

MIDWEST LAND GROUP PRESENTS



21 ACRES  
**SMITH COUNTY, TX**

22732 Interstate 20 East, Winona, Texas, 75792





MIDWEST LAND GROUP IS HONORED TO PRESENT

# COUNTRY LIVING AT ITS FINEST - AN EXCEPTIONAL EQUESTRIAN AND RANCH-READY PROPERTY

This impressive 21 +/- acre tract is fully fenced and cross-fenced, making it ideal for horses, cattle, or other livestock. At the heart of the property sits a beautifully crafted ranch-style home built in 2016, designed with comfort, efficiency, and functionality in mind. The home features durable Smart Siding and energy-efficient construction throughout.

Inside, the spacious open-concept floor plan is perfect for entertaining, offering ample room for a large dining table and generous seating for family and guests. The well-appointed kitchen boasts a large granite bar that comfortably seats 5–6, making it a natural gathering space after a day on the ranch. The private primary suite is thoughtfully separated from the guest bedrooms,

each offering its own en-suite bath—ideal for hosting family or ranch hands. A dedicated exercise room easily converts into a home office or ranch management space.

Outdoors, relax and unwind on the large screened-in porch overlooking a heated Gunite pool. A separate entertaining area with AstroTurf provides a comfortable space for gatherings, and the hot tub is perfect for soaking under the stars. Equestrian and ranch improvements include a 30' x 40' metal shop and a classic red wood barn, both equipped with electricity, ideal for tack storage, equipment, feed, or livestock care. The fully usable acreage offers excellent grazing potential with room to ride, work, or expand your ranch operation.





# PROPERTY FEATURES

COUNTY: **SMITH** | STATE: **TEXAS** | ACRES: **21**

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- Fully fenced
- Cross-fenced
- Heated Gunite pool
- Metal shop
- Pond
- Efficiency
- Privacy
- Fully usable acreage
- Room to ride
- Screened-in porch





# RANCH-STYLE HOME





# HEATED POOL

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# FENCED AND CROSS-FENCED

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## METAL SHOP

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## POND

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## ADDITIONAL PHOTOS

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# AERIAL MAP



Boundary Center: 32° 26' 6.22, -95° 1' 14.87

0ft 469ft 937ft



Maps Provided By:



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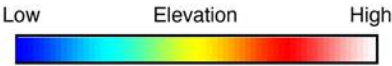
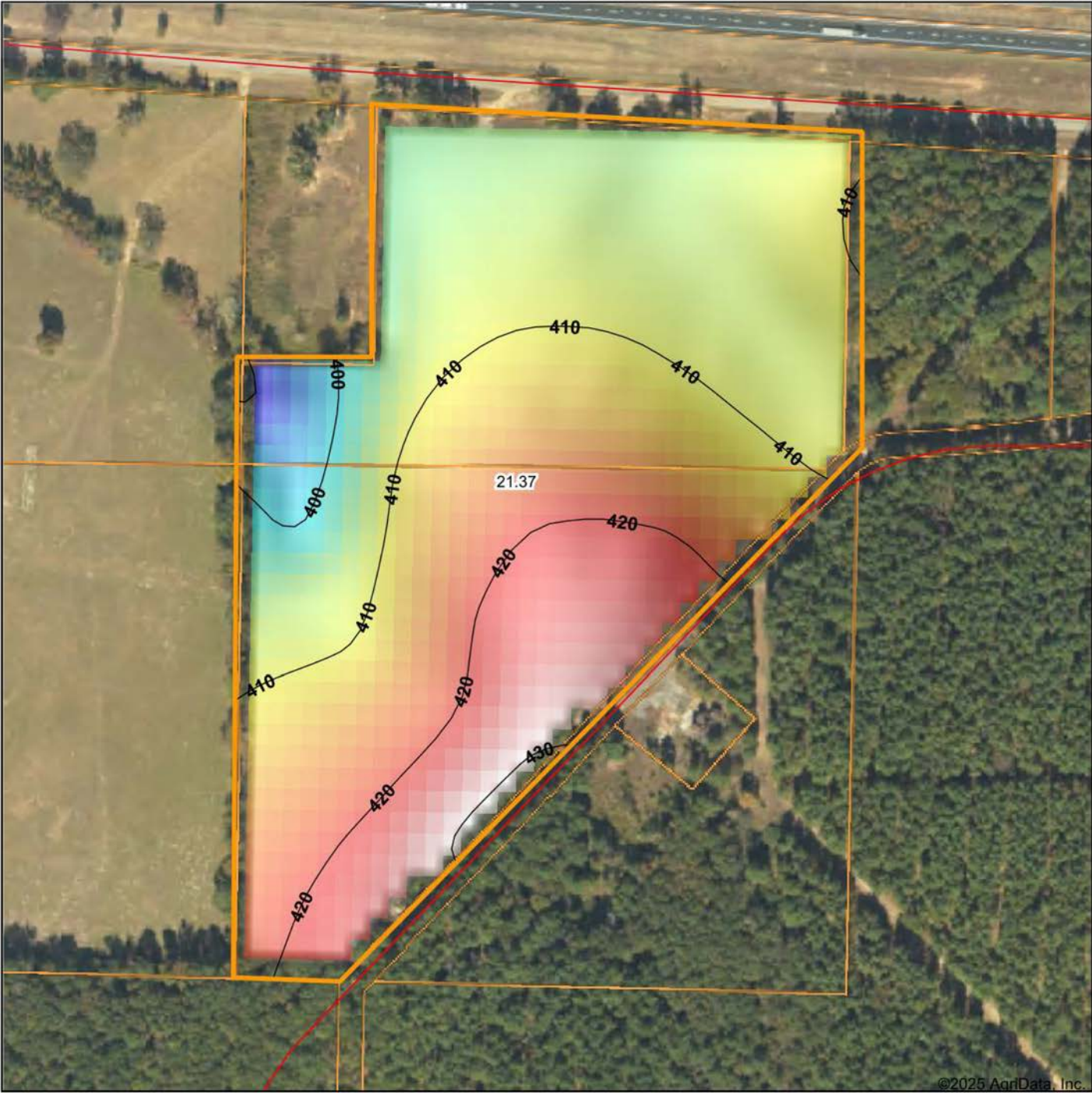
Smith County  
Texas



12/17/2025

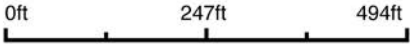


# HILLSHADE MAP



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2025 [www.AgriDataInc.com](http://www.AgriDataInc.com)

Source: USGS 10 meter dem  
Interval(ft): 10  
Min: 390.2  
Max: 430.8  
Range: 40.6  
Average: 412.6  
Standard Deviation: 7.09 ft



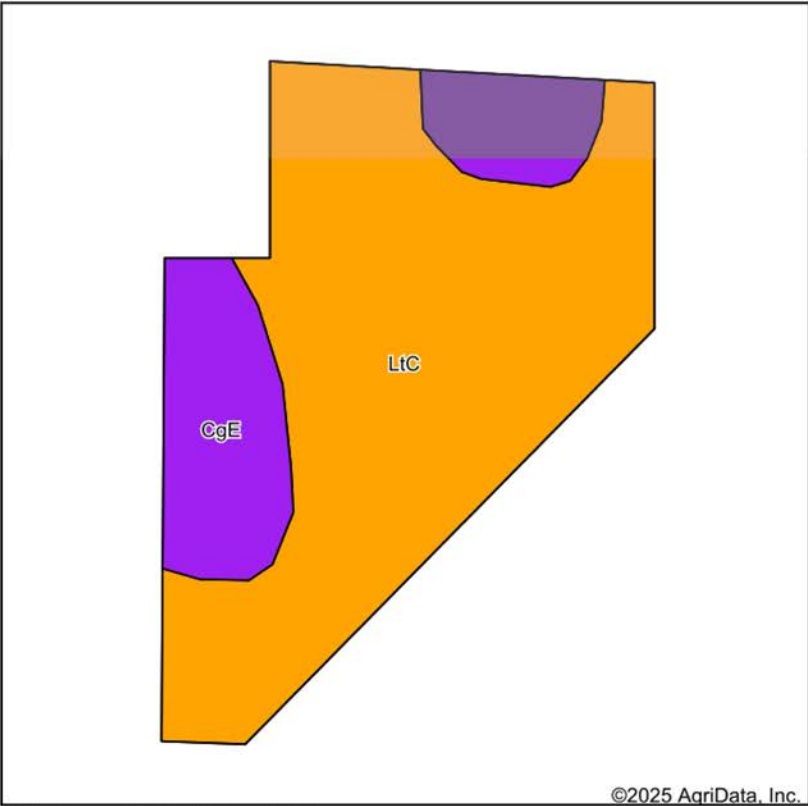
12/17/2025

**Smith County  
Texas**

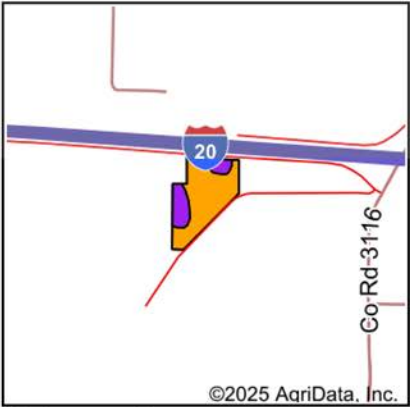
Boundary Center: 32° 26' 6.22, -95° 1' 14.87



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Texas**  
County: **Smith**  
Location: **32° 26' 6.22, -95° 1' 14.87**  
Township: **Tyler East**  
Acres: **21.37**  
Date: **12/17/2025**



Maps Provided By:



Area Symbol: TX423, Soil Area Version: 24											
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
LiC	Libert loamy fine sand, 1 to 6 percent slopes	16.34	76.5%		> 6.5ft.	IIIe	37	29	37	27	36
CgE	Cuthbert gravelly fine sandy loam, 12 to 30 percent slopes	5.03	23.5%		2.3ft. (Densic bedrock)	VIIe	39	21	25	21	39
Weighted Average						3.94	*n 37.5	*n 27.1	*n 34.2	*n 25.6	*n 36.7

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



# OVERVIEW MAP

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# AGENT CONTACT

Based in Longview, Buddy brings a wealth of knowledge about East Texas land, informed by his upbringing in a farming community on the Eastern Shore of Maryland. His lifelong passion for the outdoors, hunting, and exploring rural landscapes is rooted in a tradition of land stewardship, which continues on his family's 200-acre property in Arkansas. This personal connection to rural living, combined with years of hands-on experience, gives Buddy a unique insight into the needs of his clients.

Buddy's background is enriched by his service in the Marine Corps, where he honed valuable skills in leadership, land navigation, and problem-solving. His time as a recruiter and safety manager has equipped him with strong communication skills and a talent for overcoming challenges, all of which he applies to ensure a smooth and successful experience for his clients.

As a member of the VFW, American Legion, and Disabled Veterans Association, Buddy is committed to serving his community with integrity and honor. His firsthand experience as a Midwest Land Group client provides him with a unique perspective on both sides of the buying process. Guided by the Marine Corps motto of "Semper Fidelis," Buddy is dedicated to treating every client with fairness, honesty, and respect, helping them find the property of their dreams.



**BUDDY TAYLOR**

LAND AGENT

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## MidwestLandGroup.com

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