

MIDWEST LAND GROUP PRESENTS

93.11 ACRES IN

CAMP COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

93 +/- ACRES OF HIGHWAY ACCESSIBLE RANCH-READY PASTURE BUILT FOR SERIOUS CATTLE PRODUCTION

This 93 +/- acre working cattle ranch in Pittsburg, Texas, is well-equipped for efficient livestock operations and excellent hunting opportunities. Approximately 80% improved pasture with native grasses is complemented by 20% wooded acreage, providing natural shade, cover, and prime habitat for abundant whitetail deer and other wildlife.

The property is fully perimeter-fenced and cross-fenced with swing gates, allowing for effective pasture rotation and easy herd management. Reliable water

sources include three spring-fed ponds and a flowing creek. Interior ranch roads with culverts provide full access throughout, while extensive State/US Highway 11 frontage offers outstanding accessibility.

Improvements include electricity on site, multiple metal outbuildings for hay and equipment storage, and a 1,500 +/- square foot metal workshop with power and water. A turn-key ranch ideal for cattle production with the added benefit of exceptional whitetail deer hunting and recreational appeal.



PROPERTY FEATURES

COUNTY: **CAMP** | STATE: **TEXAS** | ACRES: **93.11**

- 93 +/- acres working cattle ranch
- 80% improved native pasture
- Perimeter & cross-fenced
- Three spring-fed ponds + creek
- Highway frontage
- Interior ranch roads
- Electric on site
- Metal hay & equipment barns
- 1,500 +/- sq. ft. shop (power & water)
- Mature live oak shade



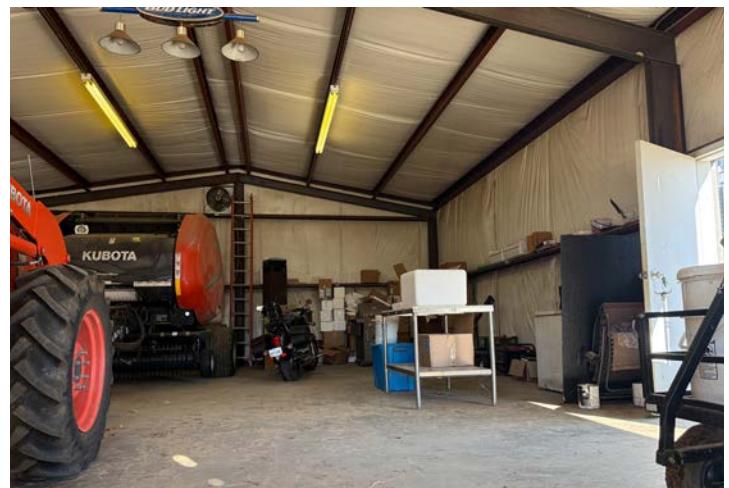
WORKING CATTLE RANCH



PERIMETER & CROSS-FENCED



1,500 SQ. FT. SHOP & EQUIPMENT STORAGE



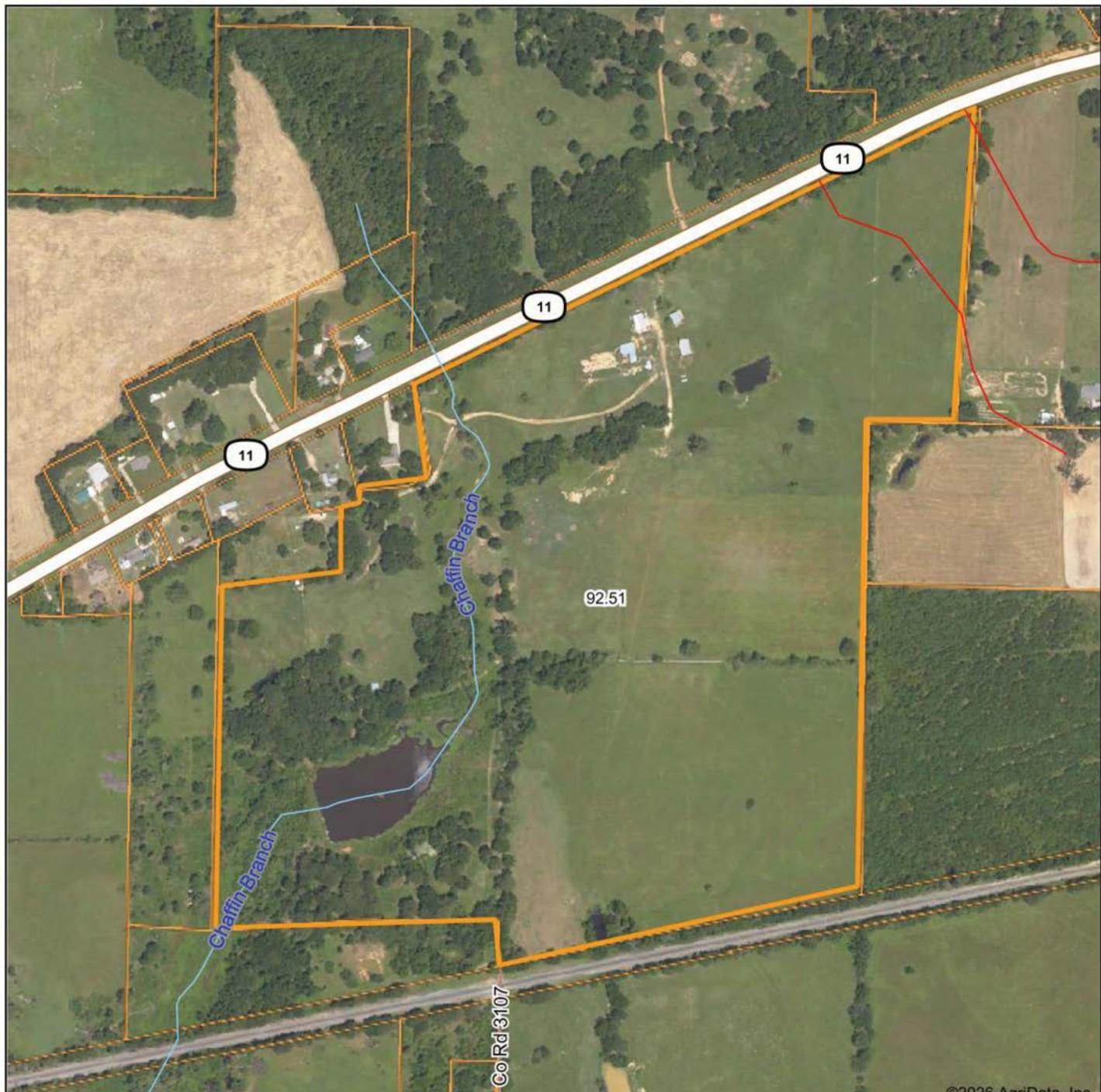
3 SPRING-FED PONDS & CREEK



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: $32^{\circ} 59' 38.04, -95^{\circ} 4' 18.79$

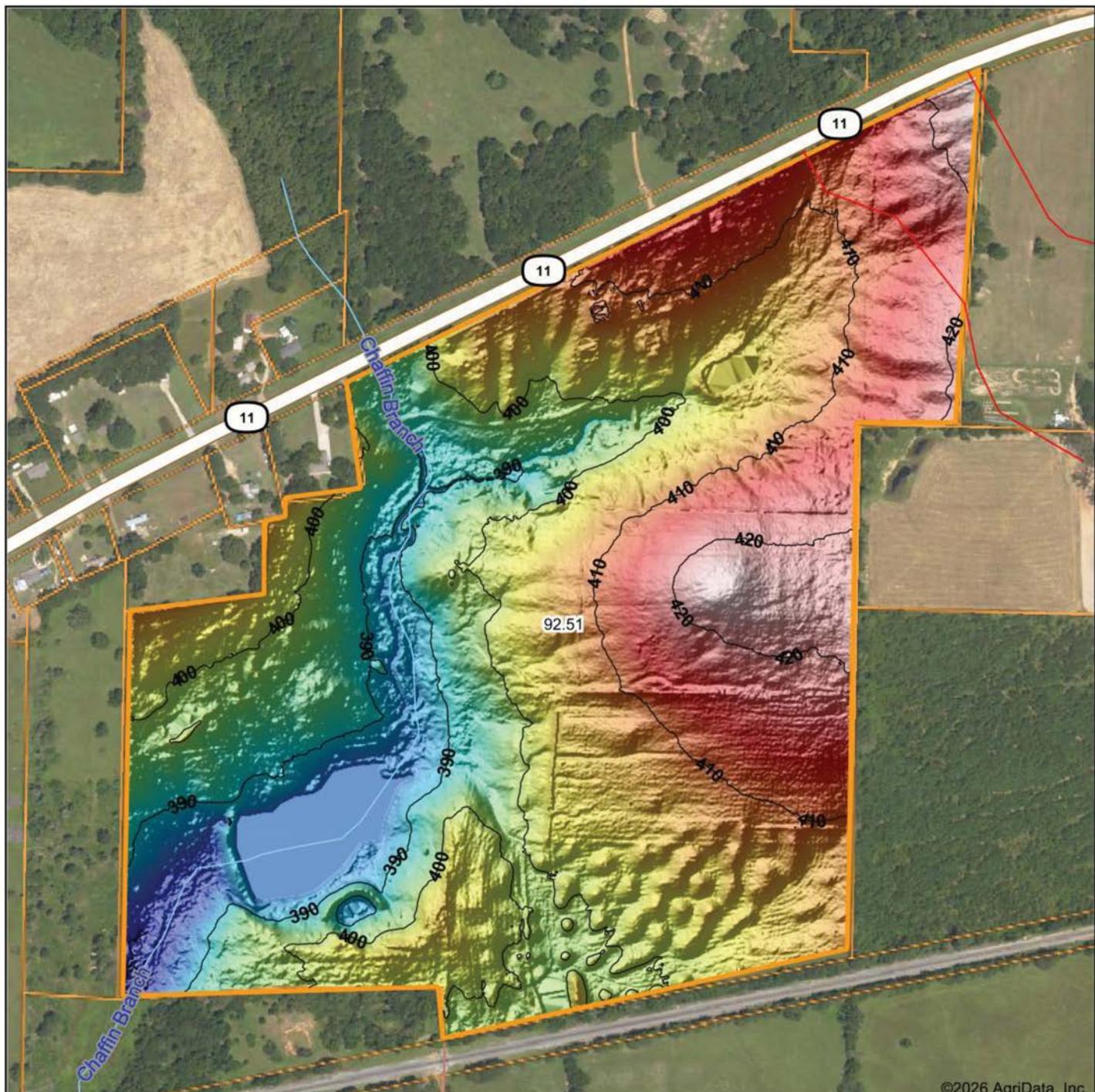
0ft 500ft 1001ft

Camp County
Texas



1/19/2026

HILLSHADE MAP



Source: USGS 1 meter dem

0ft 441ft 882ft

Interval(ft): 10

Min: 379.5

Max: 425.6

Range: 46.1

Average: 403.1



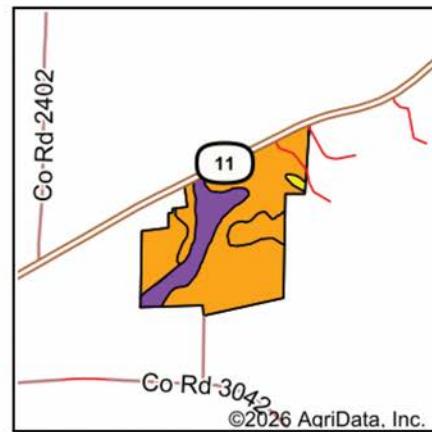
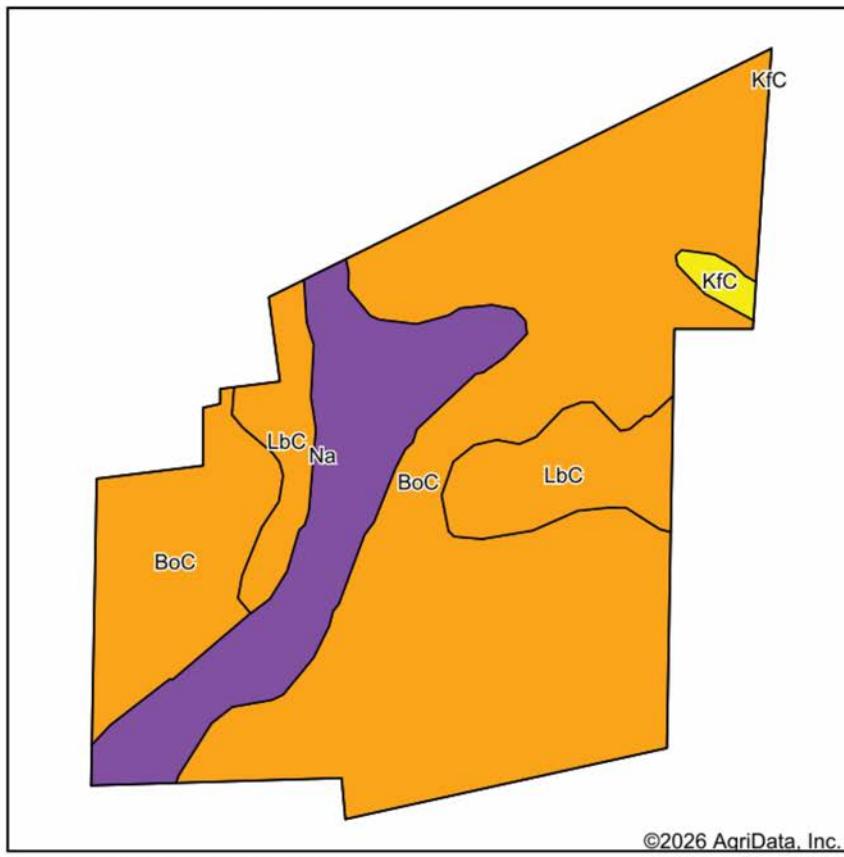
Camp County
Texas

Boundary Center: 32° 59' 38.04, -95° 4' 18.79



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SOILS MAP



State: Texas
County: Camp
Location: 32° 59' 38.04, -95° 4' 18.79
Township: Leesburg-Newsome
Acres: 92.51
Date: 1/19/2026



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Area Symbol: TX603, 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
BoC	Bowie fine sandy loam, 1 to 5 percent slopes	65.76	71.1%		> 6.5ft.	IIle	0	80	51	57	48	80
Na	Nahatche loam, 0 to 1 percent slopes, frequently flooded	15.56	16.8%		> 6.5ft.	Vw	3825	54	46	48	46	54
LbC	Lilbert loamy fine sand, 2 to 5 percent slopes	10.35	11.2%		> 6.5ft.	IIle	0	51	30	37	27	51
KfC	Kirvin very fine sandy loam, 3 to 8 percent slopes	0.84	0.9%		3.5ft. (Densic bedrock)	IVe	0	60	34	43	43	60
Weighted Average						3.35	643.4	*n 72.2	*n 47.7	*n 53.1	*n 45.3	*n 72.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



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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