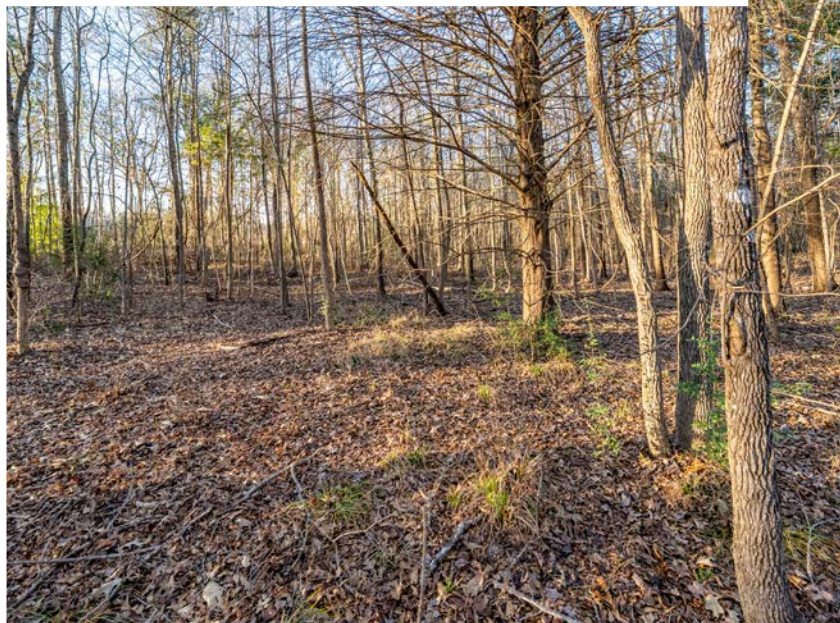


MIDWEST LAND GROUP PRESENTS



14.5 ACRES
SMITH COUNTY, TX

FM 838, Overton, Texas 75684



MIDWEST LAND GROUP IS HONORED TO PRESENT

SCENIC VACANT LAND WITH BUILD SITE AND POND

Discover the perfect opportunity to own a beautiful tract of vacant land in Overton, Texas, offering privacy, natural beauty, and endless potential. Located just 30 minutes from the heart of Tyler and 20 minutes from Henderson and Kilgore, this property features a picturesque pond that creates a serene backdrop for a future home, weekend retreat, or recreational getaway.

A potential build site overlooks the pond, providing a peaceful setting ideal for enjoying east Texas sunrises and sunsets. Electric access is available, helping simplify future development. The land is accessed via a deeded easement, ensuring legal and reliable entry while maintaining a sense of seclusion.

Meandering, winding trails throughout the property invite exploration, making it easy to enjoy the natural landscape, whether for walking, riding, or simply taking in the outdoors.

This property is well-suited for a custom home or barndominium, private country retreat, recreational use, or long-term investment. If you're seeking quiet country living with scenic views and room to create your vision, this Overton property is a must-see.



PROPERTY FEATURES

COUNTY: **SMITH** | STATE: **TEXAS** | ACRES: **14.5**

- Vacant land for sale in Overton, TX
- Scenic pond
- Potential build site overlooking the pond
- Deeded easement providing legal access
- Electric access available
- Private, quiet country setting
- Winding trails throughout the property
- Ideal for a custom home or retreat
- Natural east Texas landscape
- Great opportunity for recreational or investment use



POTENTIAL BUILD SITE OVERLOOKING POND

A potential build site overlooks the pond, providing a peaceful setting ideal for enjoying east Texas sunrises and sunsets.



NATURAL EAST TEXAS LANDSCAPE



WINDING TRAILS THROUGHOUT



GREAT OPPORTUNITY FOR RECREATION

If you're seeking quiet country living with scenic views and room to create your vision, this Overton property is a must-see.



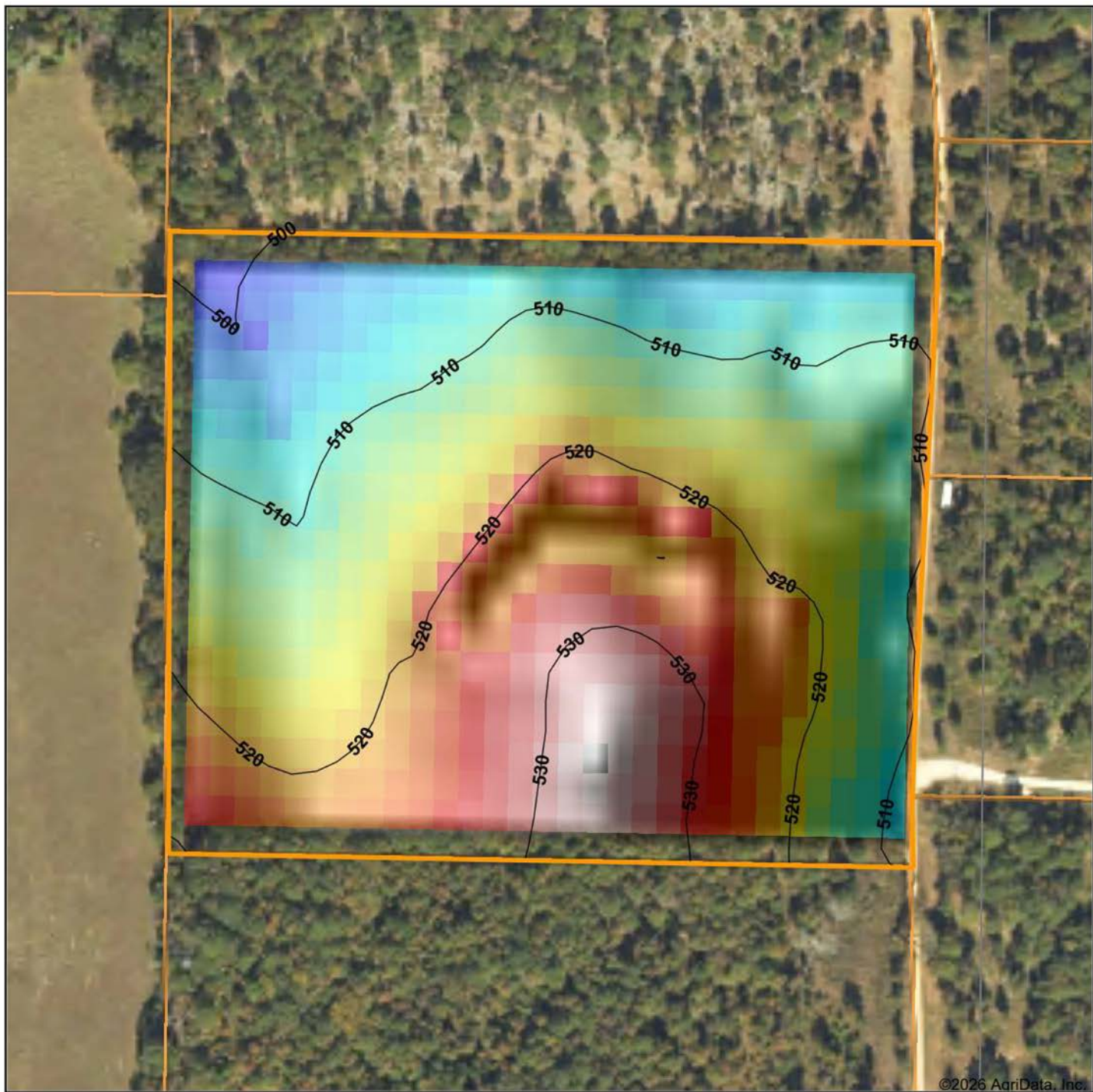
ADDITIONAL PHOTOS



AERIAL MAP



HILLSHADE MAP



©2026 AgriData, Inc.

Low Elevation High



Maps Provided By:



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Source: USGS 10 meter dem
Interval(ft): 10
Min: 499.1
Max: 535.4
Range: 36.3
Average: 517.0
Standard Deviation: 7.84 ft

0ft 179ft 358ft

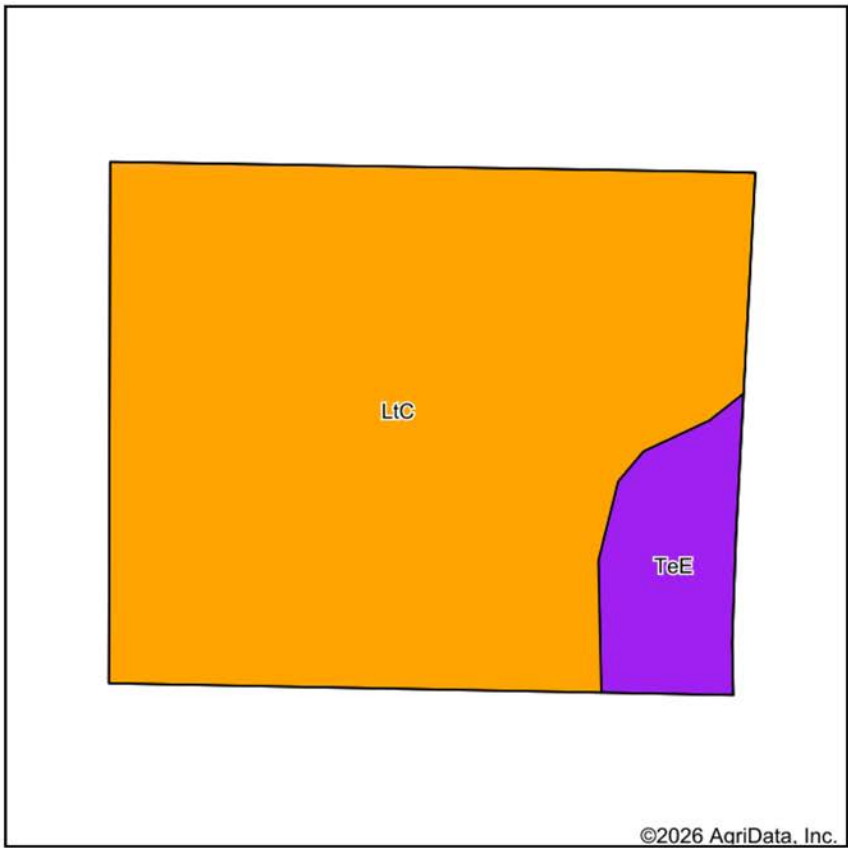


1/13/2026

Smith County
Texas

Boundary Center: 32° 14' 28.57, -95° 0' 3.43

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Texas**
County: **Smith**
Location: **32° 14' 28.57, -95° 0' 3.43**
Township: **Troup-Arp**
Acres: **14.4**
Date: **1/13/2026**



Maps Provided By:



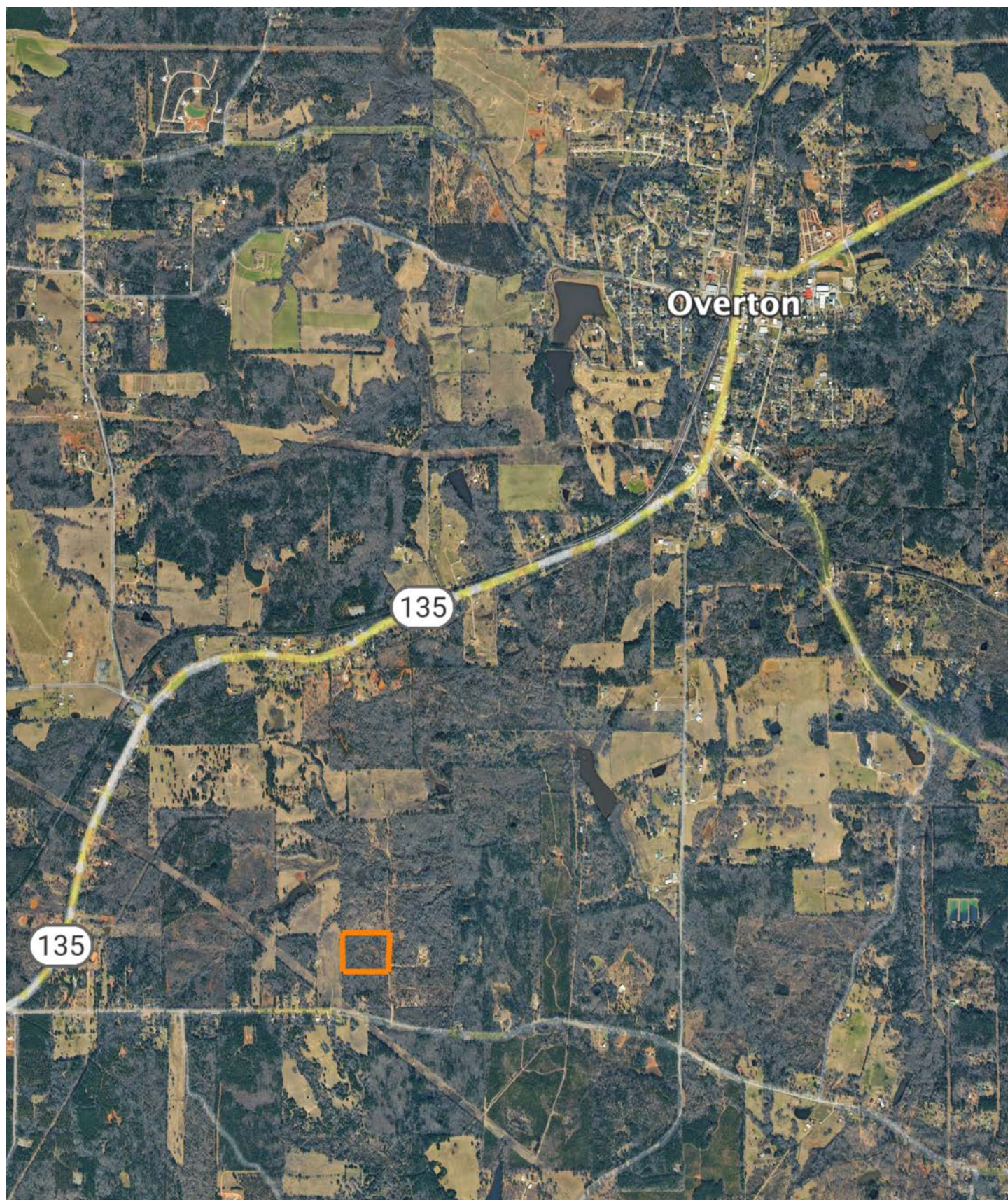
Area Symbol: TX423, Soil Area Version: 24

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
LtC	Lilbert loamy fine sand, 1 to 6 percent slopes	12.93	89.8%		> 6.5ft.	Ille	37	29	37	27	36
TeE	Tenaha loamy fine sand, 8 to 20 percent slopes	1.47	10.2%		> 6.5ft.	Vle	48	27	36	23	48
Weighted Average						3.31	*n 38.1	*n 28.8	*n 36.9	*n 26.6	*n 37.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Born and raised in Northeast Texas, Kyle Snow grew up with a deep appreciation for land, wildlife, and the generational value rural properties hold. After graduating from Queen City High School, he studied Kinesiology at the University of Texas at Tyler before spending more than a decade in manufacturing management, leading large teams in fast-paced environments. That experience ingrained in him a strong sense of urgency, clear communication, and the importance of building trust - qualities he now brings to serving landowners.

Although Kyle's professional skills define how he operates, his outdoor experiences shape how he sees the land. From hunting whitetail with his father and brother in the oak bottoms of Texas, to baiting bears in the Ouachita Mountains, to duck hunts in flooded timber and bayou wetlands, he has spent his life exploring and understanding the terrain that makes this region special. Today, he shares those same traditions with his children, and his love for the outdoors fuels his passion for helping others achieve their land goals.

A man grounded in faith, family, and service to others, Kyle is committed to guiding clients honestly and humbly. Whether a small recreational getaway or a multi-generation family farm, Kyle approaches every property as if it were his own.



KYLE SNOW, LAND AGENT
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MidwestLandGroup.com

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