

MIDWEST LAND GROUP PRESENTS

41 ACRES IN

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# BOWIE COUNTY TEXAS



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# 41 +/- ACRES OF PREMIER HUNTING LAND OUTSIDE OF DE KALB, TEXAS

If you've been searching for exceptional hunting property in Northeast Texas, this 41 +/- acre tract in DeKalb, Texas, deserves your attention.

Comprised primarily of mature, old-growth hardwood timber, this property offers a stunning natural setting and ideal wildlife habitat. Mud Creek runs along the south boundary, providing a reliable water source that naturally attracts game. A small wetland located near the center of the tract adds even more habitat diversity, creating travel corridors for wildlife.

Abundant whitetail deer sign is visible throughout the property, confirming the strong hunting potential this tract offers. The combination of hardwood timber,

creek frontage, and wetlands makes this a well-balanced and highly desirable recreational property.

Conveniently located just 45 minutes from Texarkana and approximately 2.5 hours from Dallas, this property is close enough for weekend trips yet far enough away to enjoy true peace and seclusion.

For buyers seeking expansion or a future build opportunity, an additional 35 +/- acres is available directly across the road. That tract includes a designated build site with electricity available, making it ideal for establishing a hunting camp or country home while keeping this 41 +/- acres dedicated to recreation.



# PROPERTY FEATURES

COUNTY: **BOWIE** | STATE: **TEXAS** | ACRES: **41**

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- 41 +/- acres of prime hunting land
- Located in De Kalb, TX
- Majority old-growth hardwood timber
- Mud Creek frontage along the south boundary
- Small wetland in the center of the property
- Abundant whitetail deer sign
- Excellent wildlife habitat and natural travel corridors
- 45 minutes to Texarkana
- Approximately 2.5 hours to Dallas
- Additional 35 +/- acres available across the road with build site and electricity



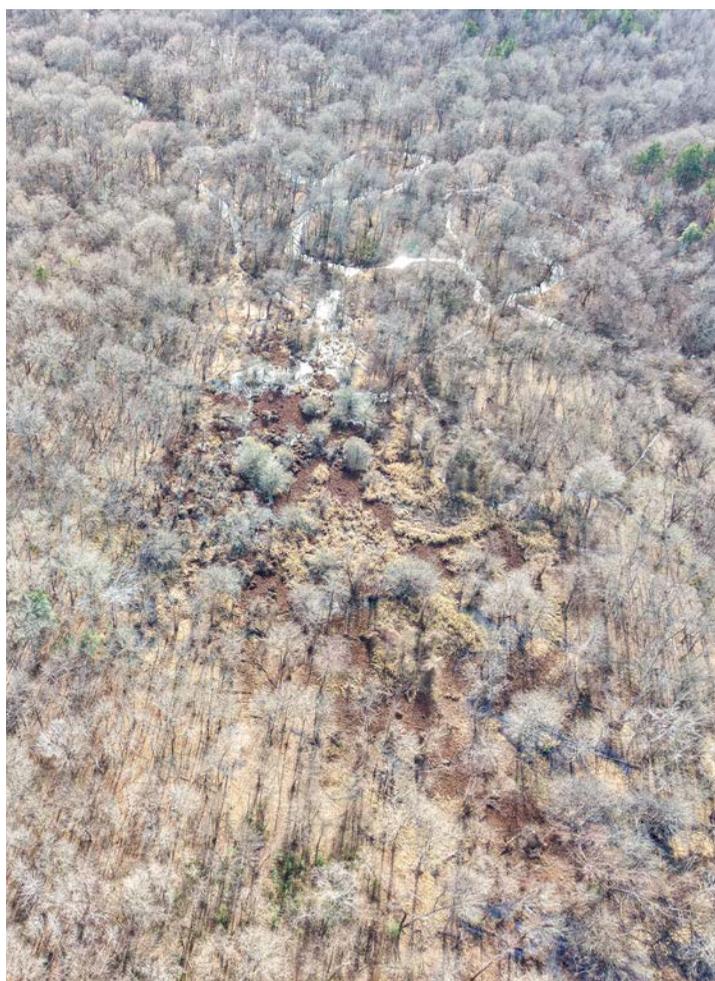
# OLD-GROWTH HARDWOOD TIMBER

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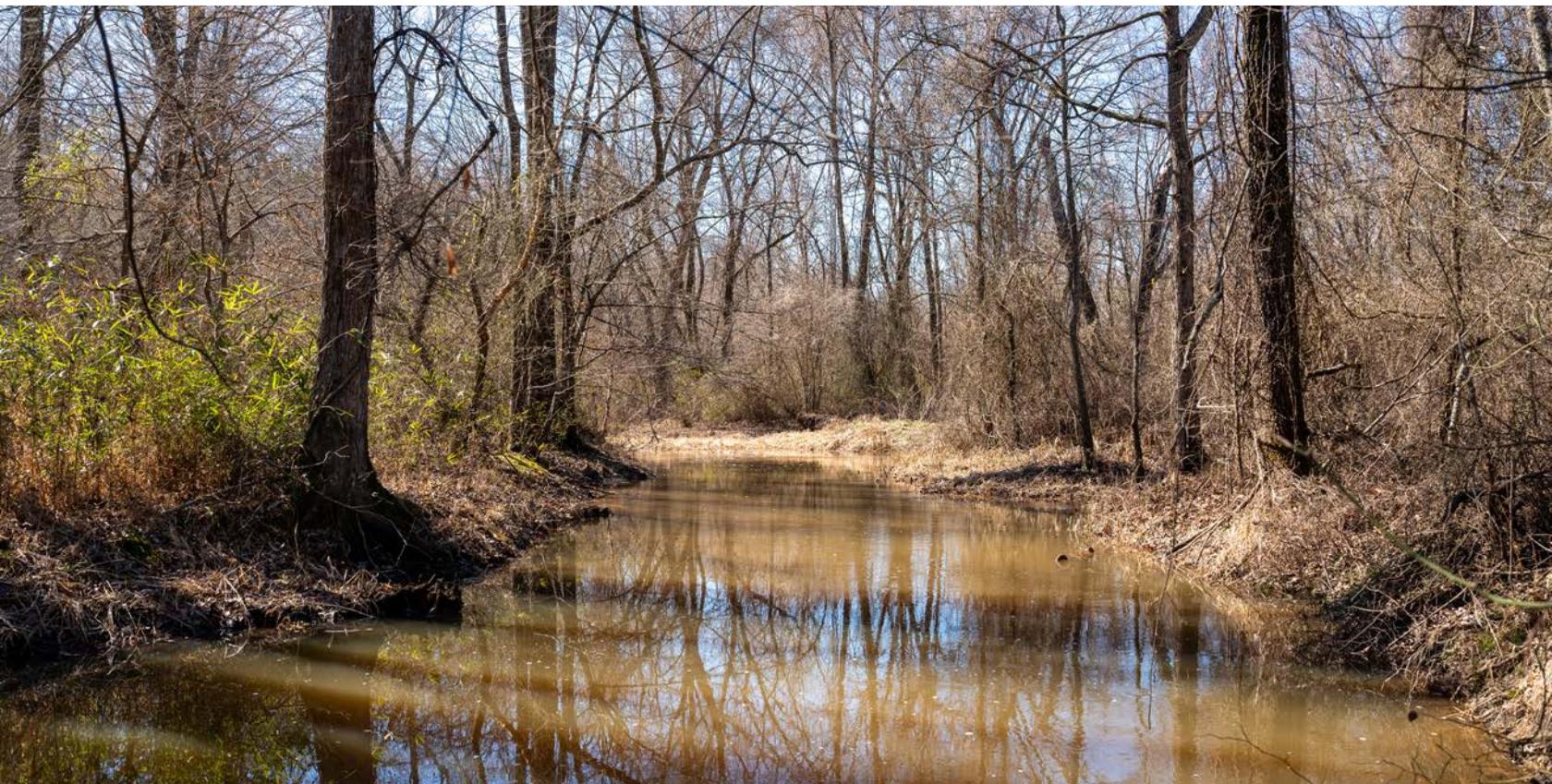
## SMALL WETLAND

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# MUD CREEK FRONTAGE

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# EXCELLENT WILDLIFE HABITAT

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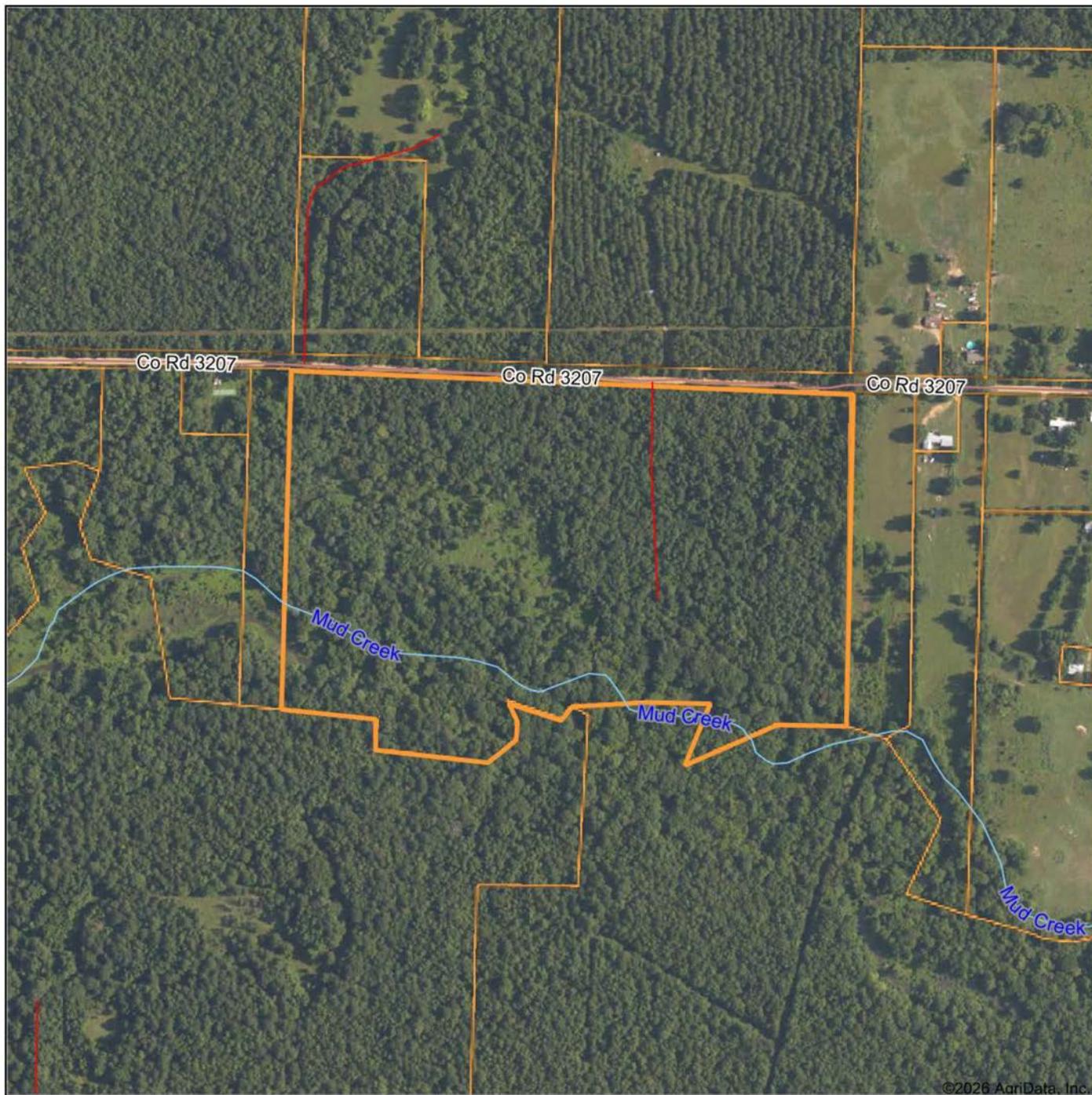


# ADDITIONAL PHOTOS

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# AERIAL MAP



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Boundary Center: 33° 33' 35.62, -94° 32' 23.31

0ft 486ft 972ft



Maps Provided By:



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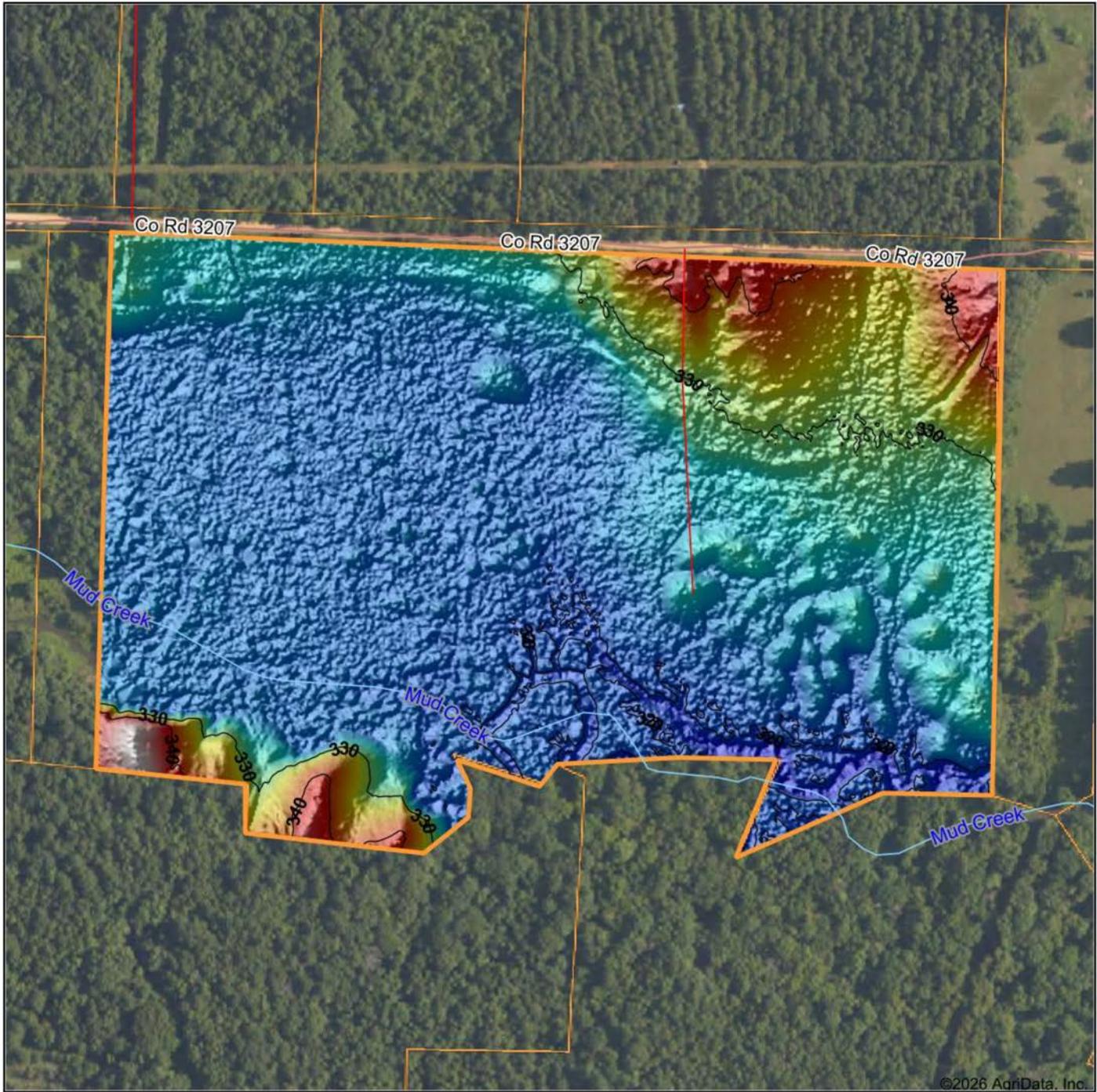
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**Bowie County  
Texas**



2/17/2026

# HILLSHADE MAP



Low Elevation High



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Source: USGS 1 meter dem  
 Interval(ft): 10  
 Min: 317.5  
 Max: 349.7  
 Range: 32.2  
 Average: 324.8  
 Standard Deviation: 5.74 ft

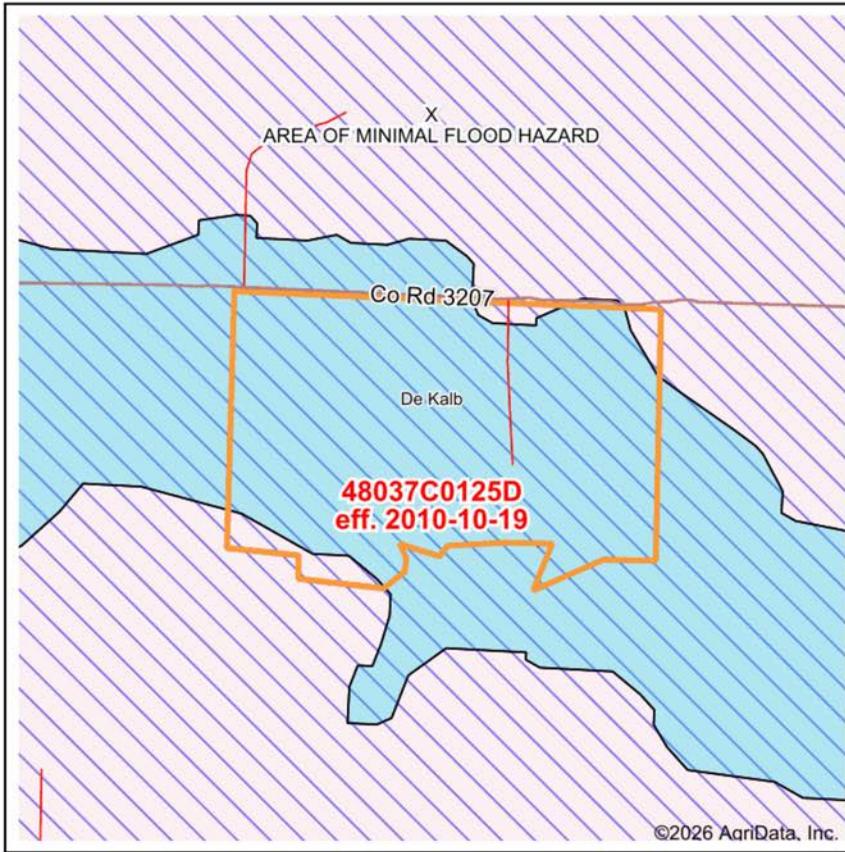


2/17/2026

**Bowie County**  
**Texas**

Boundary Center: 33° 33' 35.62, -94° 32' 23.31

# FEMA MAP



Map Center: 33° 33' 36.19, -94° 32' 23.91  
 State: TX Acres: 43.41  
 County: Bowie Date: 2/17/2026  
 Location:  
 Township: De Kalb



Maps Provided By:



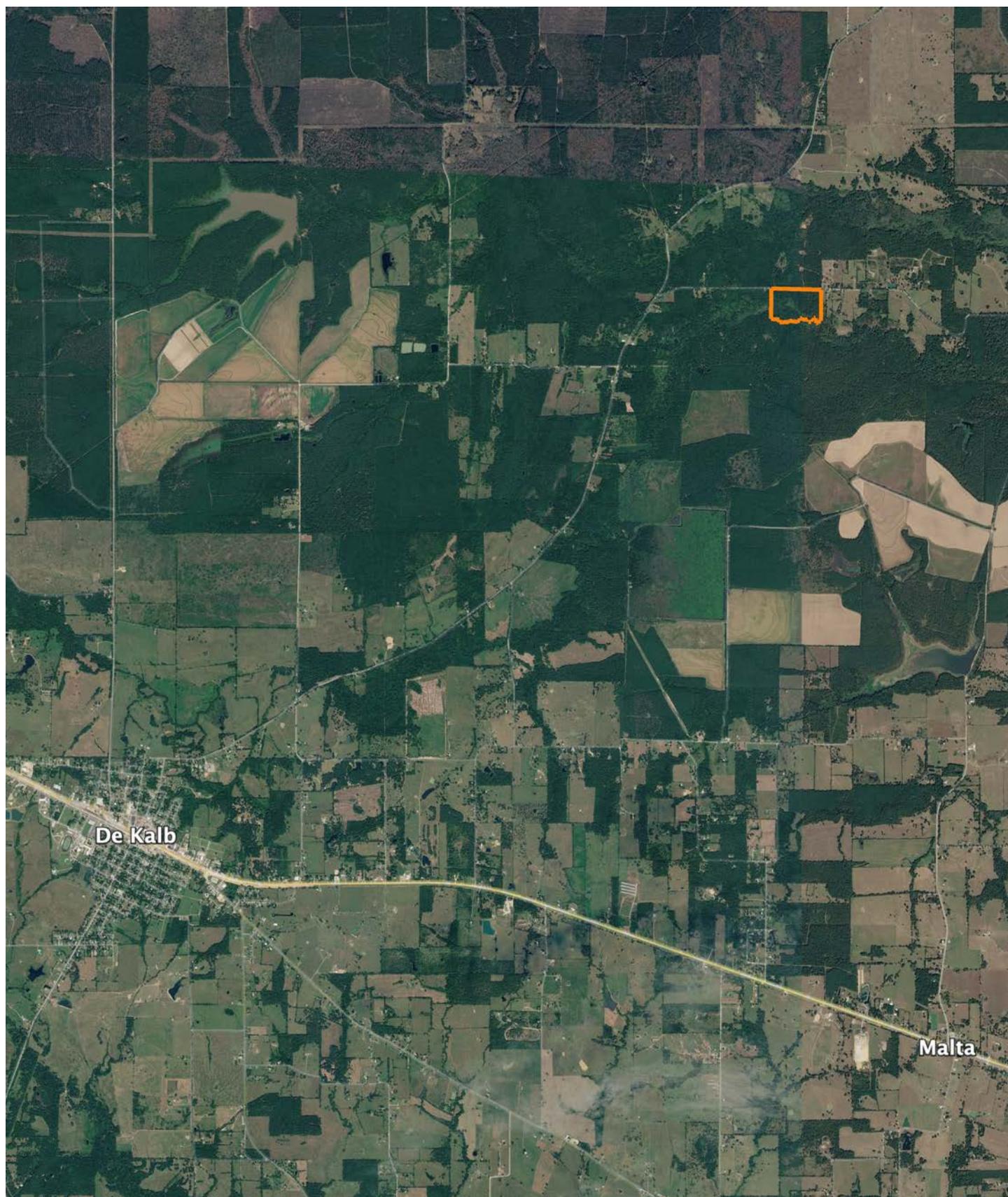
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Name	Number	County	NFIP Participation	Acres	Percent
Bowie County	481194	Bowie	Regular	43.41	100%
<b>Total</b>				43.41	100%
Map Change	Date	Case No.	Acres	Percent	
No			0	0%	
Zone	SubType	Description	Acres	Percent	
A		100-year Floodplain	40.82	94.0%	
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	2.59	6.0%	
<b>Total</b>			43.41	100%	
Panel	Effective Date	Acres	Percent		
48037C0125D	10/19/2010	43.41	100%		
<b>Total</b>		43.41	100%		

# OVERVIEW MAP

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# 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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