

MIDWEST LAND GROUP PRESENTS



NACOGDOCHES COUNTY, TX

34.4 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIER LAKE NACOGDOCHES HUNTING PROPERTY WITH CABIN AND TROPHY WHITETAIL

Located in Nacogdoches County, this exceptional 34.4 +/- acre recreational and hunting property is one of the most well-maintained whitetail tracts you will find in East Texas. A comprehensive wildlife management program has been in place since 2018, including 8 to 10-acre food plots, a supplemental feeding program, and biennial prescribed burns designed to promote healthy timber growth and ideal habitat conditions. It is common to see 10 to 12 whitetail deer per hunt, with only mature bucks harvested, including deer reaching the 140-inch class. The property features a diverse mix of young and mature pine timber, excellent bedding cover, and deep creeks and sloughs that naturally funnel wildlife throughout the tract.

In addition to outstanding deer hunting, the property offers direct water access to Lake Nacogdoches, providing excellent bass and crappie fishing along with strong duck hunting opportunities. Lake Nacogdoches is well known for producing trophy-class largemouth bass, including multiple ShareLunkers over the years. A private boat ramp is available through Lake Nacogdoches Ranch, allowing easy and secure lake access. An added and rare benefit is direct access to

approximately 50 acres of adjoining public land that is extremely difficult for the general public to reach, effectively expanding the huntable footprint to roughly 85 acres and making the property feel significantly larger than its deeded size.

The improvements on this property truly set it apart. A beautifully remodeled two-bedroom, one-bathroom cabin offers a luxurious yet cozy retreat, complete with a spacious front porch that overlooks a large deer pen and provides an excellent vantage point for watching wildlife year-round. Adjacent to the home is an outstanding patio area that is ideal for cookouts, grilling, and gathering with family and friends after a day in the field or on the lake. The property also features a large covered barn that provides ample space for equipment, feed storage, and recreational gear, along with a covered shooting bench and gun range. Nearly four miles of gravel and white rock roads are accessible from the property, making travel by ATV or side-by-side easy and enjoyable. This is a true turn-key East Texas hunting and recreational retreat with proven wildlife management, excellent access, and rare direct frontage on Lake Nacogdoches.

PROPERTY FEATURES

COUNTY: **NACOGDOCHES**

STATE: **TEXAS**

ACRES: **34.4**

- Comprehensive wildlife management program in place since 2018
- 8 to 10-acre food plots established and maintained
- Consistent supplemental feeding program
- Biennial prescribed burns to promote healthy timber growth and ideal wildlife habitat
- Common to see 10 to 12 whitetail deer per hunt
- Only mature bucks are harvested, including deer reaching the 140-inch class
- Excellent mix of young and mature pine timber
- Strong bedding cover throughout the property
- Deep creeks and sloughs that naturally funnel deer movement
- Direct water access to Lake Nacogdoches
- Excellent bass and crappie fishing, with Lake Nacogdoches known for producing multiple ShareLunker-class bass
- Strong duck hunting opportunities
- Private boat ramp access through Lake Nacogdoches Ranch
- Direct access to approximately 50 acres of adjoining public land that is extremely difficult for the general public to reach
- Effective huntable footprint of roughly 85 acres, making the property feel much larger than its deeded size
- Fully remodeled two-bedroom, one-bathroom cabin
- Spacious front porch overlooking a large deer pen with great wildlife viewing
- Large patio area ideal for cookouts, grilling, and entertaining
- Large covered barn for equipment, feed, and recreational gear
- Covered shooting bench and gun range on site
- Access to nearly four miles of gravel and white rock roads for riding an ATV or UTV
- Excellent ATV and side-by-side access throughout the property
- True turn-key East Texas hunting and recreational property with proven results and rare lake frontage



REMODELED CABIN



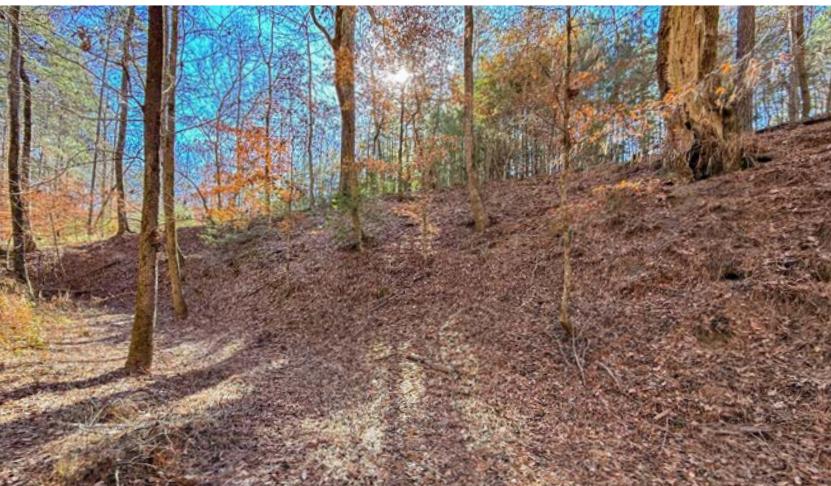
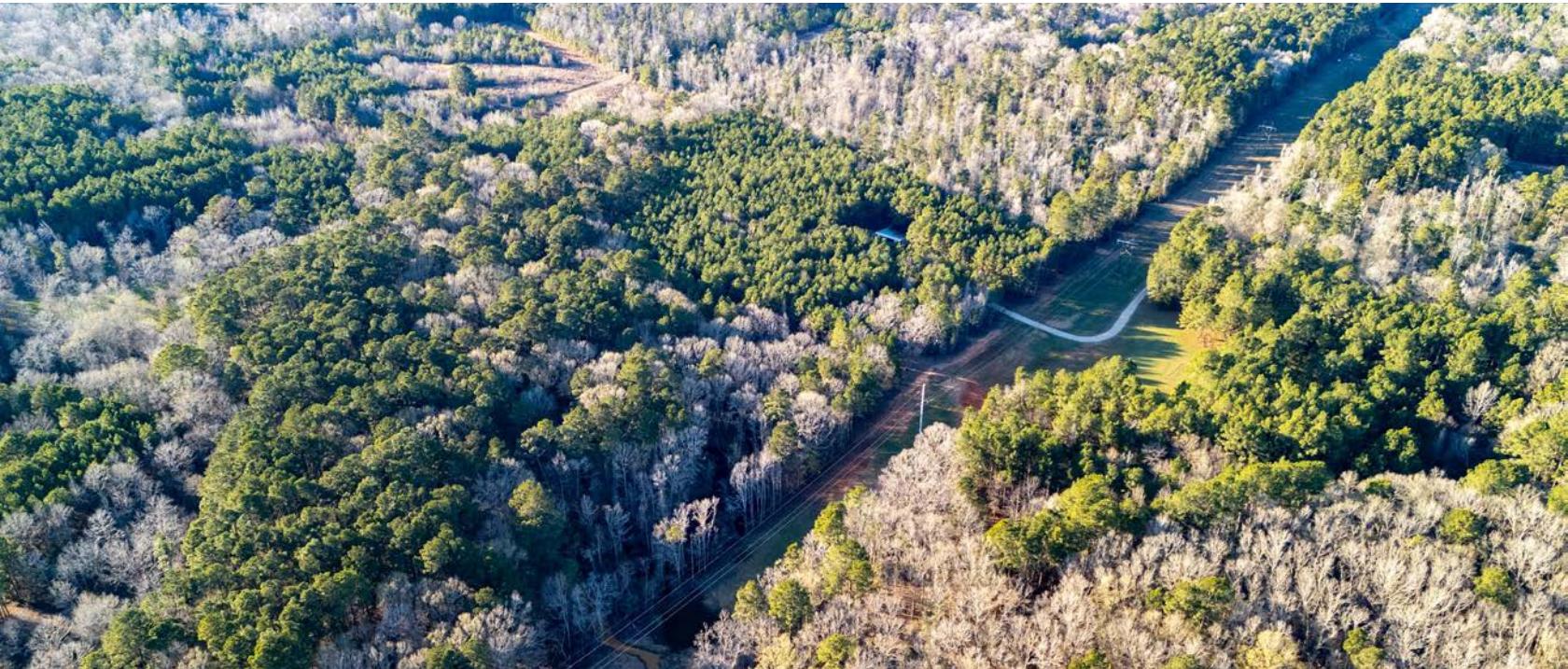
FRONT PORCH AND COVERED PATIO



COVERED BARN



HEALTHY WILDLIFE HABITAT



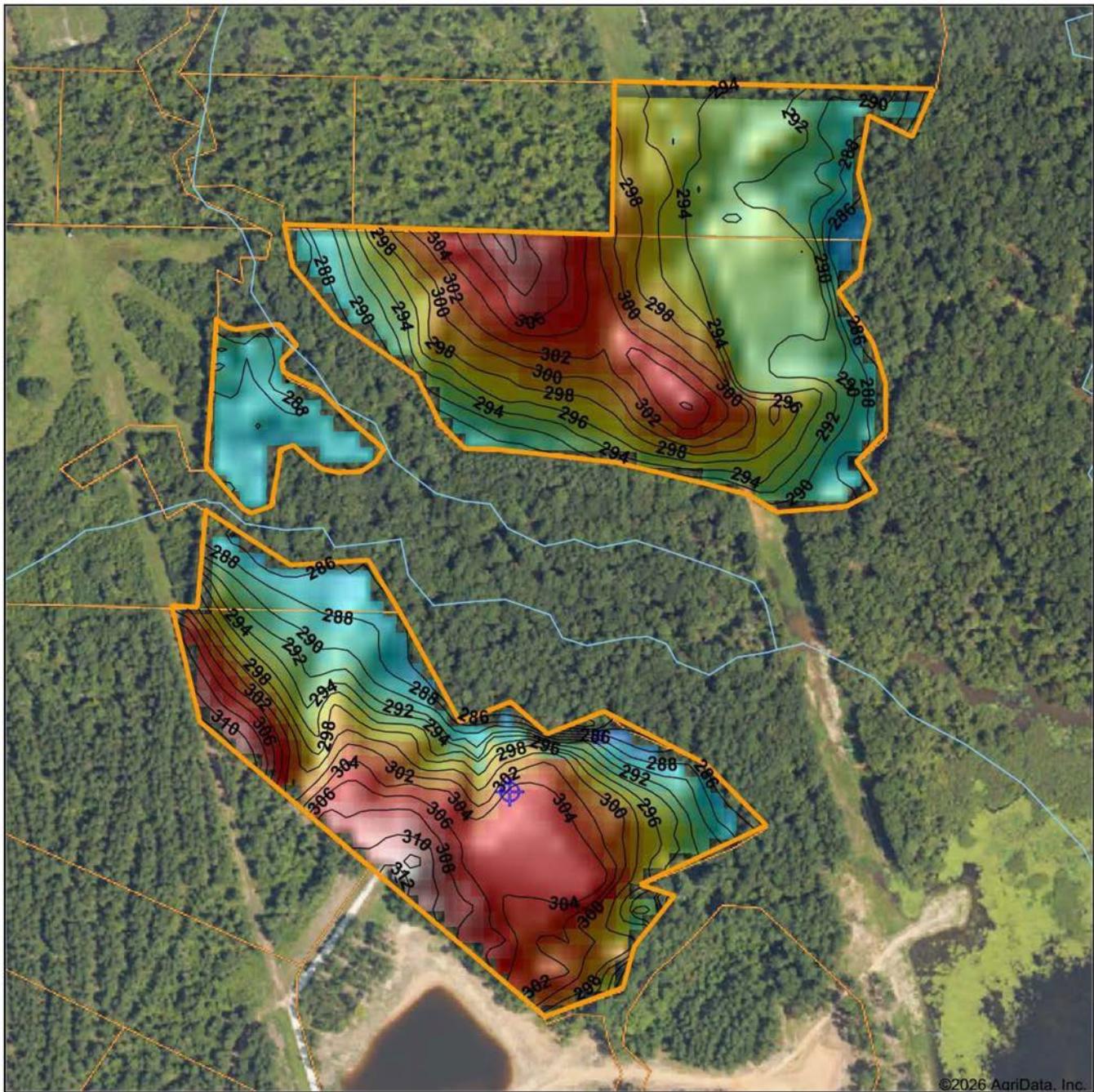
LAKE NACOGDOCHES ACCESS



HUNTING OPPORTUNITIES



HILLSHADE MAP



Low Elevation High



Source: USGS 10 meter dem

0ft 339ft 678ft

Interval(ft): 2

Min: 279.1

Max: 313.3

Range: 34.2

Average: 296.5

1/3/2026



Nacogdoches County
Texas

Boundary Center: 31° 38' 18.99, -94° 50' 5.47

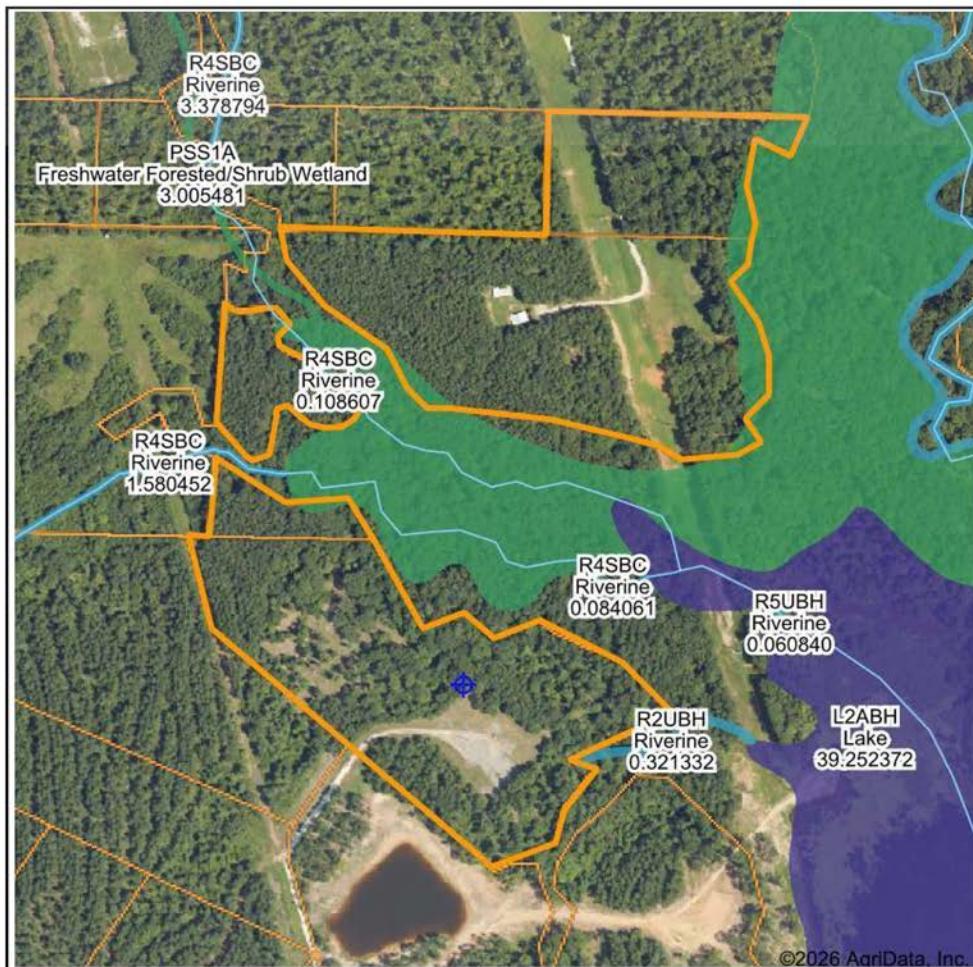


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WETLANDS MAP



State: **Texas**
 Location: **31° 38' 18.99", -94° 50' 5.47"**
 County: **Nacogdoches**
 Township: **Cushing-Douglass**
 Date: **1/3/2026**



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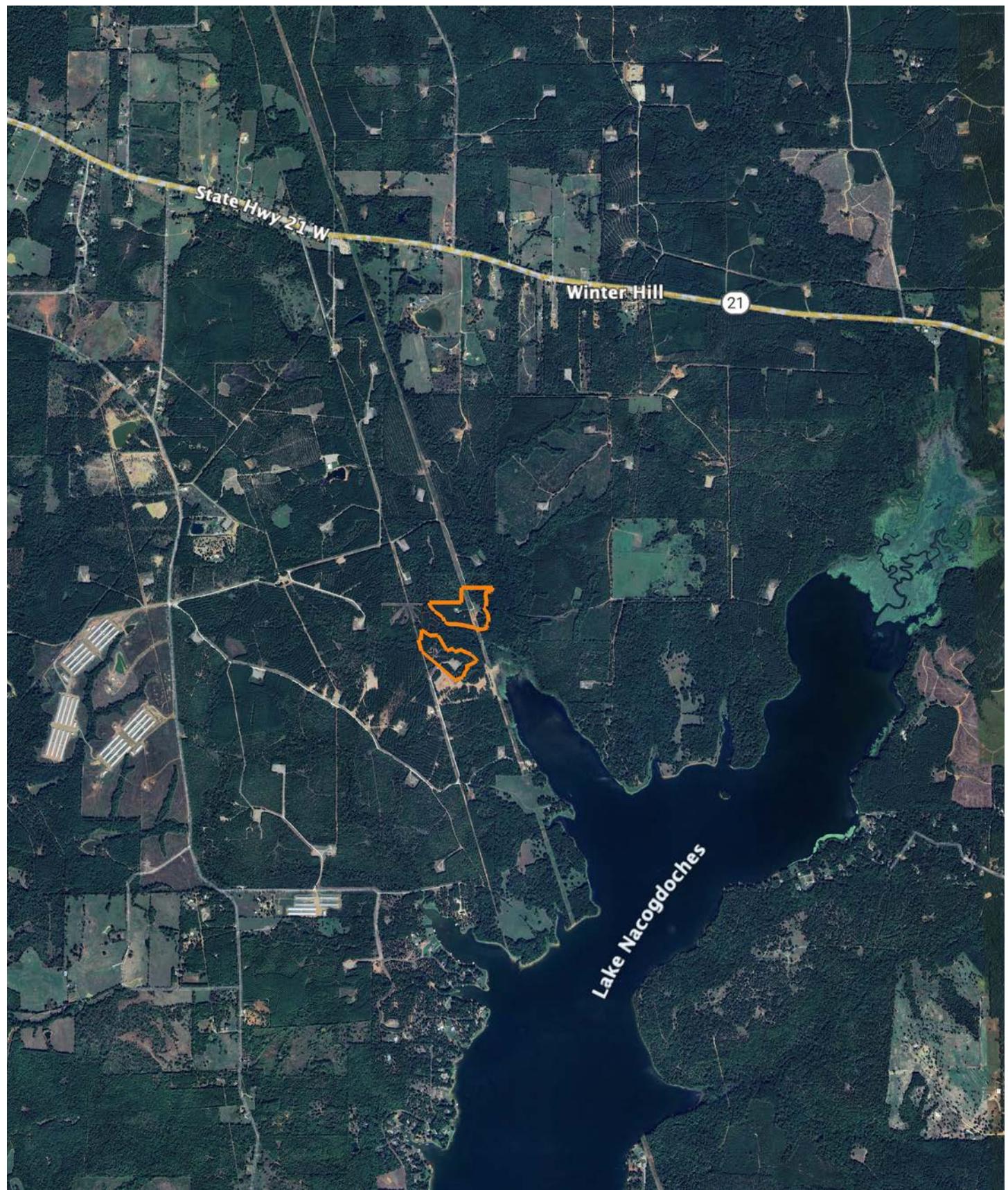


0ft 537ft 1074ft

Classification Code	Type	Acres
PSS1/EM1Ah	Freshwater Forested/Shrub Wetland	1.42
R2UBH	Riverine	0.01
R4SBC	Riverine	0.00
		Total Acres 1.43

Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

OVERVIEW MAP



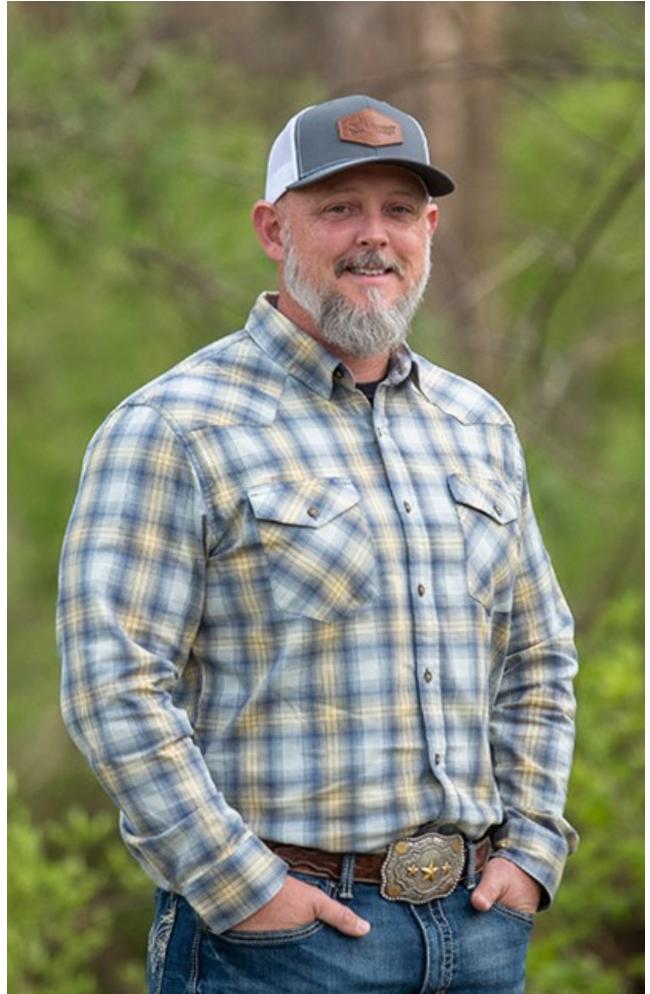
AGENT CONTACT

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.



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