

MIDWEST LAND GROUP PRESENTS

88 ACRES IN

RED RIVER COUNTY TEXAS



6716 COUNTY ROAD 2235, BAGWELL, TX 75412

MIDWEST LAND GROUP IS HONORED TO PRESENT

PERFECT EAST TEXAS RETREAT - 88 ACRE HUNTING PARADISE WITH CABIN, SOLAR POWER, AND POND

Welcome to your private East Texas escape — a stunning blend of comfort, self-sufficiency, and outdoor adventure located just outside Bagwell in Red River County. This beautiful property offers the perfect mix of open pasture and mature timber, featuring both pine and hardwood trees that create exceptional wildlife habitat and scenic beauty.

At the heart of the property sits a cozy 2-bedroom, 2-bath pre-manufactured cabin designed for off-grid living. The cabin is powered entirely by solar energy, supported by a private water well and an aerobic septic system, giving you everything you need for a self-sustaining lifestyle. Whether you're looking for a peaceful weekend getaway or a fully functional hunting basecamp, this tract is ready to enjoy from day one.

For the avid outdoorsman, the property comes equipped with three deer feeders, a Redneck hunting blind, and a storage trailer for equipment and supplies. A stocked pond provides an additional touch of relaxation and recreation. With its blend of open space and timber, this property offers multiple stand sites, diverse wildlife cover, and endless potential for creating food plots or trails.

Tucked away for privacy yet only a short drive from town, this Red River County retreat perfectly balances seclusion and convenience — an opportunity to truly unplug without giving up modern comfort.



PROPERTY FEATURES

PRICE: **\$649,995** | COUNTY: **RED RIVER** | STATE: **TEXAS** | ACRES: **88**

- Located just outside Bagwell, TX (Red River County)
- Mixture of open land, pine, and hardwood timber
- 2-bedroom, 2-bath pre-manufactured cabin
- 100% solar-powered off-grid setup
- Private water well and aerobic septic system in place
- 3 deer feeders and a Redneck blind convey with the sale
- Storage trailer for gear and equipment
- 1 pond for fishing and wildlife
- Excellent hunting, recreation, or weekend getaway property
- Secluded setting with easy access to local amenities



2-BED, 2-BATH CABIN

The cabin is powered entirely by solar energy, supported by a private water well and an aerobic septic system, giving you everything you need for a self-sustaining lifestyle.



POND FOR FISHING



MIX OF OPEN LAND AND TIMBER



SECLUDED SETTING



SOLAR-POWERED OFF-GRID SETUP



HUNTING OPPORTUNITIES

For the avid outdoorsman, the property comes equipped with three deer feeders, a Redneck hunting blind, and a storage trailer for equipment and supplies.



AERIAL MAP



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Boundary Center: 33° 47' 42.79, -95° 10' 9.1

0ft 498ft 995ft



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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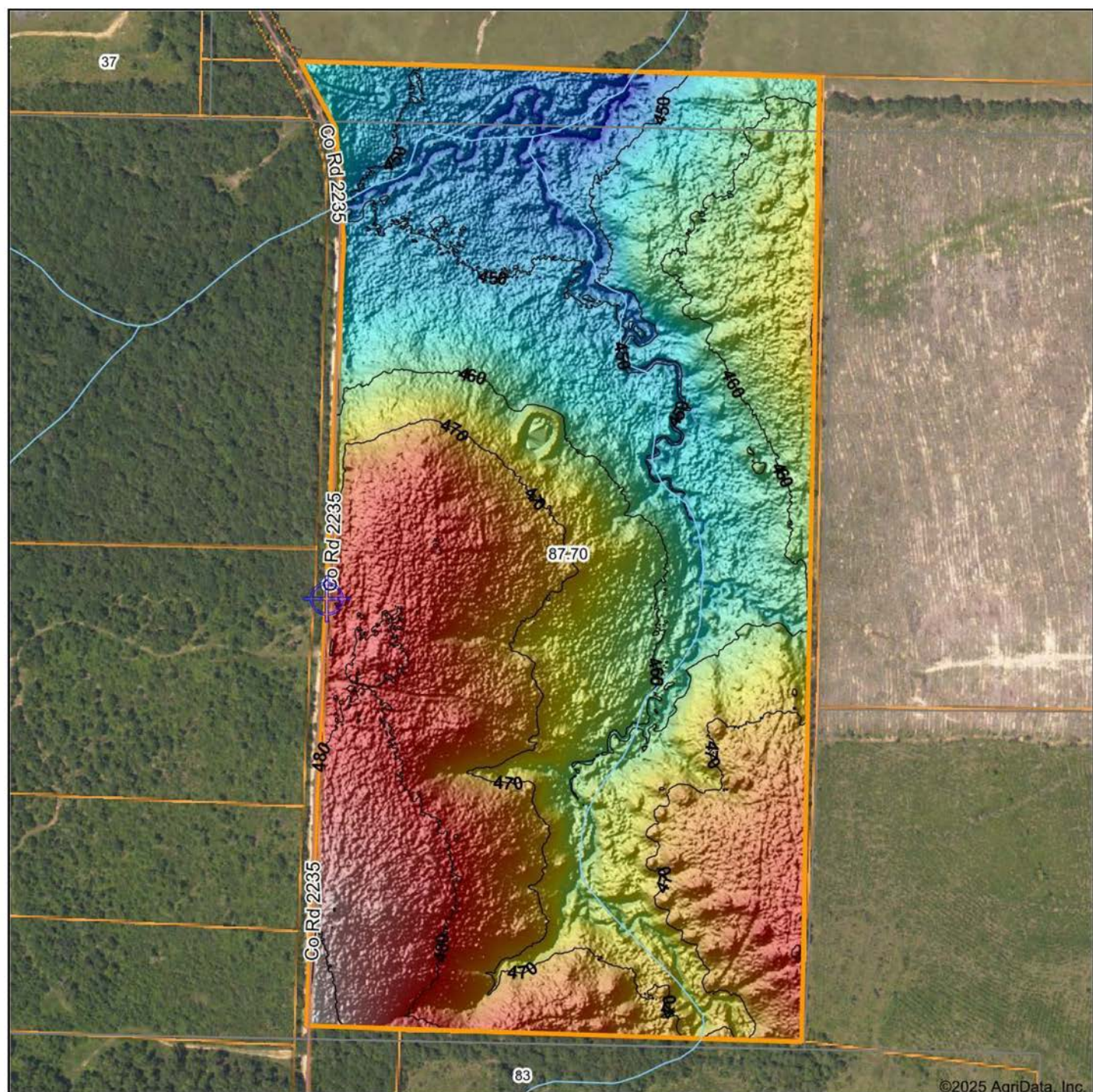
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**Red River County
Texas**



11/3/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 10
Min: 440.8
Max: 492.9
Range: 52.1
Average: 465.2
Standard Deviation: 11.12 ft

0ft 443ft 885ft

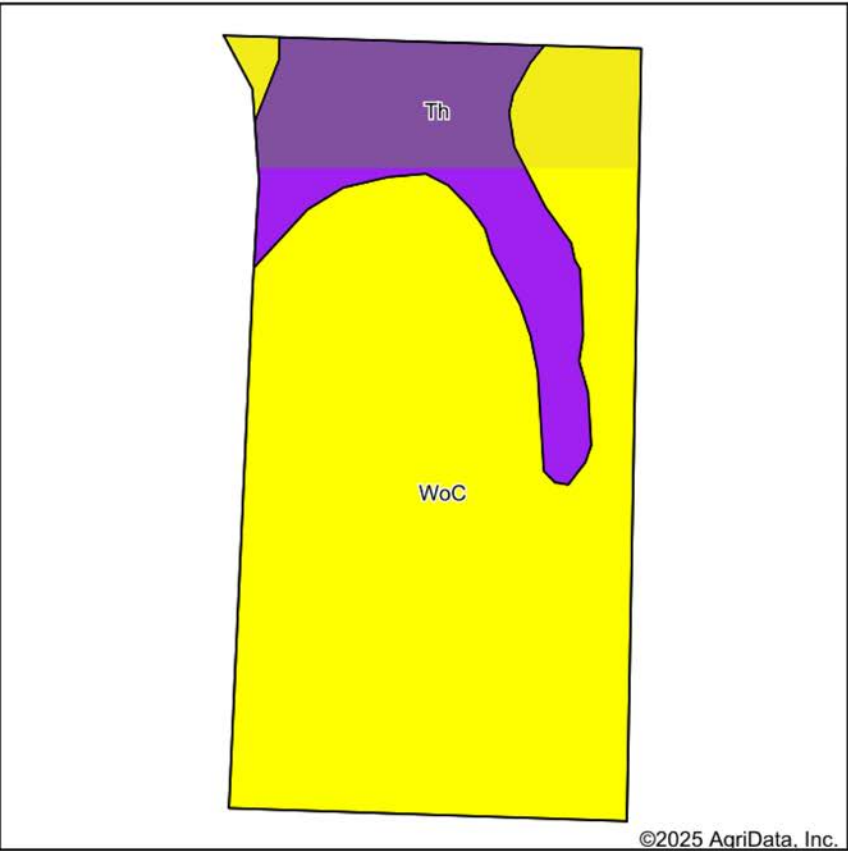


11/3/2025

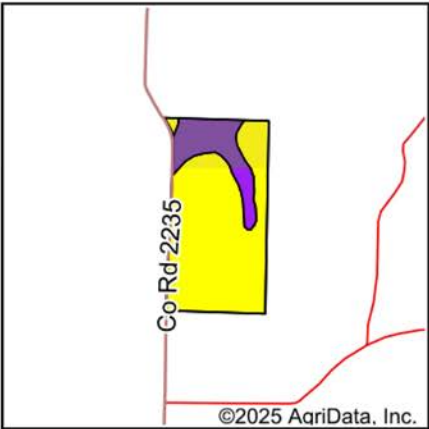
**Red River County
Texas**

Boundary Center: 33° 47' 42.79, -95° 10' 9.1

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Texas**
County: **Red River**
Location: **33° 47' 42.79, -95° 10' 9.1**
Township: **Manchester**
Acres: **87.7**
Date: **11/3/2025**



Maps Provided By:

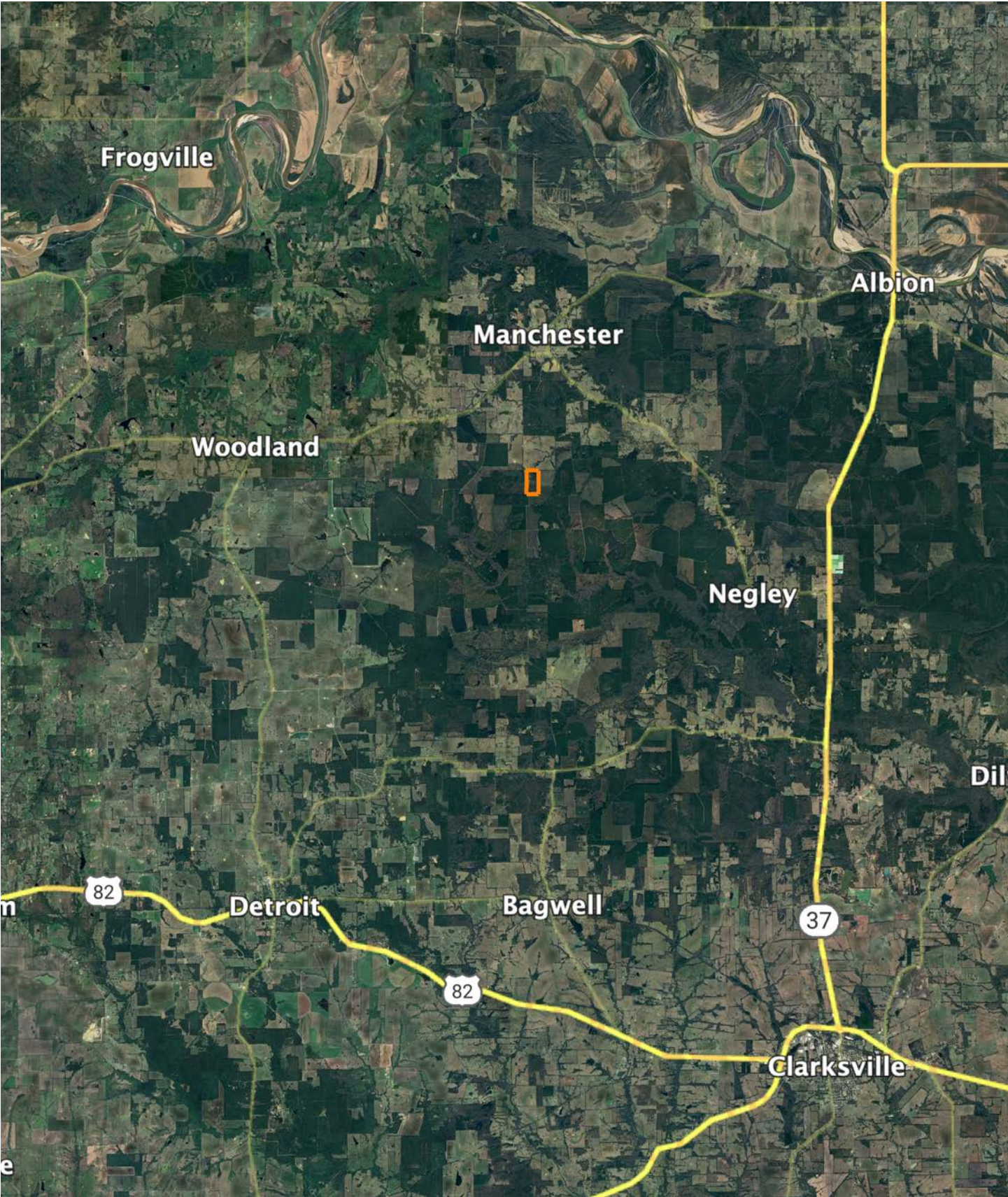


Area Symbol: TX387, Soil Area Version: 22											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
WoC	Woodtell fine sandy loam, 1 to 5 percent slopes	71.10	81.1%		3.7ft. (Dense bedrock)	Ive	53	32	43	34	53
Th	Thenas fine sandy loam, frequently flooded	16.60	18.9%		> 6.5ft.	Vw	59	59	48	54	52
Weighted Average						4.19	*n 54.1	*n 37.1	*n 43.9	*n 37.8	*n 52.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

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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