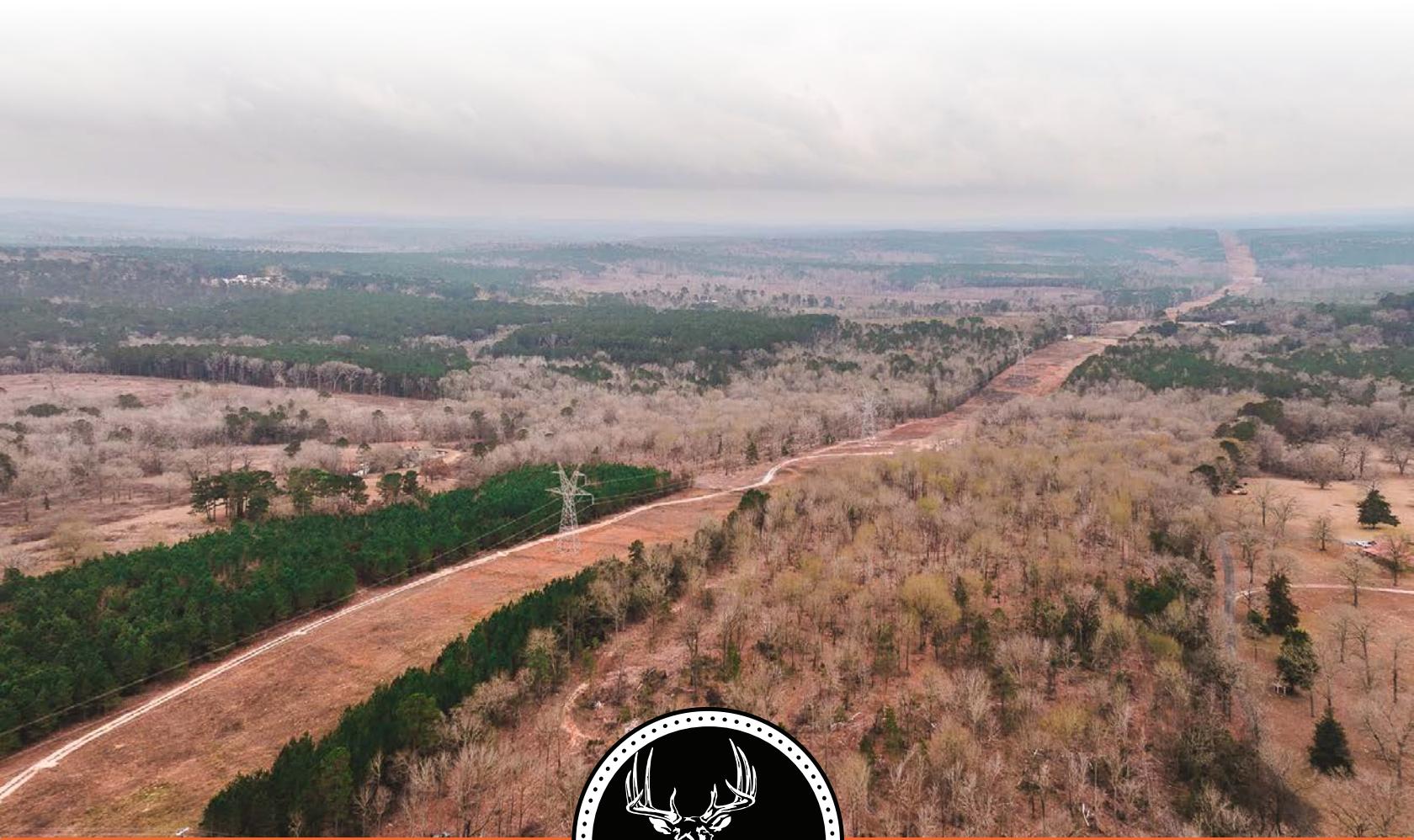


MIDWEST LAND GROUP PRESENTS

63 ACRES IN
RUSK COUNTY
TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BUILD SITE AND RECREATIONAL PROPERTY NEAR WILD SPRING DUNES GOLF COURSE

Welcome to your very own oasis just minutes from the new Wild Spring Dunes Golf Course near Nacogdoches, Texas. As you drive into this property, you will instantly see the perfect hilltop build site ready for your future residence! Views to the south consist of open woodlands with mature oak trees sloping down towards Parker Branch. Deer tracks can be found along the creek crossings and throughout the open canopy. Mature white oaks are sure to drop

a heavy crop of acorns every fall, providing much attraction to the wildlife. Trail cam photos from the property provide evidence of how great the whitetail genetics are in this area. Multiple stand sites and food plot locations make this property desirable to the outdoorsman.

This property has great potential for anyone wanting to be close to town with a country feel!



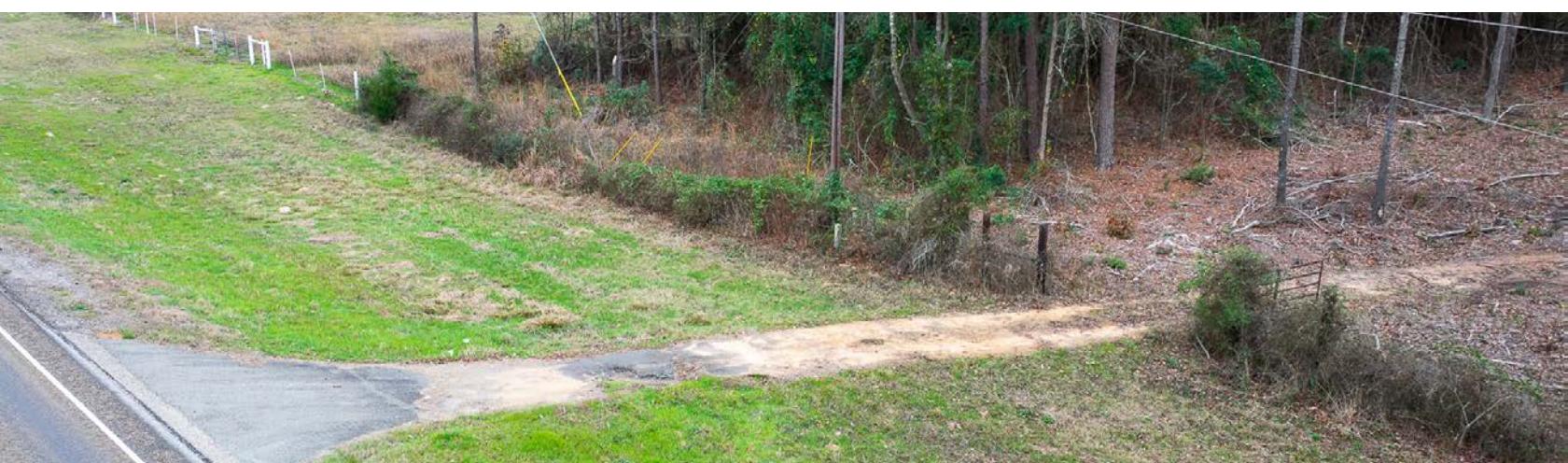
PROPERTY FEATURES

COUNTY: **RUSK** | STATE: **TEXAS** | ACRES: **63**

- 2.5 miles from Mt. Enterprise, TX
- 20 minutes to Henderson, TX
- Less than 30 minutes from Nacogdoches, TX
- Less than 30 minutes from Stephen F. Austin University
- Potential lake site
- Premium "hilltop" build site
- 600 feet of Highway 84 road frontage
- Mature oak trees
- Parker Branch borders property
- Hunting opportunities
- Abundant wildlife



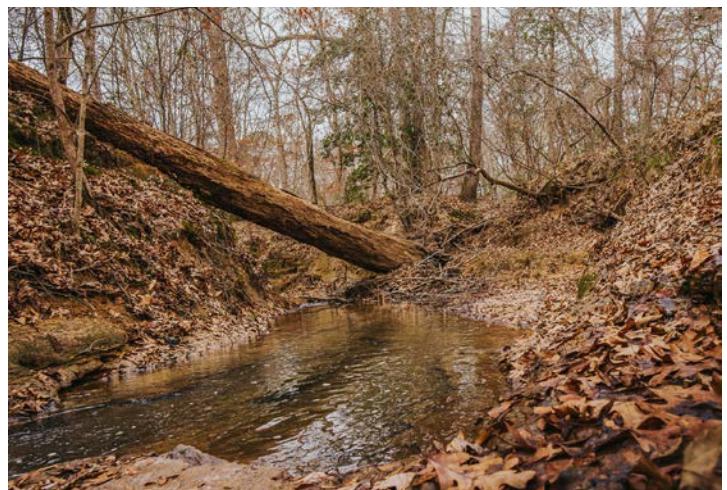
PREMIUM "HILLTOP" BUILD SITE



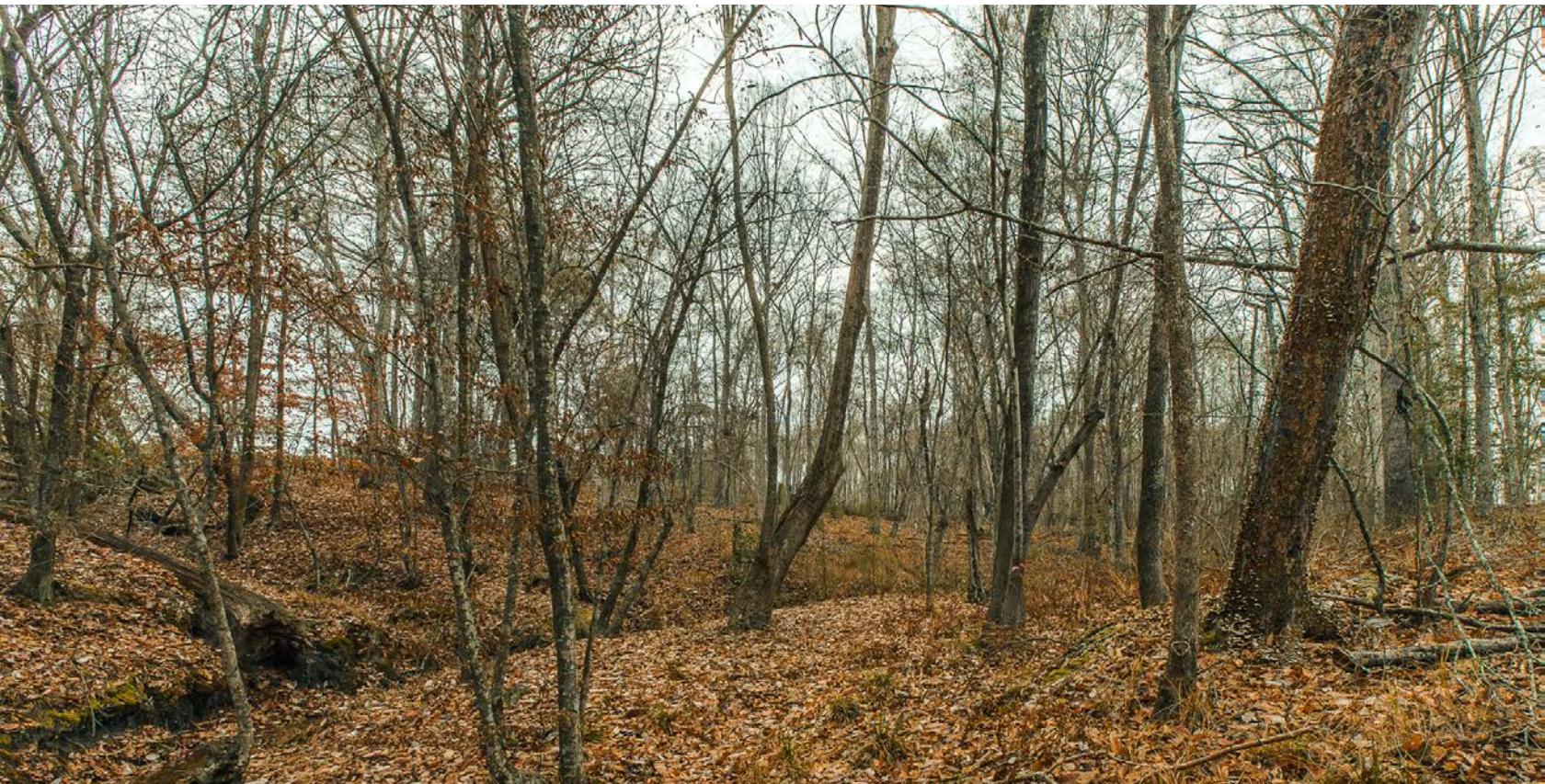
POTENTIAL LAKE SITE



PARKER BRANCH



MATURE OAK TREES



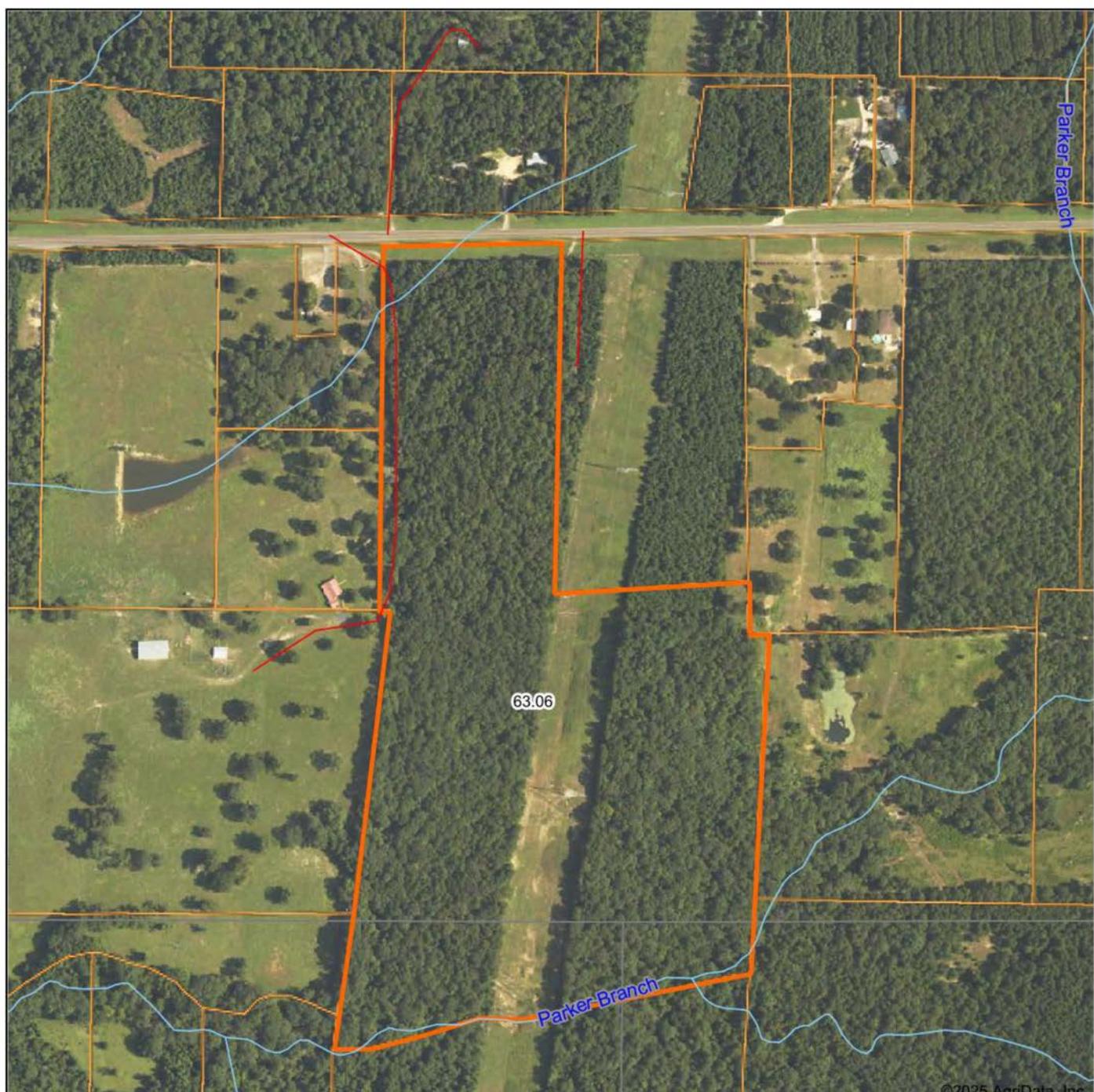
HUNTING OPPORTUNITIES



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:

surety[®]
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025
www.AgniDataInc.com

Boundary Center: 31° 55' 0.16, -94° 38' 21.72

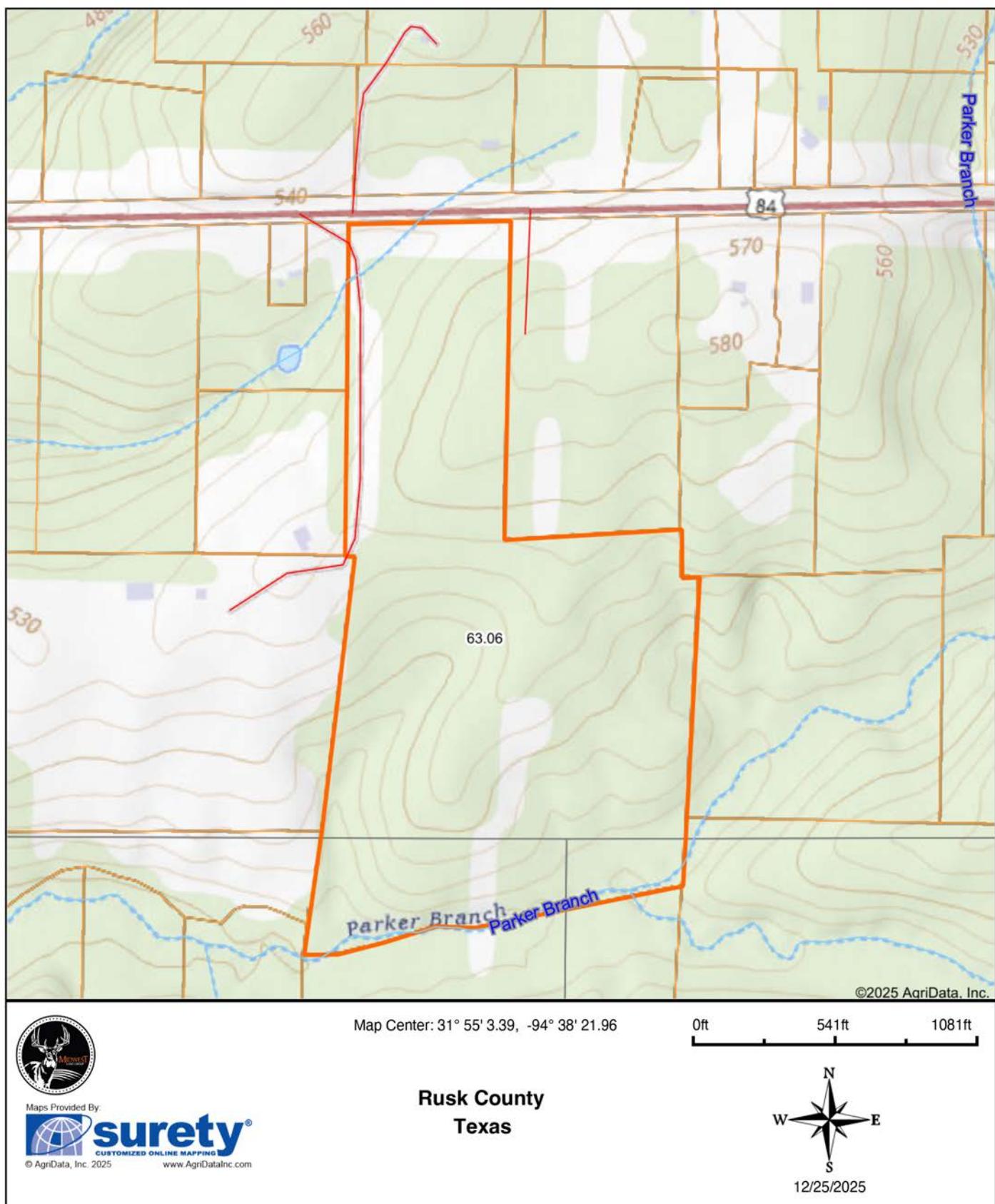
0ft 541ft 1081ft



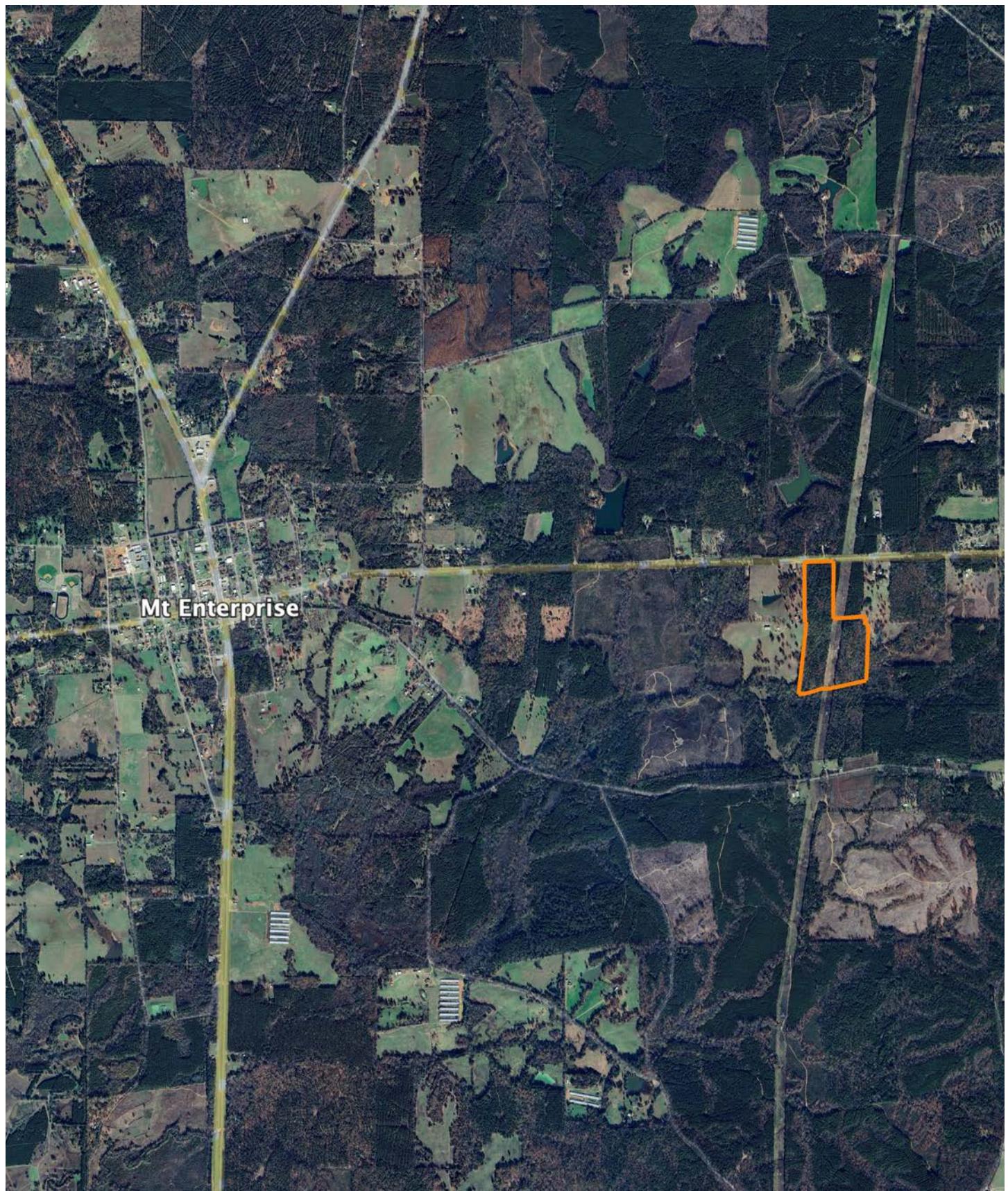
Rusk County
Texas

12/25/2025

TOPOGRAPHY MAP



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
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