

MIDWEST LAND GROUP PRESENTS

10.4 ACRES IN

NACOGDOCHES COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL WOODED HOMESITE NEAR GARRISON & LAKE NACONICHE

Enjoy peaceful country living just 15 miles from Nacogdoches and only 3 miles southwest of Garrison. This beautiful property offers rolling terrain with a secluded homesite tucked into a maturing pine forest, all located on a quiet blacktop road. With community water available through Appleby and electricity at the road, it's well-suited for building your dream home while still enjoying the privacy and natural beauty of East Texas.

In addition to being an excellent homesite, this property would also make an outstanding small recreational tract. The wooded setting and surrounding habitat support an impressive amount of wildlife, especially whitetail deer,

making it ideal for hunting, wildlife watching, or simply enjoying nature. Whether you're looking for a weekend getaway or a place to unwind after a long day, this land offers both comfort and outdoor opportunities.

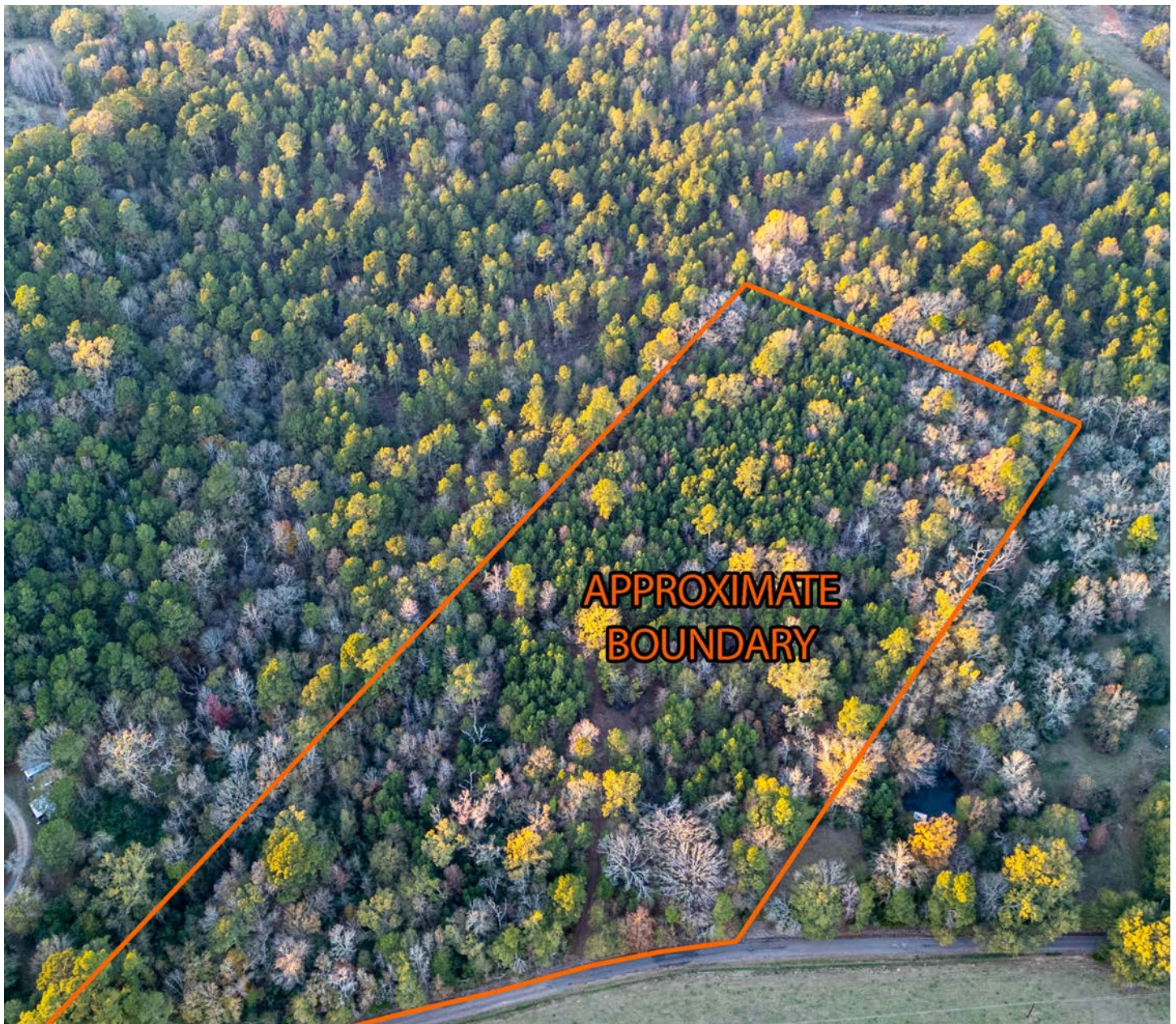
Conveniently located just 8 miles from the Lake Naconiche boat ramp and approximately 20 miles from the new Wild Spring Dunes Golf Course, the property balances rural tranquility with easy access to recreation and amenities. Situated in Garrison ISD, this is a rare opportunity to own a versatile East Texas property that checks the boxes for country living, recreation, and long-term enjoyment.



PROPERTY FEATURES

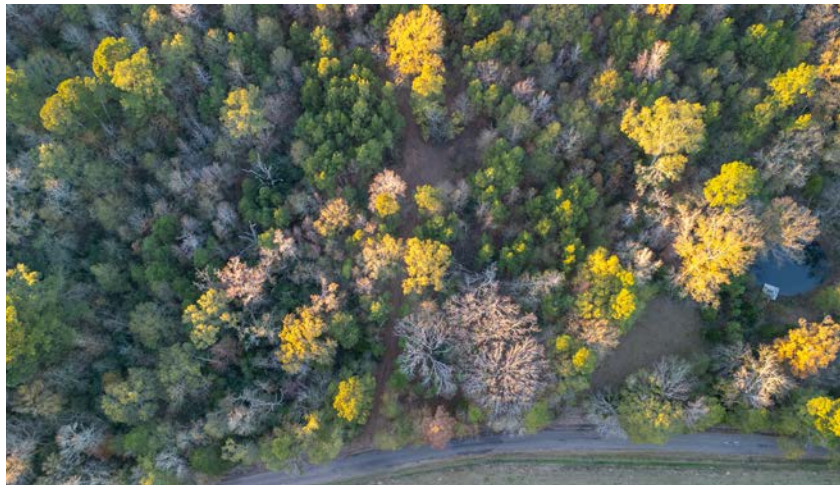
COUNTY: **NACOGDOCHES** | STATE: **TEXAS** | ACRES: **10.4**

- Quiet country living
- 3 miles southwest of Garrison
- 15 miles from Nacogdoches
- Appleby Community Water
- Electric available at the road
- Blacktop road
- Rolling terrain
- Beautiful homesite surrounded by woods
- Lots of wildlife on property
- Garrison ISD
- Beautiful pine forest
- 20 miles from the new Wild Spring Dunes Golf Course
- 8 miles from the Lake Naconiche Boat Ramp



HOMESITE SURROUNDED BY WOODS

This beautiful property offers rolling terrain with a secluded homesite tucked into a maturing pine forest, all located on a quiet blacktop road.



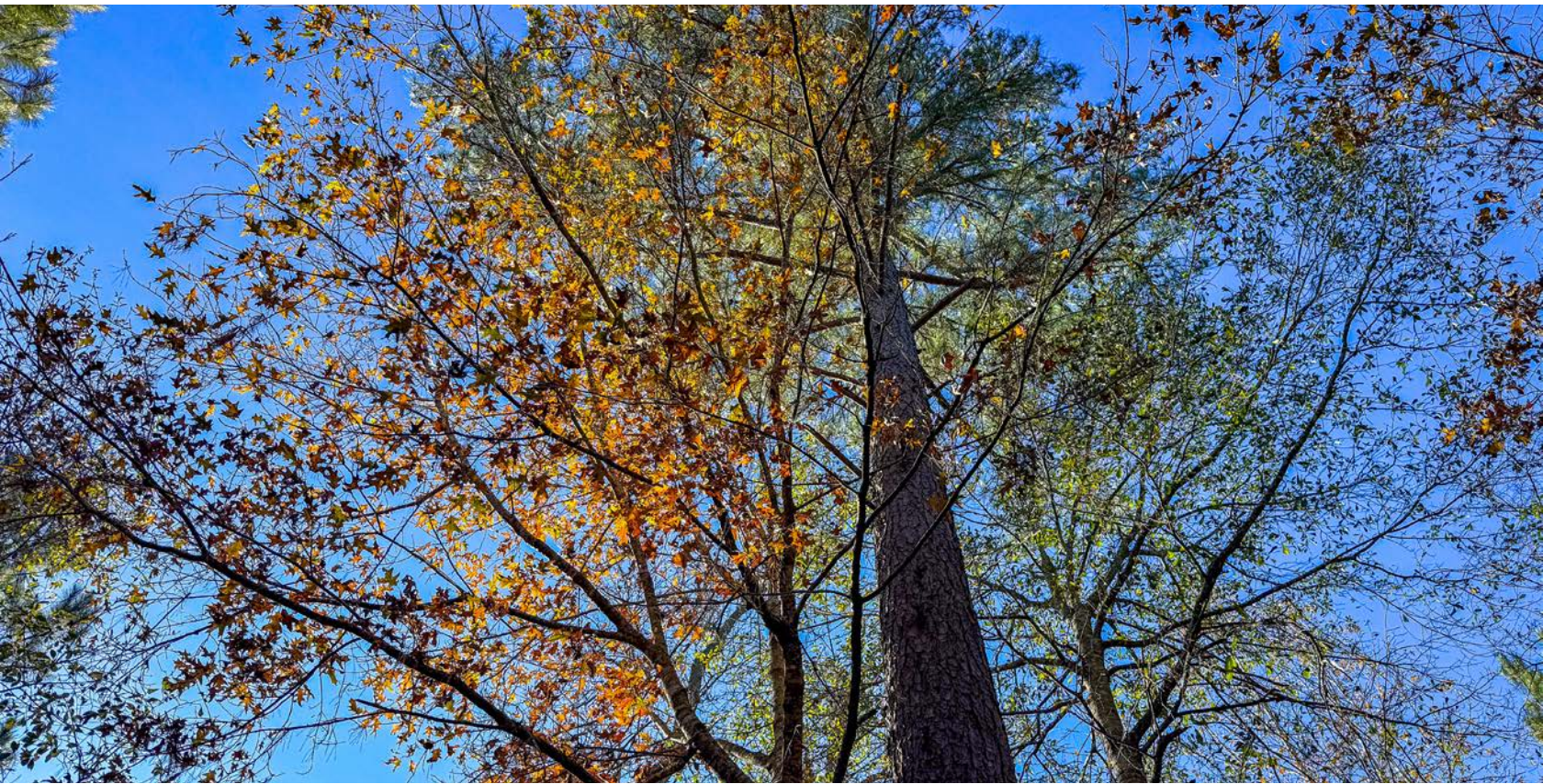
BLACKTOP ROAD



ROLLING TERRAIN



WOODED SETTING



ADDITIONAL PHOTOS



LOTS OF WILDLIFE



TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 343.9

Max: 398.3

Range: 54.4

Average: 369.9

Standard Deviation: 13.25 ft

0ft 257ft 515ft

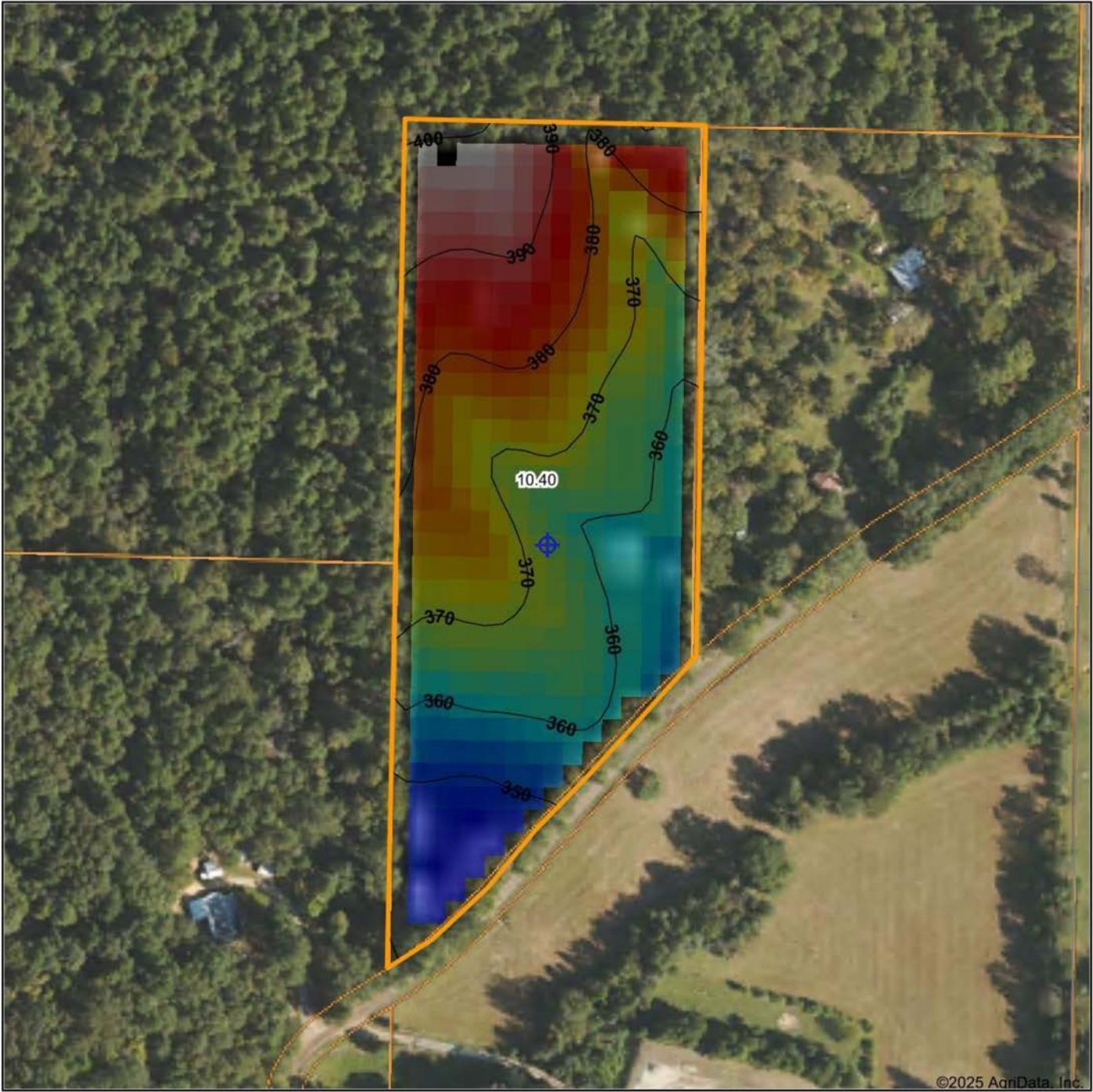


5/6/2025

Nacogdoches County
Texas

Boundary Center: 31° 47' 7.87, -94° 30' 59.12

HILLSHADE MAP



©2025 AgriData, Inc.

Low Elevation High



Maps Provided By:



© AgriData, Inc. 2025

Source: USGS 10 meter dem
Interval(ft): 10
Min: 343.5
Max: 398.3
Range: 54.8
Average: 369.2
Standard Deviation: 13.29 ft

0ft 227ft 454ft

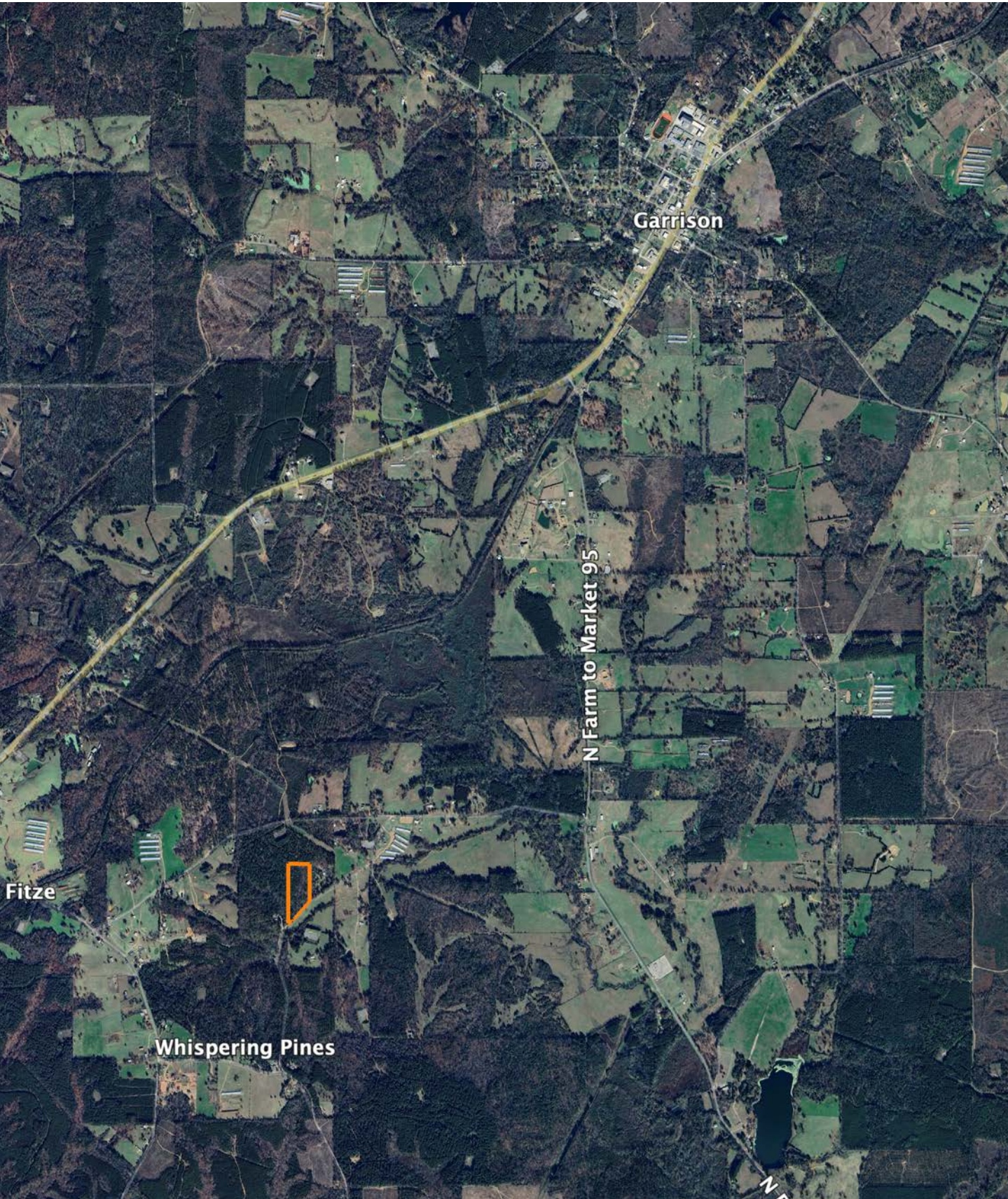


12/22/2025

Nacogdoches County
Texas

Boundary Center: 31° 47' 7.85, -94° 30' 59.13

OVERVIEW MAP



AGENT CONTACT

Born and raised in East Texas, Mike grew up hunting on family land passed down through generations, developing a profound appreciation for land stewardship, wildlife management, and the rural way of life. With degrees in Geology and Natural Sciences from Stephen F. Austin State University, Mike possesses a scientific understanding of land, soil, and water resources that helps him evaluate properties with precision. Before transitioning to real estate, he spent over a decade as an educator and leader, teaching high school science and later serving as an assistant principal. His leadership experience instilled in him the ability to listen, problem-solve, and communicate effectively—skills he now applies to guiding clients through the complexities of buying and selling land.

Beyond real estate, Mike owns Reel Texas Outdoors, a business specializing in bait fish traps and fish-holding cages for anglers. His expertise in deer hunting, bass fishing, trapping, and land management makes him a trusted resource for clients looking to maximize their property's potential. Committed to honesty, attention to detail, and personalized service, Mike works with integrity and dedication to help clients achieve their landownership goals.

When he's not working with clients, Mike enjoys bowhunting whitetails, fishing, and spending time with his wife, Jessica, and their two sons, Wyatt and Easton. He is an active member and elder at Fredonia Hill Baptist Church in Nacogdoches and believes in serving others with the same passion and commitment he brings to every land transaction.

If you're looking for an agent who truly understands land, values relationships, and works tirelessly to get results, Mike Smith is ready to help you find your perfect property or get top dollar for your land.



MIKE SMITH

LAND AGENT

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