



MIDWEST LAND GROUP
PRESENTS

HARRISON COUNTY TEXAS 51 ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

UNIQUE HUNTING PROPERTY

Discover an exceptional 51 +/- acre estate that seamlessly blends natural beauty with recreational potential in Marshall, Texas. This pristine property offers the perfect canvas for your dream home, hunting retreat, or outdoor adventure compound—all with convenient access to major thoroughfares and regional amenities.

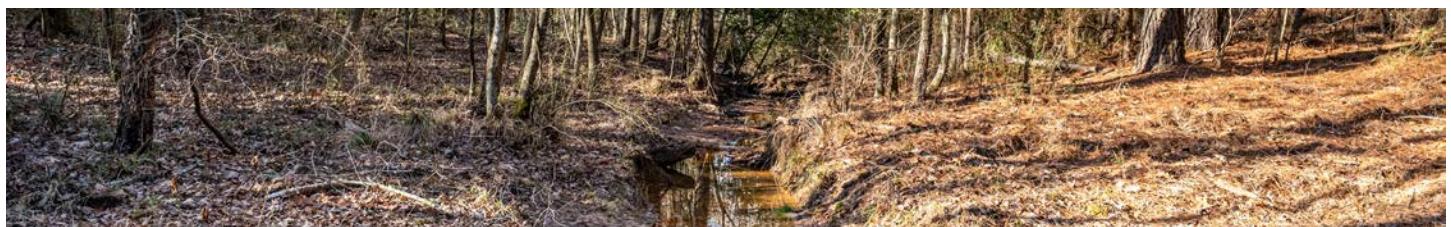
The property features a predominantly wooded landscape with a well-maintained trail system throughout, complemented by dynamic topography with 90 feet of elevation change, which creates stunning vistas and diverse terrain. A natural spring-fed creek provides crystal-clear water year-round, offering an ideal solution for maintaining a pond without ongoing water costs. Additionally, a well-developed creek system flows west to east across the northern boundary, while mature hardwoods create a perfect natural habitat for wildlife.

One of the property's most distinctive features is the central power line clearing, which offers breathtaking views spanning 315 yards from peak to peak. This area is exceptional for hunting blinds or recreational shooting. Another unique aspect is the 3-acre red iron ore harvest site located in the center of the property, creating a distinctive desert-like oasis feel in the heart of East Texas. This clearing is perfect for hunting, a private

shooting range, or other unique recreational uses. The extensive trail network throughout the property is ideal for hiking, ATV riding, or wildlife observation.

Access and location make this property particularly attractive. With approximately 375 yards of road frontage on Red Oak Road and approximately 230 yards of frontage on a private road, entry options are plentiful. The property sits just 0.6 miles from Interstate 20, providing effortless regional connectivity. You're only 10 minutes from Marshall, 20 minutes to Longview, and 39 minutes to Shreveport Regional Airport, allowing you to enjoy tranquility while maintaining easy access to shopping, dining, medical facilities, and entertainment.

This property is ideal for multiple purposes: a custom dream home with acreage and privacy, a hunting preserve with natural funnels and food plot potential, a recreational shooting property with natural backstops, a weekend retreat or investment property, or a multi-generational family compound. The rare combination of size, features, accessibility, and recreational potential makes this property a standout opportunity in the East Texas market. Whether you're seeking a serene homesite, a hunter's paradise, or a versatile recreational property, these 51 +/- acres deliver on every front.



PROPERTY FEATURES

COUNTY: **HARRISON** | STATE: **TEXAS** | ACRES: **51**

- Diverse topography with 90 feet of elevation change
- Well-developed creek running the entire width of the property
- Spring-fed creek providing year-round clean water
- Maintained trails throughout
- Significant road frontage on 2 roads
- Mature timber provides tax exemptions and future income potential
- Close proximity to Interstate 20
- 10 minutes to Marshall, TX
- 20 minutes to Longview, TX
- 39 minutes to Shreveport Regional Airport
- 4 lakes within 1 hour



CREEK RUNNING WIDTH OF PROPERTY

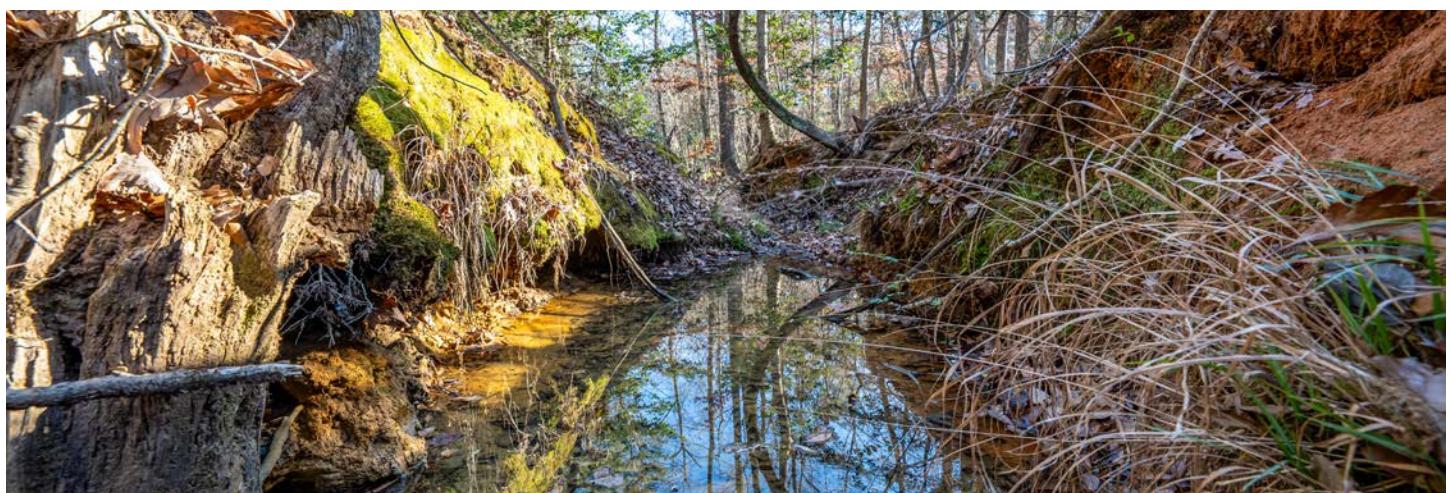
A well-developed creek system flows west to east across the northern boundary, while mature hardwoods create a perfect natural habitat for wildlife.



SIGNIFICANT ROAD FRONTRAGE



SPRING-FED CREEK



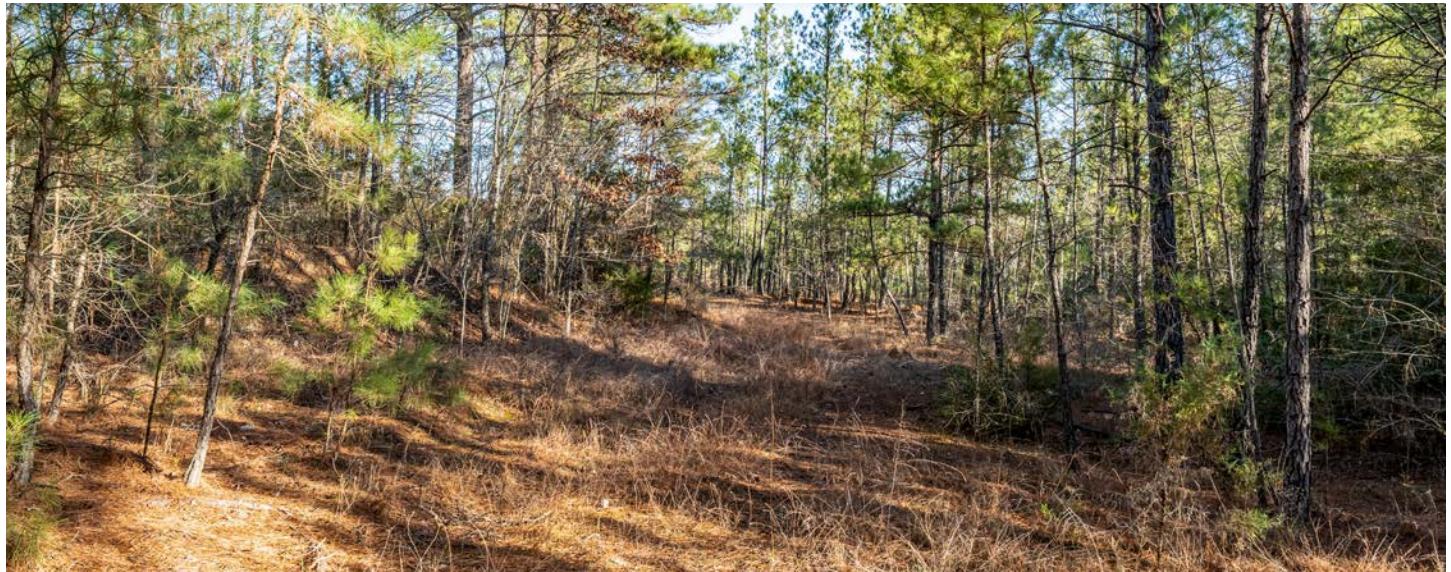
3-ACRE IRON ORE HARVEST SITE

Another unique aspect is the 3-acre red iron ore harvest site located in the center of the property, creating a distinctive desert-like oasis feel in the heart of East Texas. This clearing is perfect for hunting, a private shooting range, or other unique recreational uses.

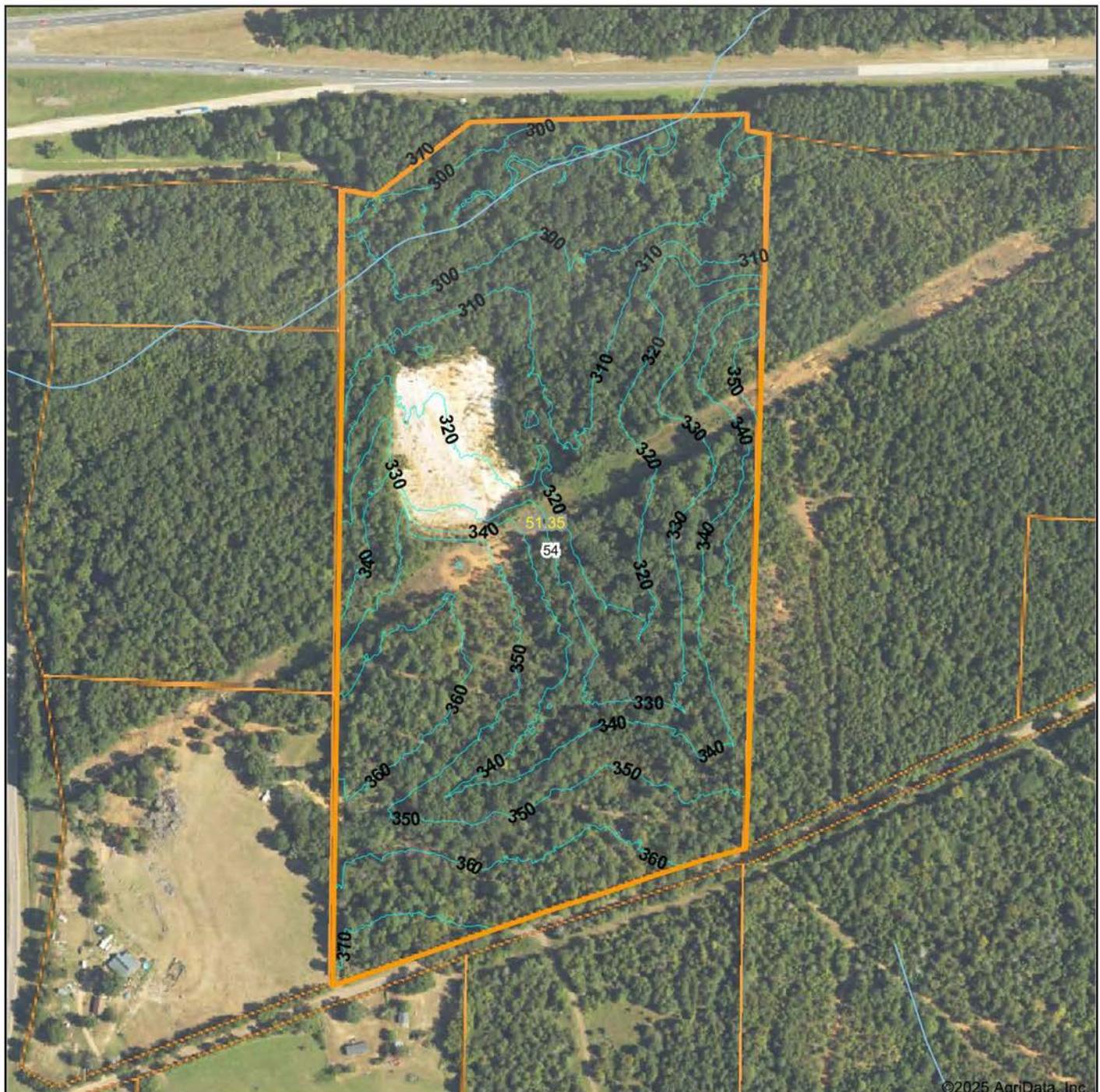


DIVERSE TOPOGRAPHY

The property features a predominantly wooded landscape with a well-maintained trail system throughout, complemented by dynamic topography with 90 feet of elevation change, which creates stunning vistas and diverse terrain.



AERIAL MAP



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 10.0
Min: 286.9
Max: 377.0
Range: 90.1
Average: 330.8
Standard Deviation: 23.03 ft

0ft 408ft 815ft

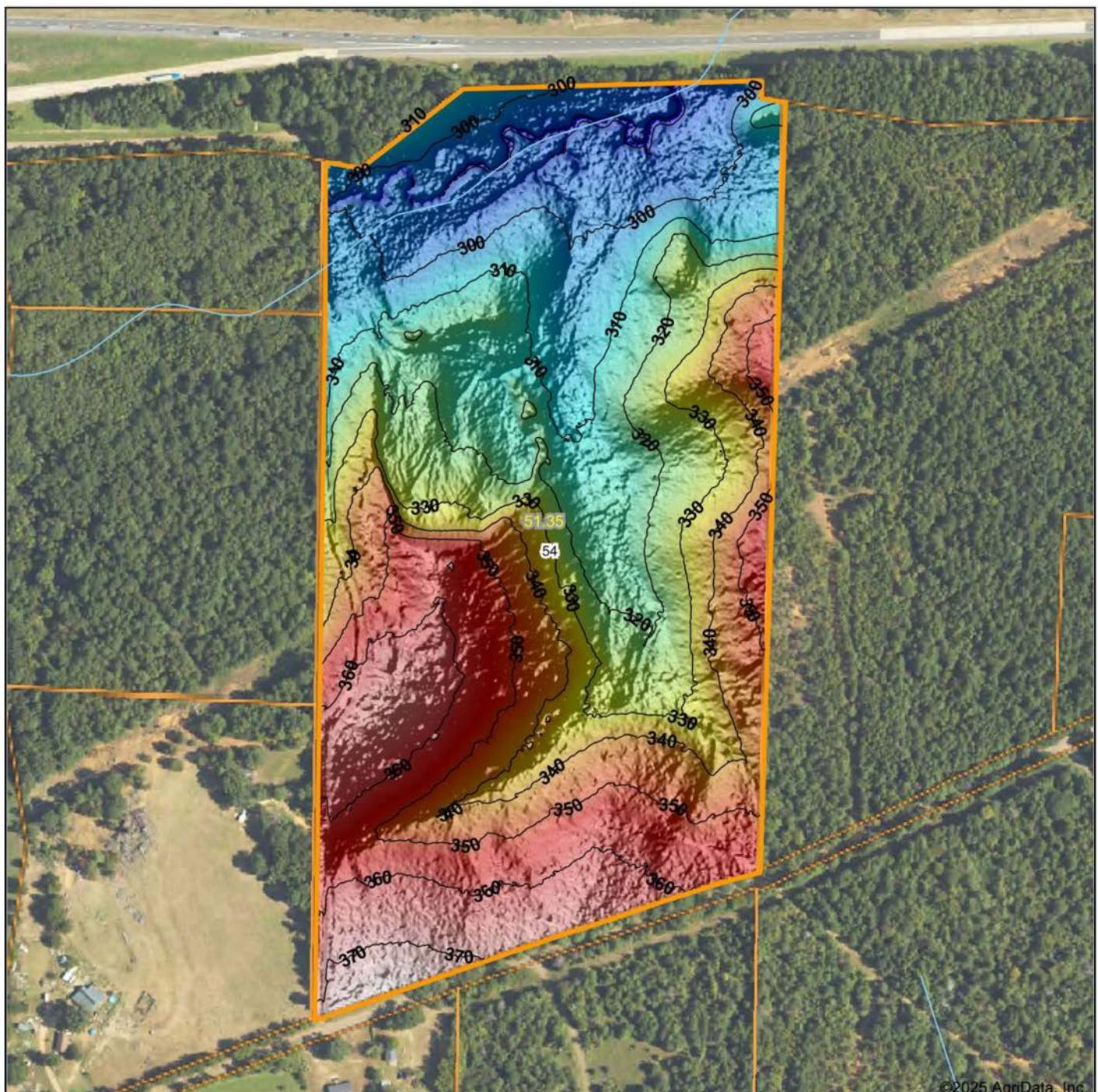


Harrison County
Texas

9/29/2025

Boundary Center: 32° 28' 58.7", -94° 27' 51.17"

HILLSHADE MAP



Low Elevation High



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
www.AgriDataInc.com

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Source: USGS 1 meter dem

Interval(ft): 10

Min: 286.9

Max: 377.0

Range: 90.1

Average: 330.8

Standard Deviation: 23.03 ft

0ft

377ft

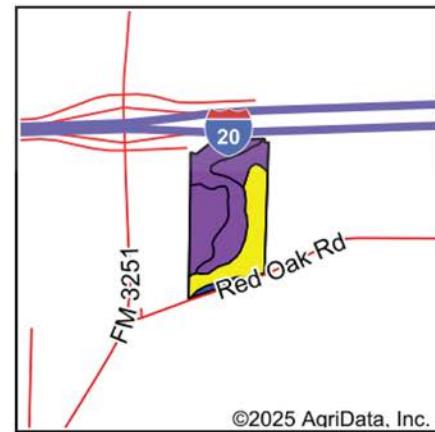
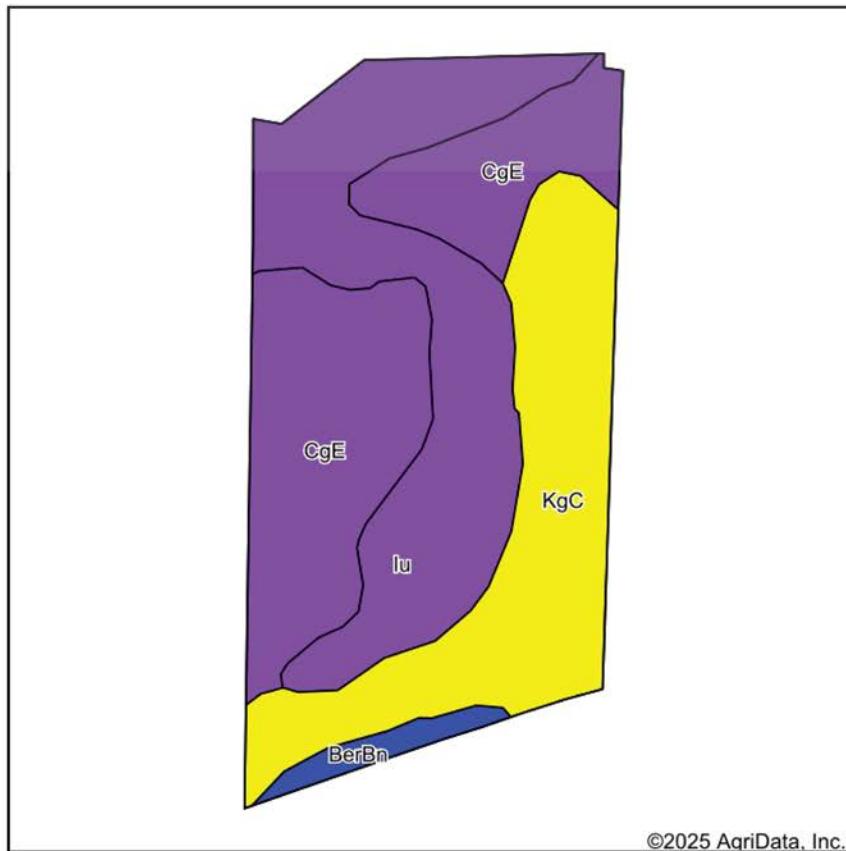
755ft



Harrison County
Texas

9/29/2025
Boundary Center: 32° 28' 58.7, -94° 27' 51.17

SOILS MAP



State: Texas
County: Harrison
Location: 32° 28' 58.7", -94° 27' 51.17"
Township: Hallsville
Acres: 51.35
Date: 9/29/2025



Maps Provided By:

 © AgriData, Inc. 2023



Soils data provided by USDA and NRCS.

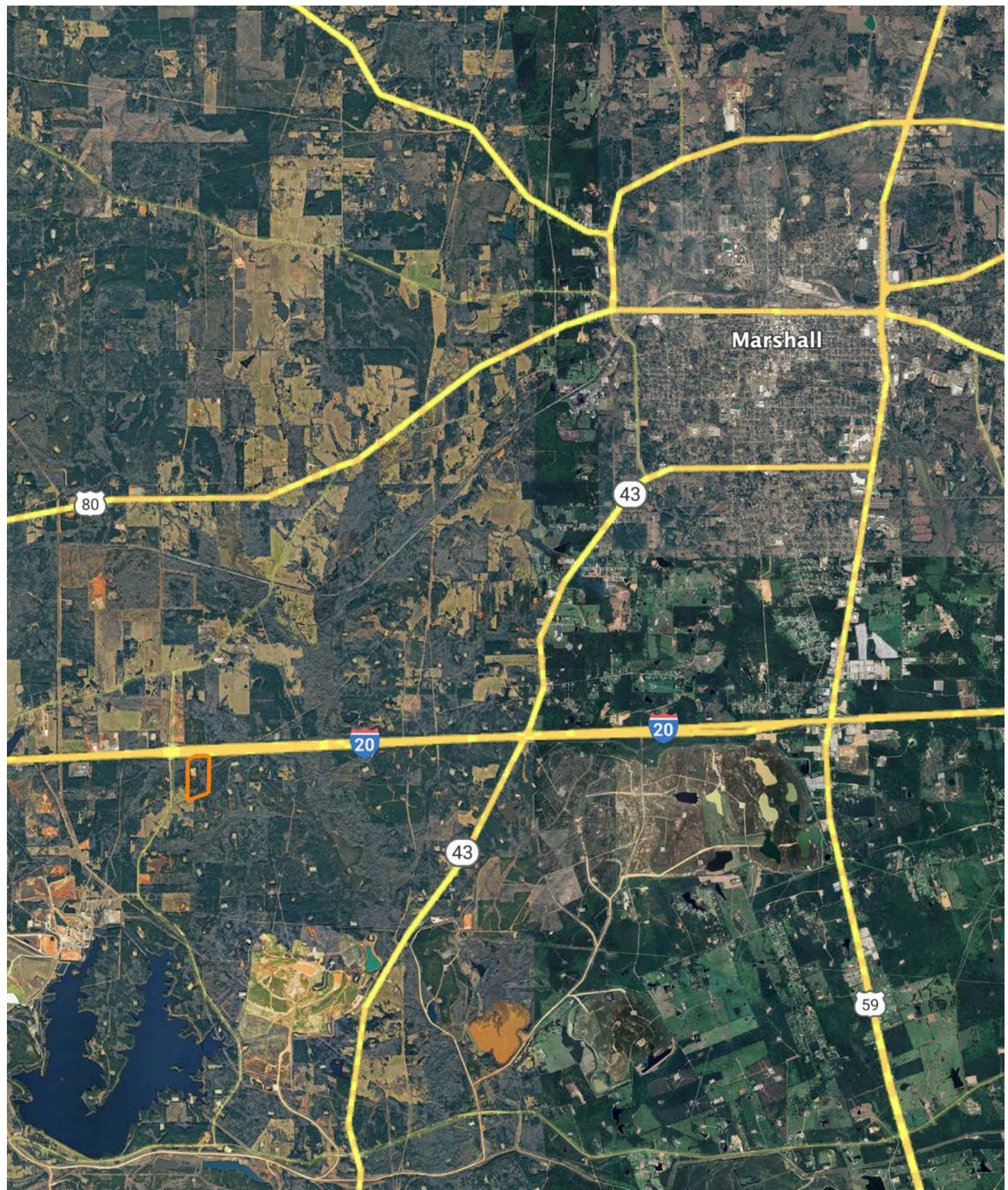
Area Symbol: TX203, Soil Area Version: 22

| 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 |
|-------------------------|--|-------|------------------|----------------------|-------------------------|------------------|------------------|----------------|-----------------------|-------------------|-----------------|
| CgE | Cuthbert gravelly fine sandy loam, 5 to 15 percent slopes | 17.46 | 34.0% | | > 6.5ft. | Vle | 65 | 30 | 41 | 35 | 65 |
| lu | Iulus fine sandy loam, 0 to 1 percent slopes, frequently flooded | 17.46 | 34.0% | | > 6.5ft. | Vw | 73 | 52 | 50 | 52 | 73 |
| KgC | Kirvin gravelly fine sandy loam, 2 to 5 percent slopes | 15.13 | 29.5% | | 3.4ft. (Densic bedrock) | l've | 54 | 30 | 38 | 40 | 54 |
| BerBn | Keatchie fine sandy loam, 1 to 3 percent slopes | 1.30 | 2.5% | | > 6.5ft. | lle | 77 | 45 | 46 | 43 | 77 |
| Weighted Average | | | | | | 4.97 | *n 64.8 | *n 37.9 | *n 43.3 | *n 42.5 | *n 64.8 |

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Connor Wallace lives the kind of life he now helps others find — raising livestock, growing food, and building out a homestead on his dream property in East Texas. A U.S. Army veteran, former police officer, and skilled renovator, he knows how to turn raw land into something that works, lasts, and means something.

His connection to land began early, growing up on a small family ranch that bred American Paint Quarter Horses, a childhood that meant countless hours spent at the racetrack and at rodeos. That foundation deepened years later when he had the opportunity to live in Fairbanks, Alaska for three years. There, he fully embraced his love of raw land, immersing himself in fishing, hunting, hiking, rock climbing, snowboarding, and exploring some of the most rugged landscapes in the country. His passion for land and the outdoors is also something he shares with his wife, an Agricultural Business major — a bond rooted in their shared love of nature, agriculture, and animals.

Connor brings a rare blend of real estate experience, rural knowledge, and unshakable integrity to every client he serves. With a background in home renovation and property development, he also brings a trained eye for value and potential.

Rooted in faith and driven by service, Connor still lives by the Army values of loyalty, duty, and selfless service — and clients know they can count on him to work hard, communicate clearly, and put their goals first.



CONNOR WALLACE,
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