.

Born and raised in Tyler, Texas, Cameron grew up on a working farm in Rusk County, where the Angelina River cuts through hardwood bottoms and pine-covered hills. It's where he first learned to hunt, fish, and many woodsmanship skills from his dad and grandfather. Today, Cameron is dedicated to honoring his great-grandfather's legacy by continuing the work they began on the family farm together.

He earned his associate's degree from Tyler Junior College and launched his first business at 16. Over the years, his hands-on experience in land development has deepened his ability to guide clients with confidence, honesty, and care.

Cameron lives in Bullard with his wife, Meredith, and their son, Stetson. He's an Eagle Scout, a landowner, and a trusted partner for anyone looking to buy or sell land in East Texas.



CAMERON FROWICK
LAND AGENT
903.202.0095
CFrowick@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.