

MIDWEST LAND GROUP PRESENTS

36.11 ACRES

CAMP COUNTY, TX

1836 COUNTY ROAD 3416, LEESBURG, TEXAS 75451



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

36.11 ACRES OF PRIME CATTLE GROUND IN CAMP COUNTY, TEXAS

Discover the perfect blend of productivity and East Texas beauty on this exceptional 36.11 acre cattle-ready property. Whether you're looking to expand your livestock operation, build your dream home, or invest in versatile rural land, this tract offers outstanding potential.

The property is fully fenced and cross-fenced, making it ideal for rotational grazing and efficient livestock management. Two established cattle ponds provide dependable water sources, while a creek winds in and out along the southern property line.

Multiple elevated build sites offer flexibility and excellent views of the property, with electricity and rural water access available, you will save valuable time and development expense.

Two gates give access to the north and south ends of the property, where large, mature oak trees are scattered throughout the pasture, providing shade for livestock and enhancing the property's character. In the northwest corner, you'll find a beautiful stand of sycamore trees.



PROPERTY FEATURES

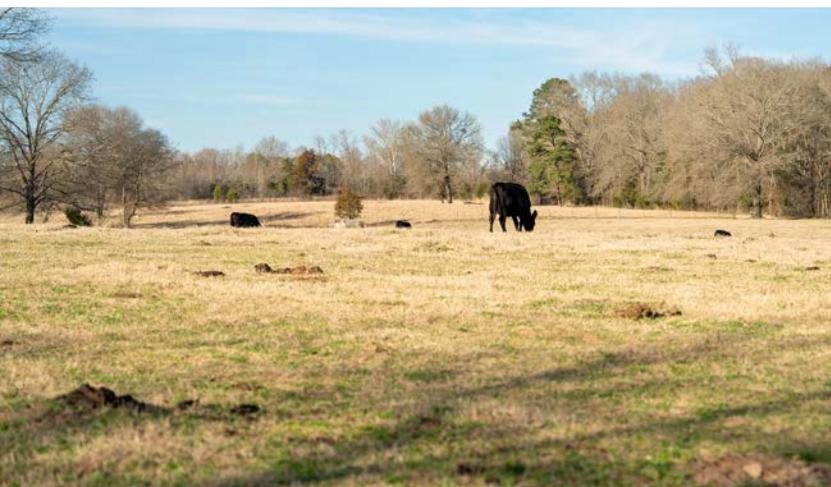
COUNTY: **CAMP** | STATE: **TEXAS** | ACRES: **36.11**

- 36.11 acres of productive pastureland
- Fenced and cross-fenced
- Two gated entrances
- Two cattle ponds
- Creek along the south boundary
- Multiple scenic build sites
- Electricity available
- Rural water available
- Mature oaks throughout
- Sycamores in the northwest corner



PRODUCTIVE PASTURELAND

Discover the perfect blend of productivity and East Texas beauty on this exceptional 36.11 acre cattle-ready property.



TWO GATED ENTRANCES

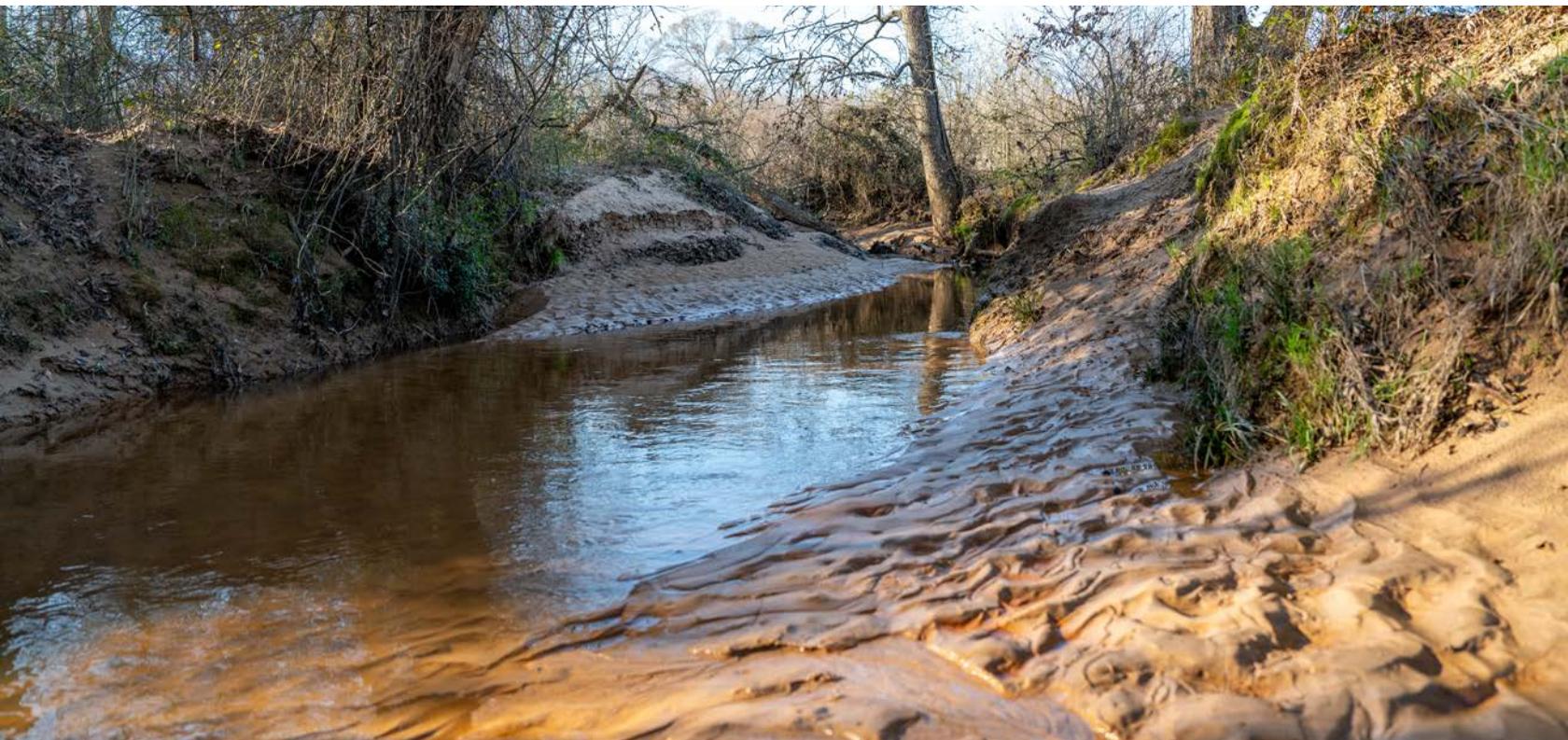
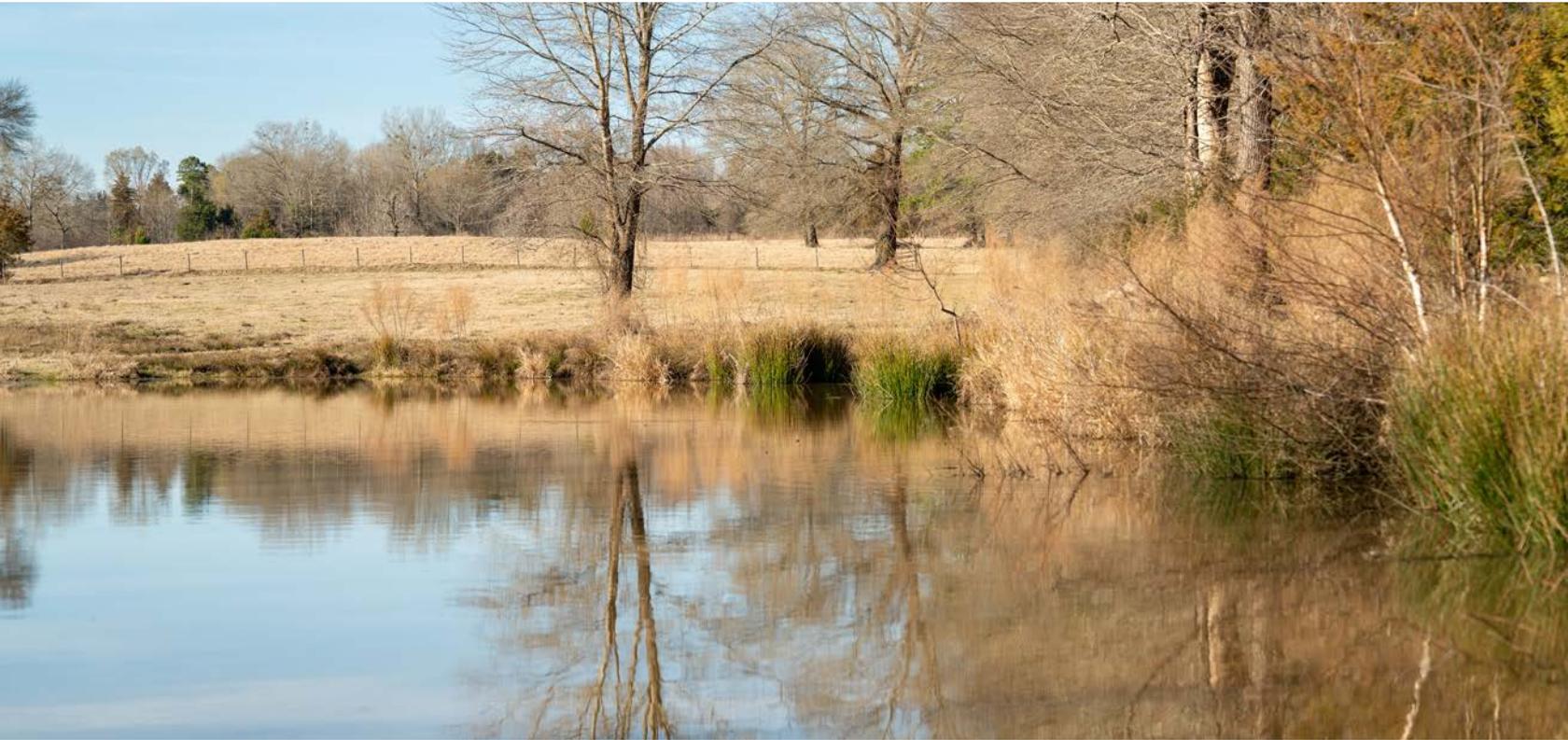


FENCED AND CROSS-FENCED



CATTLE PONDS & CREEK

Two established cattle ponds provide dependable water sources, while a creek winds in and out along the southern property line.



SCENIC BUILD SITES

Multiple elevated build sites offer flexibility and excellent views of the property, with electricity and rural water access available, you will save valuable time and development expense.



AERIAL MAP



Boundary Center: 32° 55' 41.56, -95° 6' 43.47



Maps Provided By:



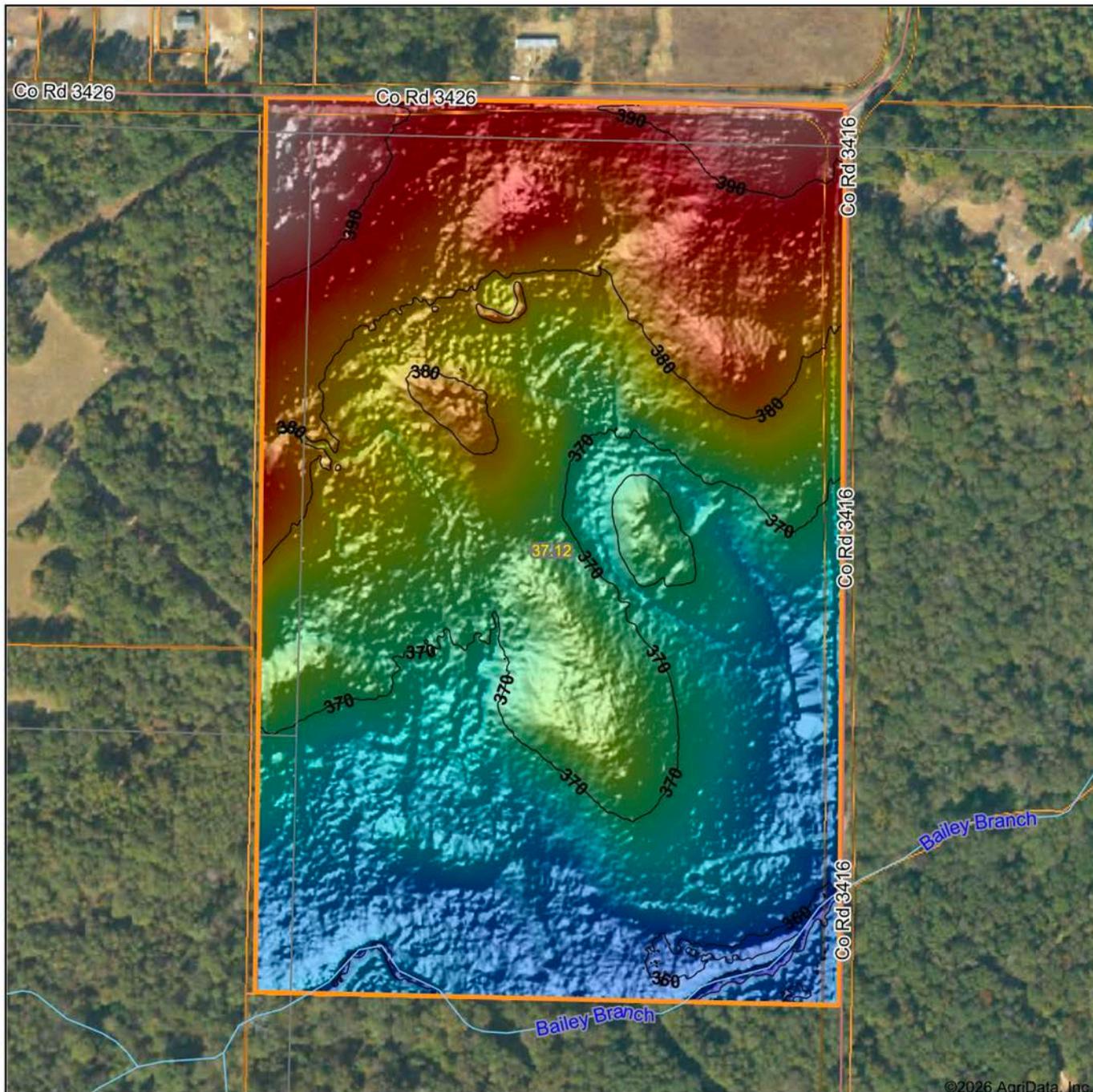
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Camp County
Texas



2/17/2026

HILLSHADE MAP



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Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 356.3
 Max: 398.1
 Range: 41.8
 Average: 373.8
 Standard Deviation: 9.58 ft

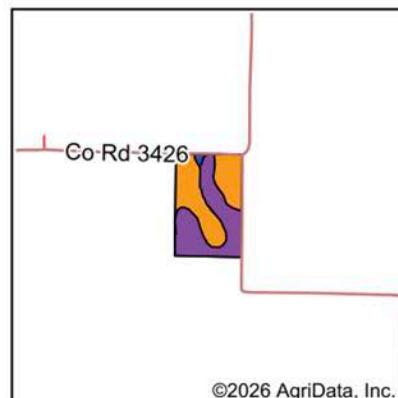
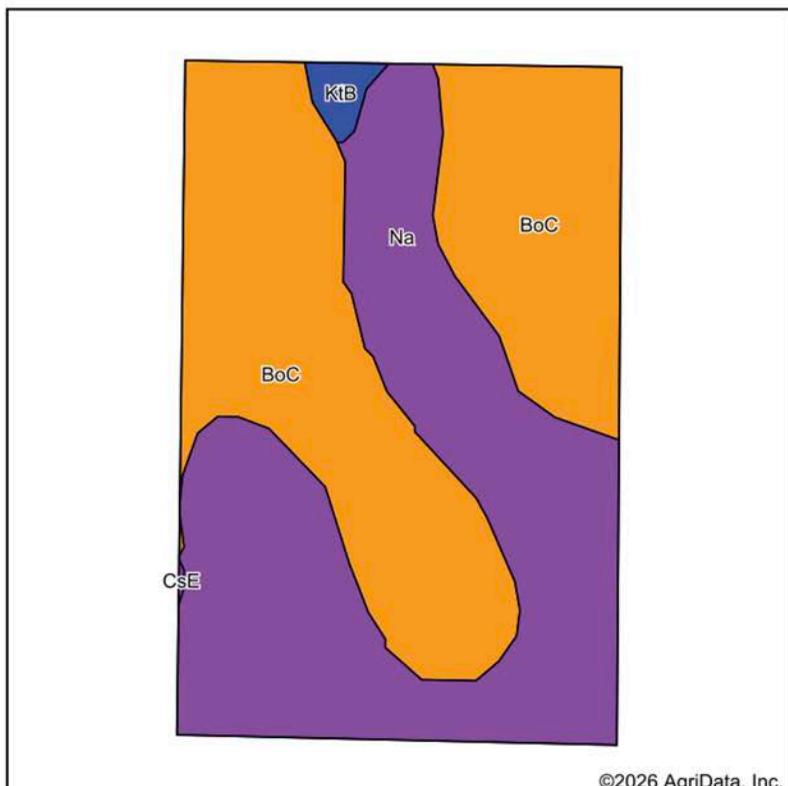


2/17/2026

**Camp County
 Texas**

Boundary Center: 32° 55' 41.56, -95° 6' 43.47

SOILS MAP



State: **Texas**
 County: **Camp**
 Location: **32° 55' 41.56, -95° 6' 43.47**
 Township: **Leesburg-Newsome**
 Acres: **37.12**
 Date: **2/17/2026**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

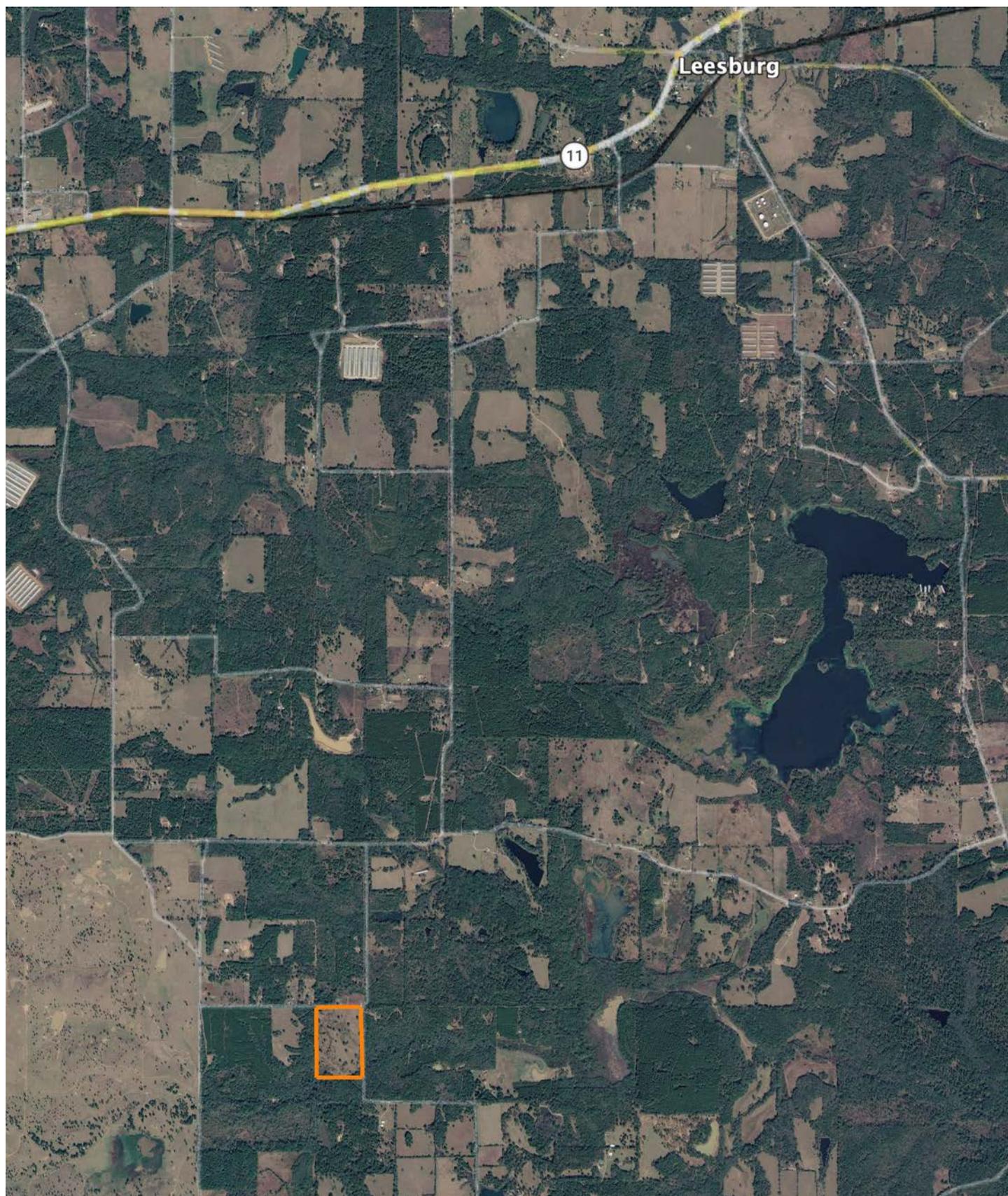
Area Symbol: TX603, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
BoC	Bowie fine sandy loam, 1 to 5 percent slopes	19.13	51.5%		> 6.5ft.	Ille	0	80	51	48	
Na	Nahatche loam, 0 to 1 percent slopes, frequently flooded	17.51	47.2%		> 6.5ft.	Vw	3825	54	46	46	
KtB	Kullit very fine sandy loam, 1 to 3 percent slopes	0.48	1.3%		> 6.5ft.	Ile	0	82	54	61	
Weighted Average							3.93	1804.3	*n 67.8	*n 48.7	*n 47.2

*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.



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