

MIDWEST LAND GROUP PRESENTS

47 ACRES IN

LAMAR COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

GORGEOUS MIXED USE PROPERTY - PERFECT FOR LIVESTOCK AND HUNTING

Escape to wide open spaces with this stunning 47 +/- acre ranch in Cunningham, Texas, perfectly balanced between functionality and natural beauty. Currently operated as a working cattle ranch, this property offers approximately 60% manicured pasture and 40% wooded acreage, creating the ideal mix for ranching, recreation, and hunting.

The wooded portion features established shooting lanes, food plots, and a scenic pond, attracting abundant wildlife - especially trophy-worthy deer and wild hogs. A hand-built blind is well placed in the center of the property, allowing for great opportunities to spot deer moving across the property. The land is fully fenced and cross-fenced with a combination of T-posts, barbed wire, and cattle panels, providing security and flexibility for livestock management.

Entering through the front gate, you're greeted by an approximately half-acre cattle sorting area constructed with durable steel pipe fencing and divided into multiple pens. A 20'x20' metal cattle shelter, built with

red iron I-beams, stands ready for livestock protection and long-term use.

The western boundary meets Brushy Creek, a natural corridor that enhances wildlife movement and adds to the property's serene character. In total, there are four ponds spread throughout the acreage, ensuring ample water access for both livestock and game.

Centrally located between Paris and Mount Pleasant, this property offers easy access to amenities while maintaining the peaceful seclusion of country life. It's also just 30 minutes to Lake Cypress Springs and 12 minutes to Bogata, giving you quick access to recreation, shopping, and dining.

Whether you're looking to continue its use as a productive cattle operation, build your dream ranch home, or enjoy it as a private hunting retreat, this versatile property provides endless potential. Don't miss your chance to own a piece of Texas countryside that truly has it all.



PROPERTY FEATURES

PRICE: **\$282,000** | COUNTY: **LAMAR** | STATE: **TEXAS** | ACRES: **47**

- Well-manicured pastures
- Fenced and cross-fenced
- Pipe fence sorting pens for cattle
- 20'x20' +/- metal shelter for cattle
- Wooded portion provides great habitat for deer
- Established food plots
- 4 ponds
- Brushy Creek access
- Hand-made hunting blind
- Centrally located between Paris and Mt. Pleasant
- Close to Lake Cypress Springs
- Prairiland ISD



WELL-MANICURED PASTURES



FENCED AND CROSS-FENCED



PIPE FENCE SORTING PENS FOR CATTLE



4 PONDS



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 33° 25' 44.04, -95° 18' 43.63

0ft 363ft 726ft



Maps Provided By:



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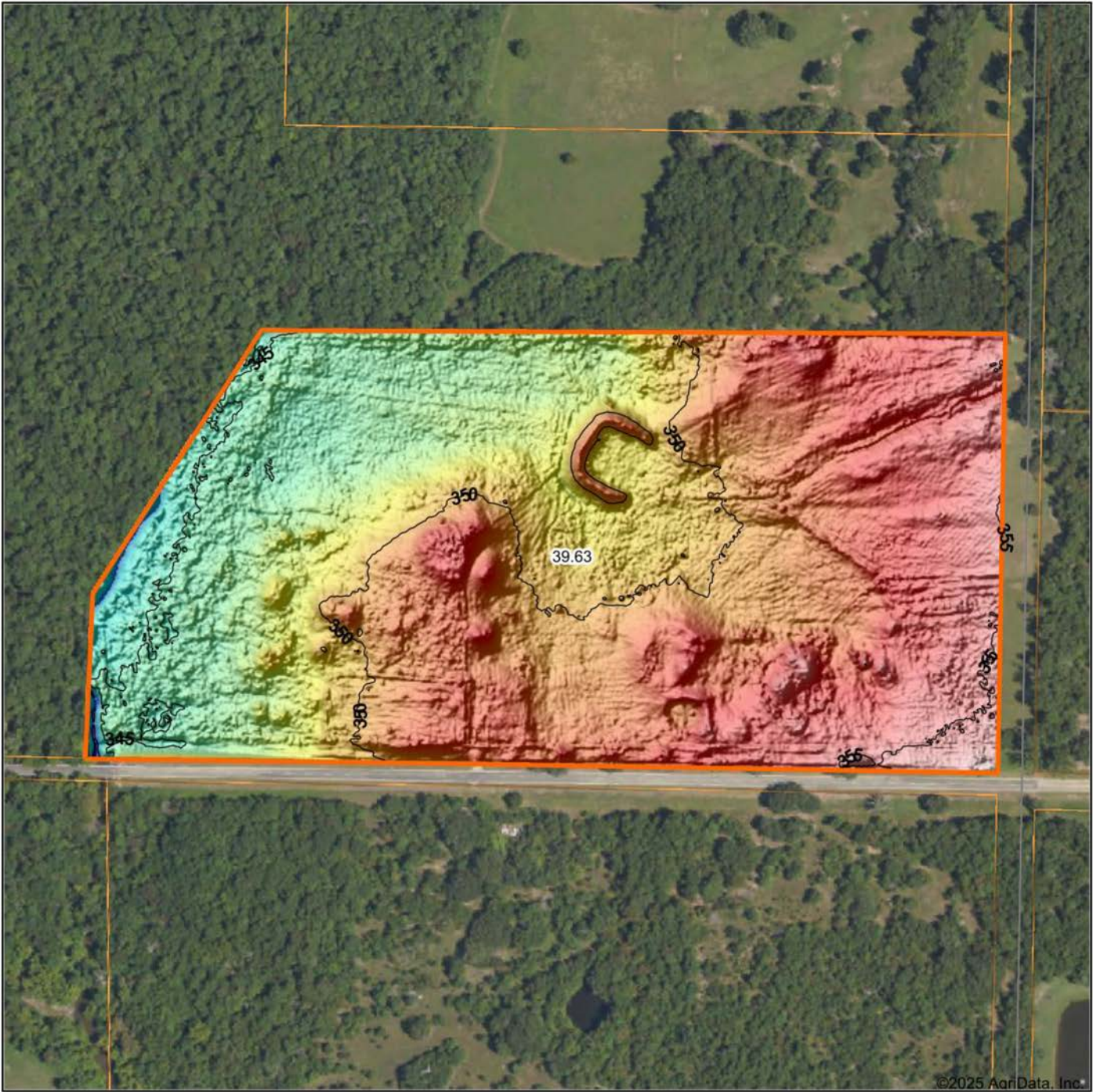
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Lamar County
Texas



10/23/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 5
Min: 339.0
Max: 357.5
Range: 18.5
Average: 349.9
Standard Deviation: 3.08 ft

0ft 335ft 669ft

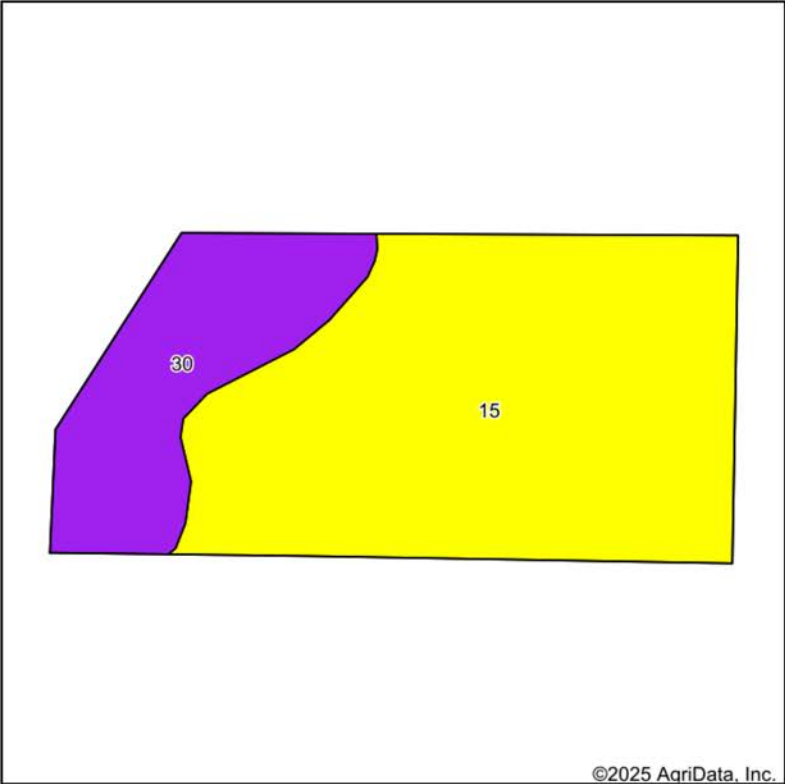


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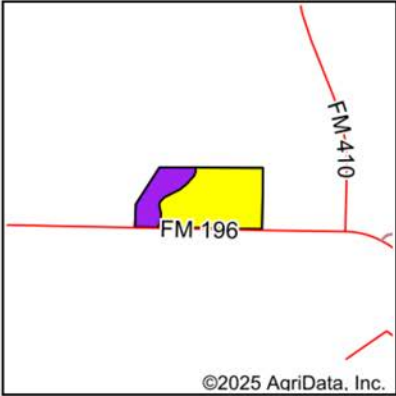
**Lamar County
Texas**

Boundary Center: 33° 25' 44.04, -95° 18' 43.63

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Texas**
County: **Lamar**
Location: **33° 25' 44.04, -95° 18' 43.63**
Township: **Deport**
Acres: **39.62**
Date: **10/23/2025**



Maps Provided By:

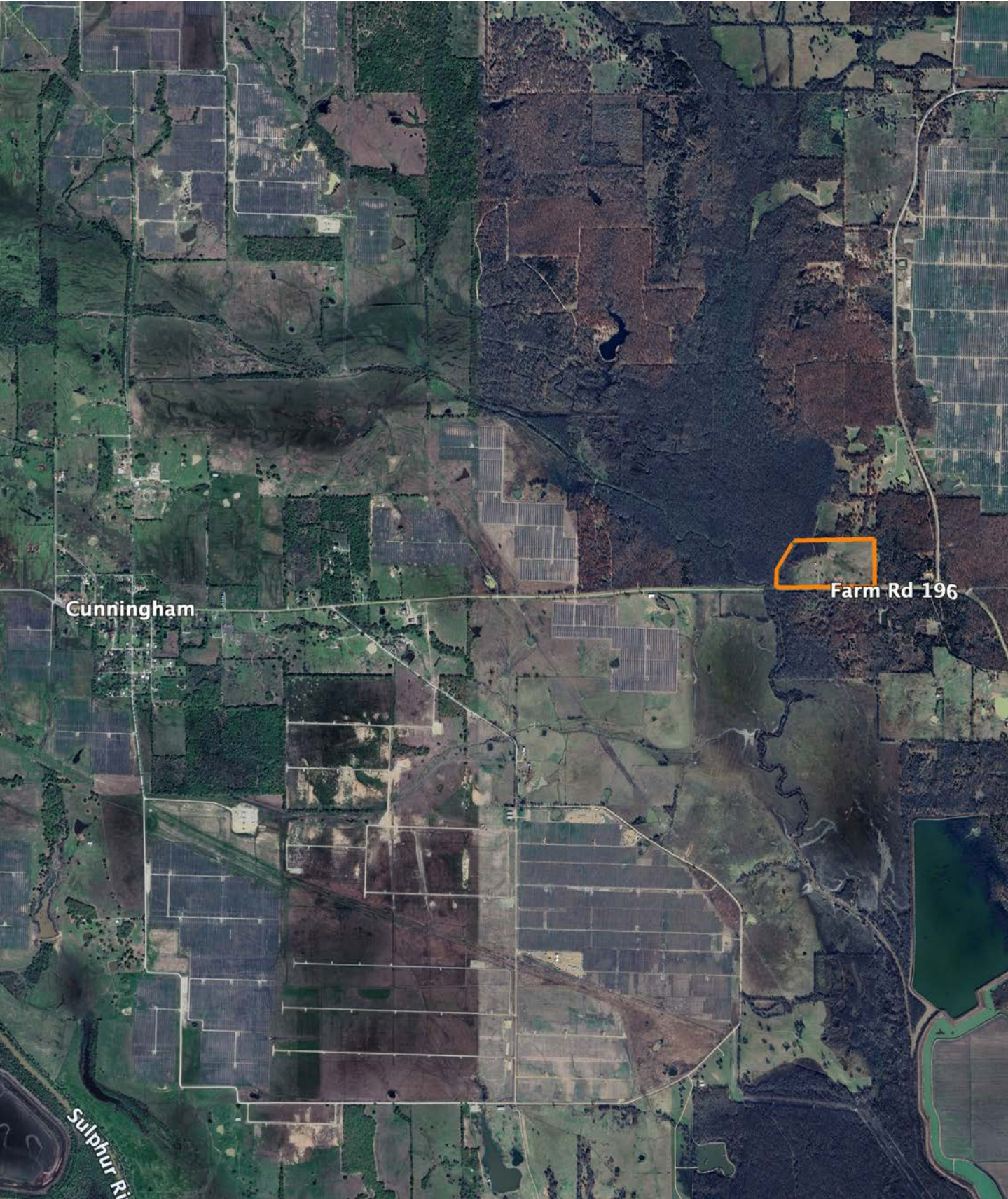


Area Symbol: TX614, Soil Area Version: 22												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
15	Derly, occasionally ponded-Raino complex, 0 to 1 percent slopes	29.79	75.2%		> 6.5ft.	IVw	0	42	38	41	39	32
30	Kaufman clay, 0 to 1 percent slopes, frequently flooded	9.83	24.8%		> 6.5ft.	Vw	5820	38	32	38	37	22
Weighted Average						4.25	1444	*n 41	*n 36.5	*n 40.3	*n 38.5	*n 29.5

*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

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

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