



MIDWEST LAND GROUP PRESENTS



ANDERSON COUNTY, TX

65 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

ULTIMATE HOME/SHOP COMBO ON PRISTINE 65 +/- ACRES

This pristine 65 +/- acre property sits just 10 minutes from Palestine, Texas and offers something for just about everyone! The expansive 120'x60' shop and home were built with exceptional upgrades! Infrastructure consists of 18-inch "I-beams" and U.S. Steel components. These are only a few of the distinguishing qualities that set this apart from the rest. Four 12-foot roll-up doors are on each side of the shop area, making driving in and out a breeze. Have heavy equipment? The 6-inch concrete slab will accommodate any vehicle you need to park inside.

The 1 bedroom home has just over 1,000 square feet of custom living space paired with a 10'x20' porch with options to expand. All appliances are included in the sale of this property! The backyard is fully fenced, giving

plenty of room for your pets, and also includes a chicken coop.

Also, the property has perimeter fencing with the majority being 48" tall 4'x4' field wire and barbed wire. Several gates are conveniently located at each end of the property, and cattle guards are on the interior sections. This property is truly set up perfectly for the hobby farmer or one with livestock.

Opportunities to hunt and fish are part of the package as well. The pond behind the home is fully stocked with bass, crappie, and perch for your enjoyment! Also, the wooded area on the backside of the property is abundant with deer tracks. This property is certainly one of a kind!



PROPERTY FEATURES

COUNTY: **ANDERSON** | STATE: **TEXAS** | ACRES: **65**

- Under 10 minutes to Palestine, TX
- 7 miles to Palestine Airport
- Over 2,200 feet of road frontage
- Fully fenced/gated
- 120'x60' building
- 1,000 square feet of custom living
- 10'x20' porch
- Central heat and air
- Tankless hot water heater
- All appliances included
- Spray foam insulation (home)
- 1,000-gallon propane tank
- 750 water well
- 1,500-gallon septic tank
- 400 amp service-200 for additional home if needed
- 50'x60' shop space with 18" I-beam frame
- All US steel
- Shop slab 6" thick
- Wood-burning stove in the shop
- LED lighting
- 220V hookup
- Separate unfinished 35'x40' building with 2 connex' storage units
- Chicken coop
- 3 ponds
- 300-gallon concrete water trough with Jobe MegaFlow Float
- Fenced yard
- Wet-weather creek
- 7-acre enclosure fully fenced
- Survey intact
- Taxes: \$1,129.87
- Ag exempt



120'X60' BUILDING WITH CUSTOM LIVING

The expansive 120'x60' shop and home were built with exceptional upgrades! Infrastructure consists of 18-inch "I-beams" and U.S. Steel components. The 1 bedroom home has just over 1,000 square feet of custom living space paired with a 10'x20' porch with options to expand.



LIVING SPACE



FULLY FENCED/GATED

Also, the property has perimeter fencing with the majority being 48" tall 4'x4' field wire and barbed wire. Several gates are conveniently located at each end of the property, and cattle guards are on the interior sections.



3 PONDS AND WET-WEATHER CREEK

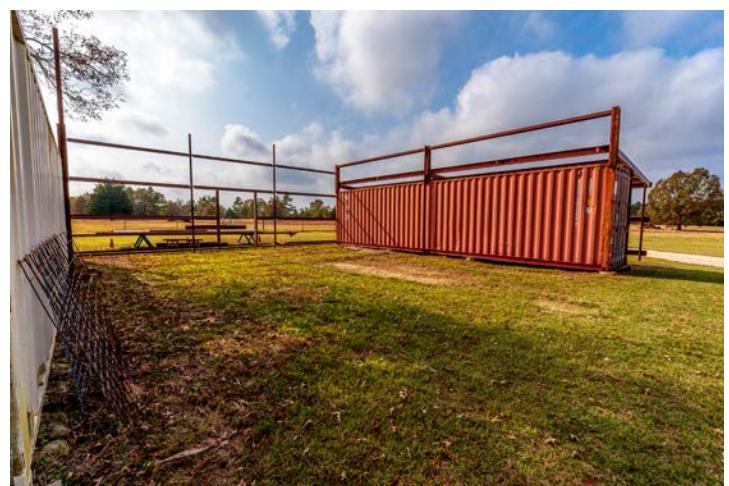
The pond behind the home is fully stocked with bass, crappie, and perch for your enjoyment!



OVER 2,200 FEET OF ROAD FRONTEAGE



UNFINISHED 35'X40' BUILDING



AERIAL MAP



Maps Provided By:

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Boundary Center: 31° 48' 45.9", -95° 48' 49.14"

0ft 378ft 757ft

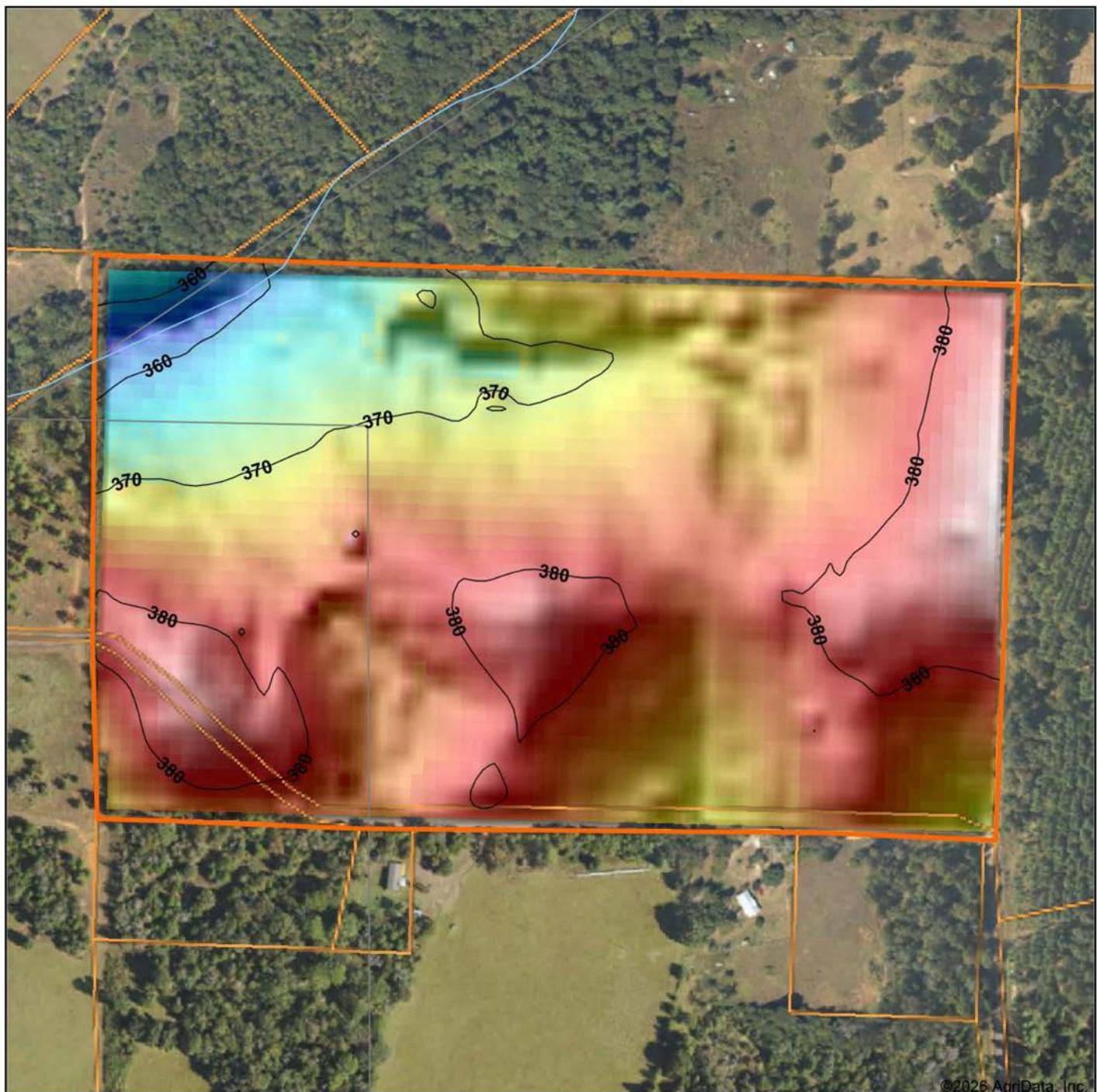


Anderson County
Texas



1/8/2026

HILLSHADE MAP



Source: USGS 10 meter dem

0ft 367ft 733ft

Interval(ft): 10

Min: 354.8

Max: 388.1

Range: 33.3

Average: 375.4



Anderson County
Texas

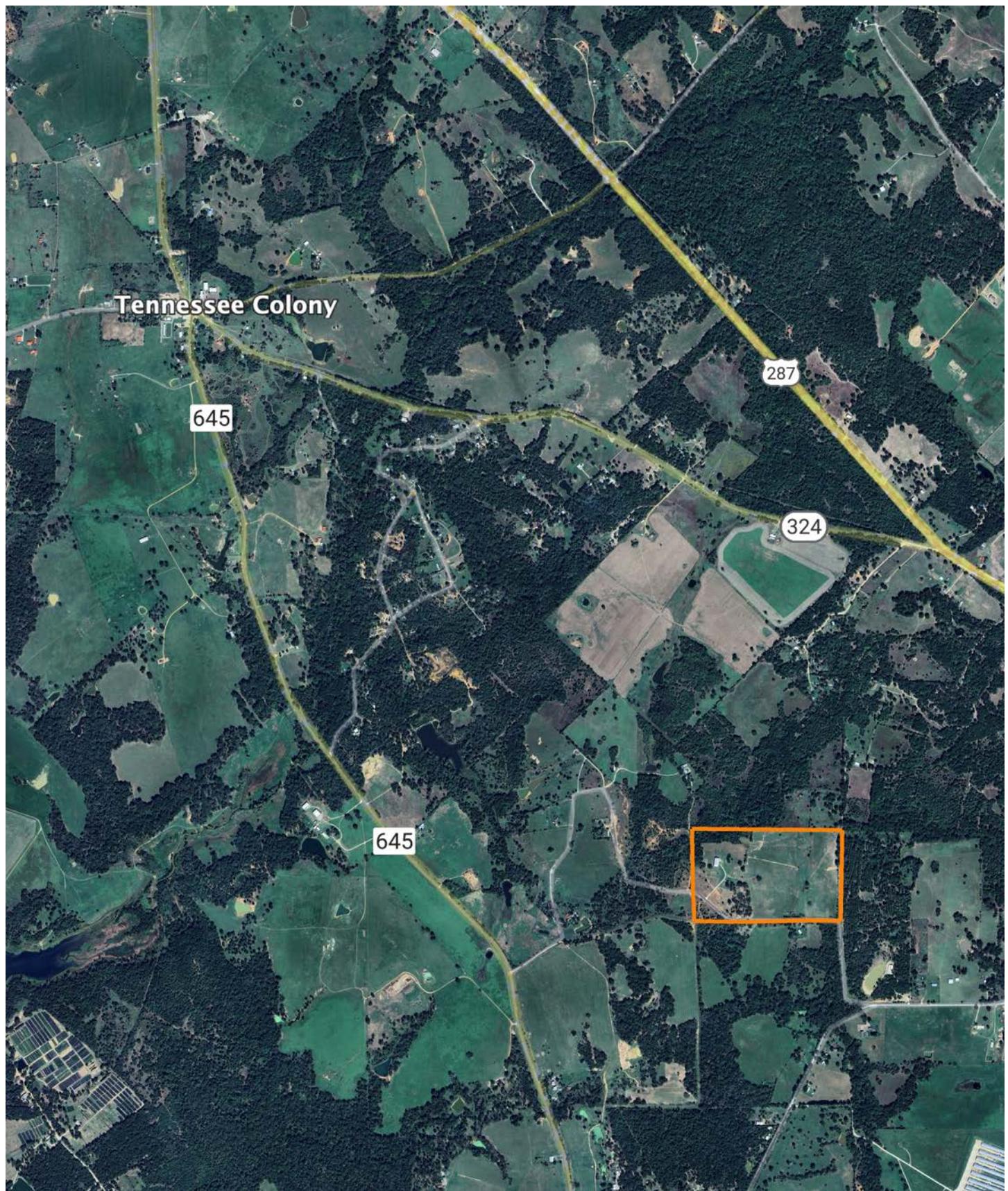
1/8/2026 Boundary Center: 31° 48' 45.9, -95° 48' 49.14



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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

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