

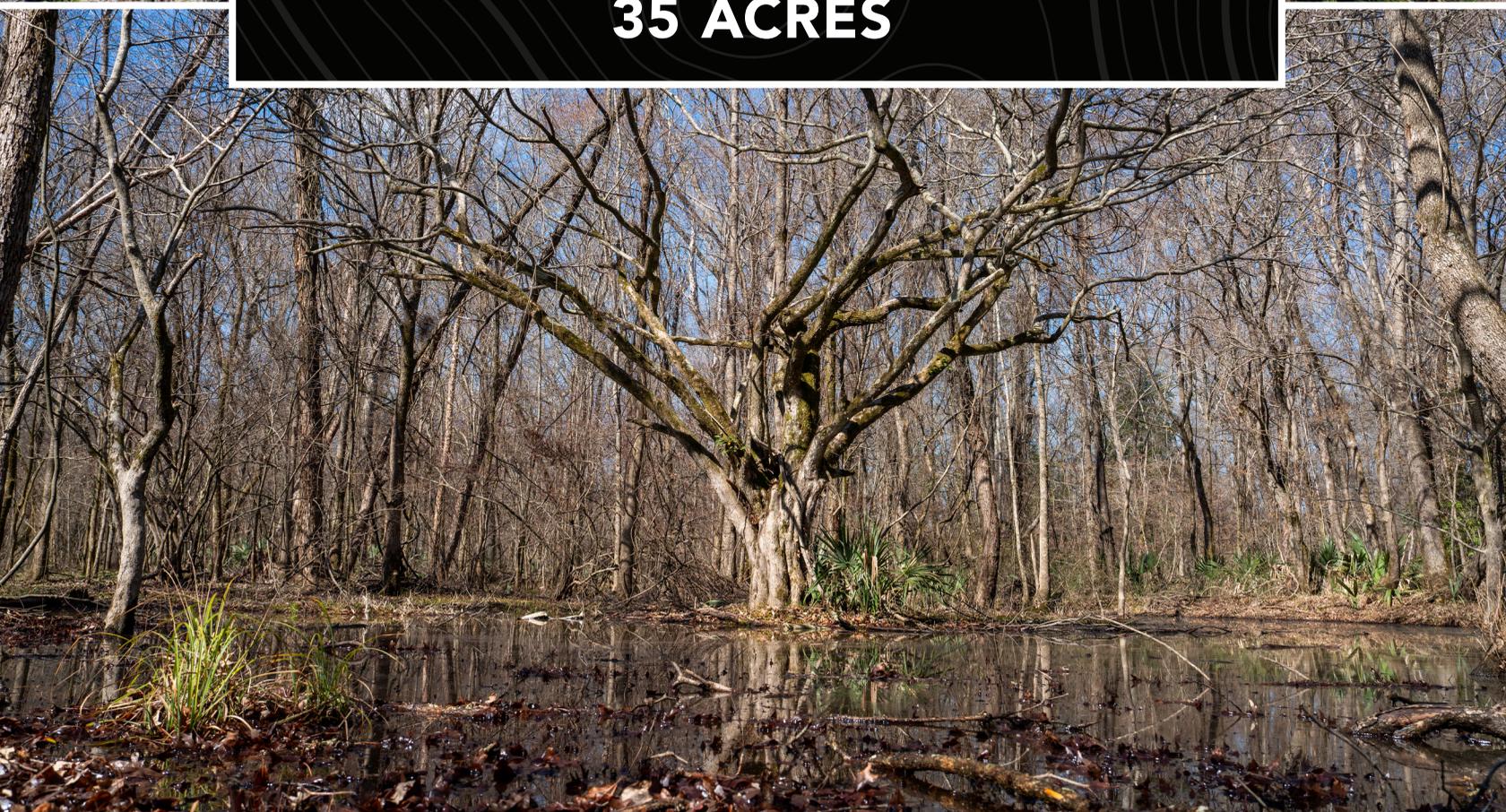


MIDWEST LAND GROUP
PRESENTS

BOWIE COUNTY

TEXAS

35 ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

35 +/- ACRES OF PRIME HUNTING LAND WITH BUILD SITE

Discover the perfect blend of recreation, privacy, and opportunity with this beautiful 35 +/- acre tract located in De Kalb, Texas. Whether you're searching for premier hunting land, a weekend retreat, or the ideal location to build your country home, this property checks all the boxes.

The land features a healthy mix of natural growth, hardwoods, and pine, providing excellent wildlife habitat and the classic East Texas setting buyers love. A designated build site is already established, and electricity is available on the property, saving you time and development costs. A road leads directly to

the build-site, ensuring convenient and reliable access year-round.

Located inside the De Kalb School District, this property offers the rare opportunity to enjoy rural living while remaining within reach of key cities: just 45 minutes to Texarkana and approximately 2.5 hours to Dallas.

Additionally, there is another property available for purchase directly across the road, consisting of approximately 48 +/- acres of mature hardwoods and wetlands, offering expanded hunting opportunities.



PROPERTY FEATURES

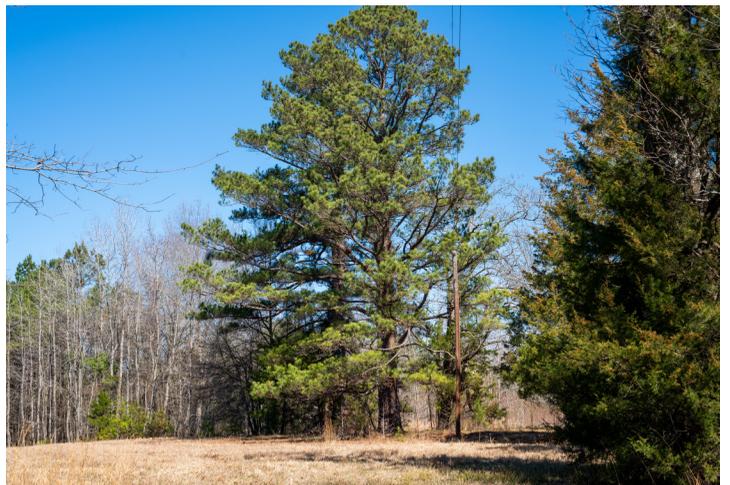
COUNTY: **BOWIE** | STATE: **TEXAS** | ACRES: **35**

- 35 acres of prime hunting and recreational land
- Located in De Kalb, Texas
- Inside De Kalb School District
- Mix of natural hardwoods and pine timber
- Established build site for a camp or a home
- Electricity on the property
- Road access to the build site
- Excellent wildlife habitat
- Ideal for a weekend retreat or full-time residence
- Private, peaceful rural setting
- Convenient drive to Texarkana (45 minutes) and Dallas (2.5 hours)
- Additional 48 +/- acres available across the road (hardwoods & wetlands)

PRIME HUNTING AND RECREATION LAND



HARDWOODS & PINE TIMBER



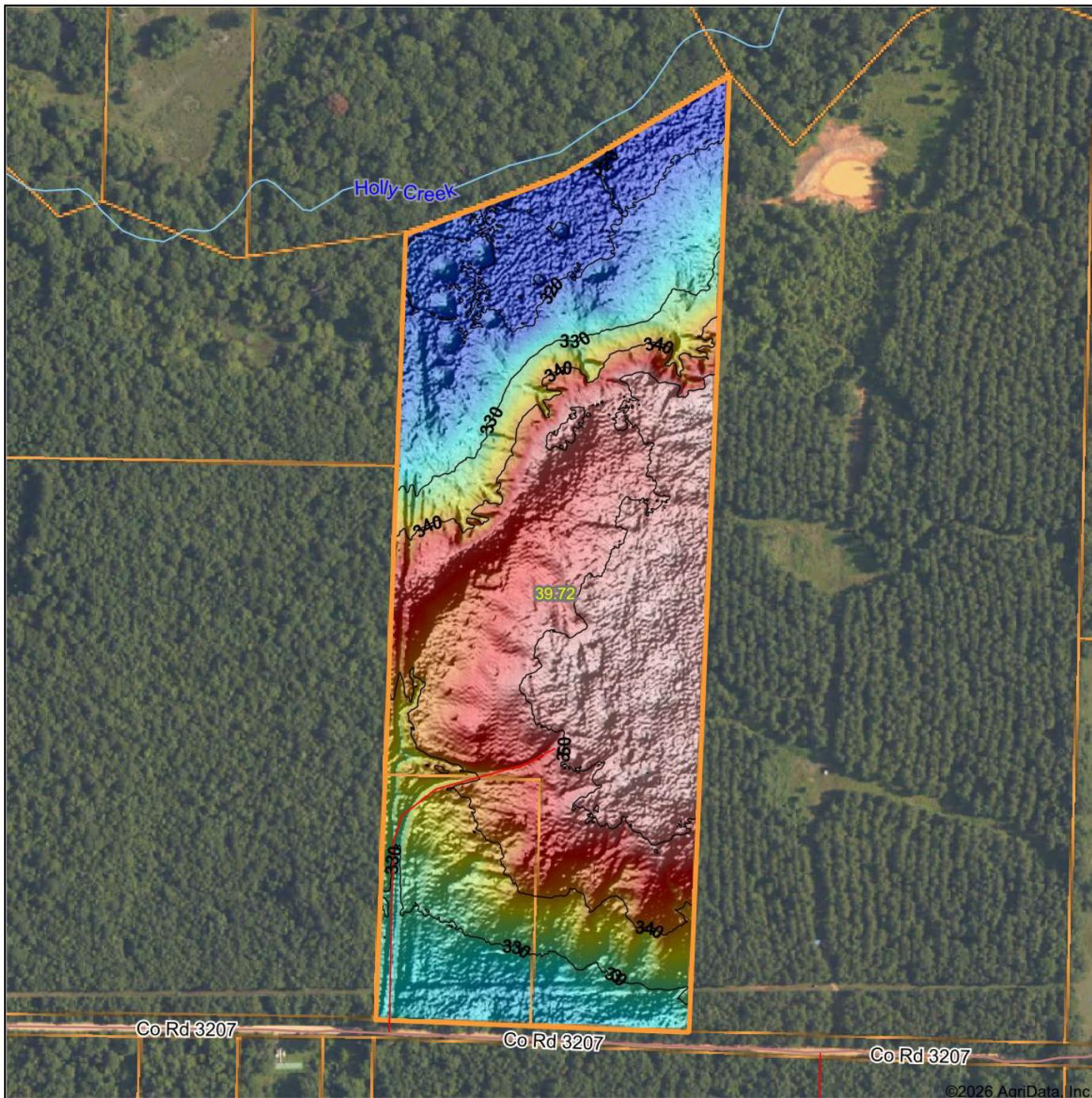
ESTABLISHED BUILD SITE



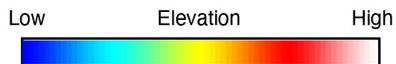
ROAD ACCESS TO BUILD SITE



HILLSHADE MAP



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Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 318.2
 Max: 354.4
 Range: 36.2
 Average: 337.6
 Standard Deviation: 11.38 ft



**Bowie County
 Texas**

Boundary Center: 33° 33' 53.89, -94° 32' 28.46

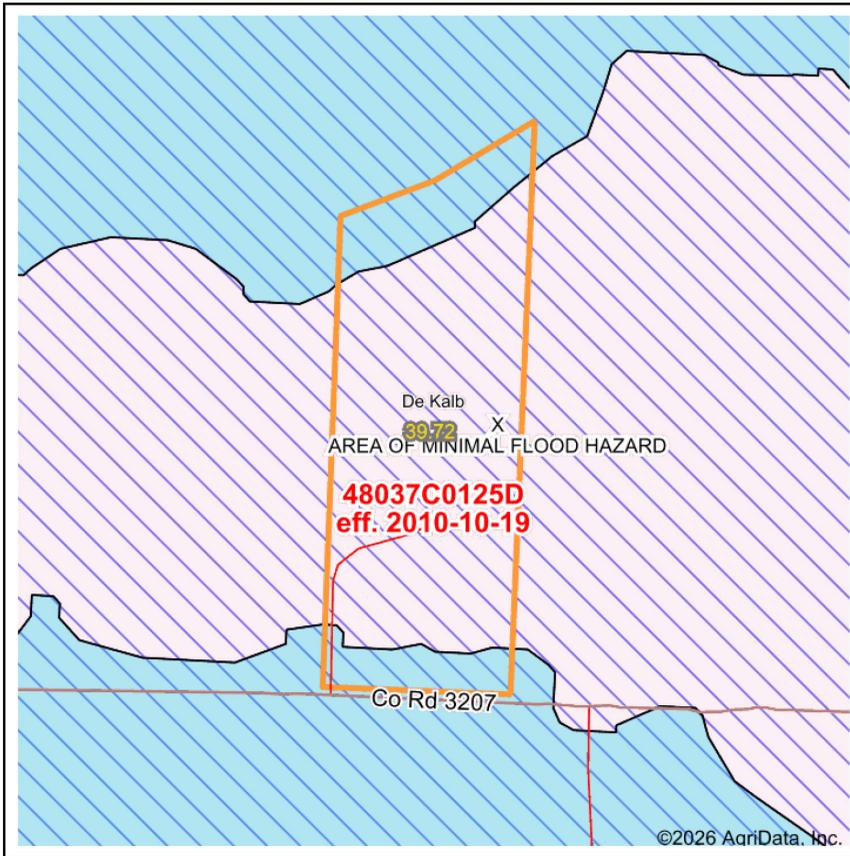


Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING

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FEMA REPORT MAP



Map Center: 33° 33' 52.89, -94° 32' 28.22
 State: TX Acres: 39.72
 County: Bowie Date: 2/17/2026
 Location:
 Township: De Kalb



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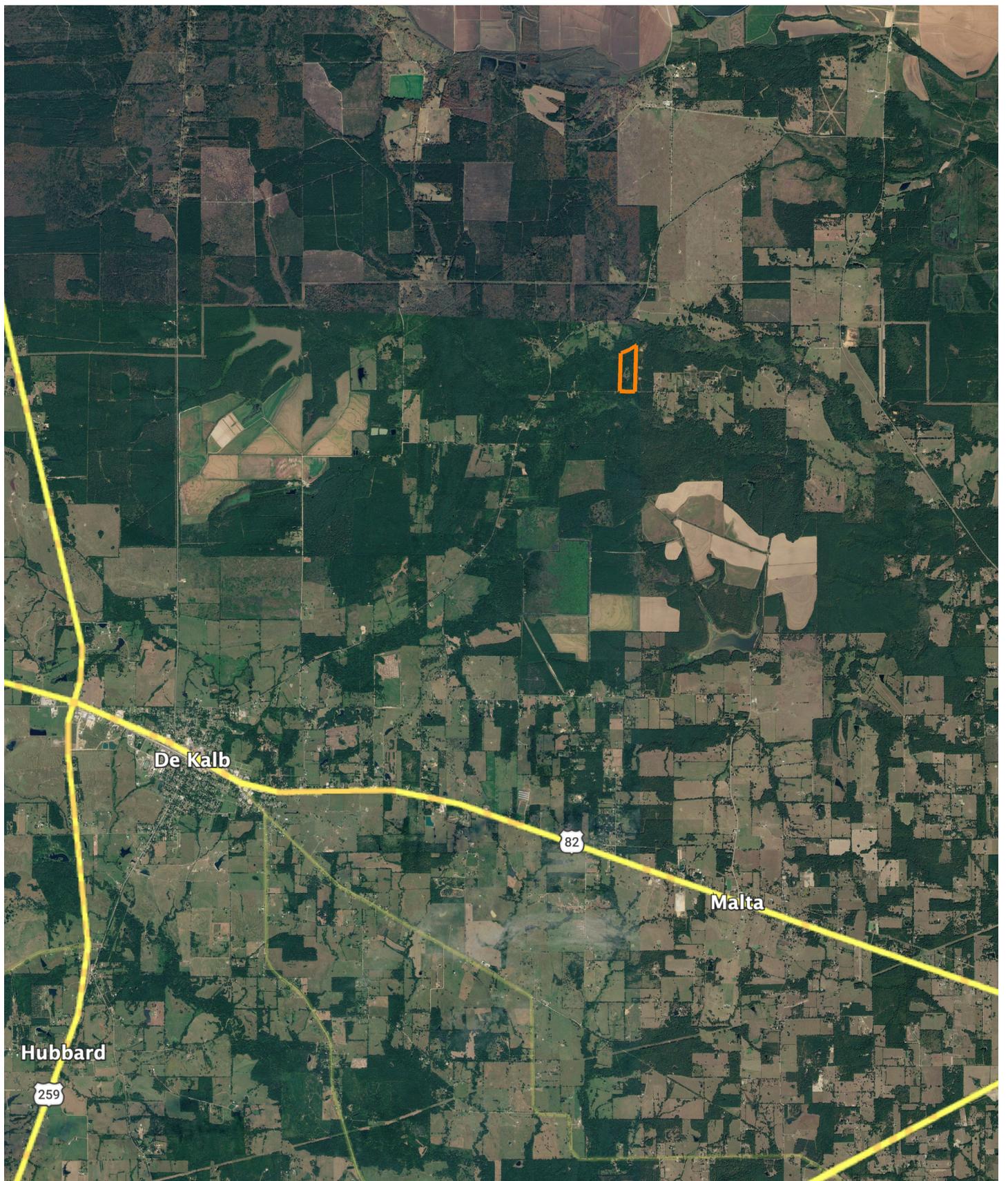
Name	Number	County	NFIP Participation	Acres	Percent
Bowie County	481194	Bowie	Regular	39.72	100%
Total				39.72	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	31.38	79.0%
A		100-year Floodplain	8.34	21.0%
Total			39.72	100%

Panel	Effective Date	Acres	Percent
48037C0125D	10/19/2010	39.72	100%
Total		39.72	100%

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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