

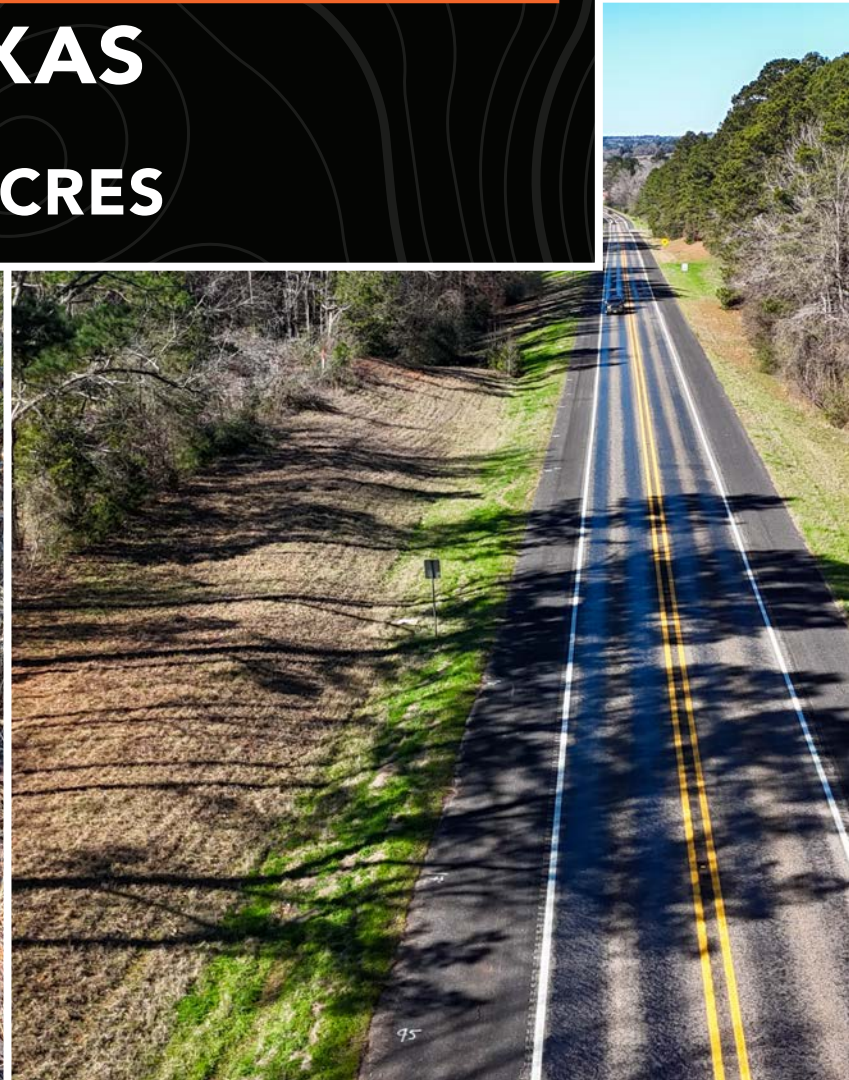


MIDWEST LAND GROUP  
PRESENTS

**CHEROKEE COUNTY**

**TEXAS**

**46 ACRES**





MIDWEST LAND GROUP IS HONORED TO PRESENT

## 46 ACRES IN BIG BUCK AREA

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This untouched 46 +/- acre tract is located in an area well known for producing quality whitetail deer and offers an outstanding blend of recreation, investment, and future build potential. The property features rolling hills with an impressive 100-foot elevation change, creating ideal sites for a dream home, cabin, or the opportunity to construct a scenic pond or lake.

The timber stand is primarily composed of pine, oak, and sweet gum, offering both diversity and marketable timber value. An established entrance directly off Highway 84 provides easy and convenient access.

Old trail systems wind throughout the property, heavily marked with rubs and scrapes that tell the story of a strong previous deer season. These natural travel corridors create excellent opportunities for intercepting wildlife, and the property benefits from historically low hunting pressure.

Whether you're looking for a premier hunting tract, a long-term timber investment, or a blank-canvas property to build and improve, this tract offers the location, terrain, and habitat to make it truly special.





# PROPERTY FEATURES

COUNTY: **CHEROKEE** | STATE: **TEXAS** | ACRES: **46**

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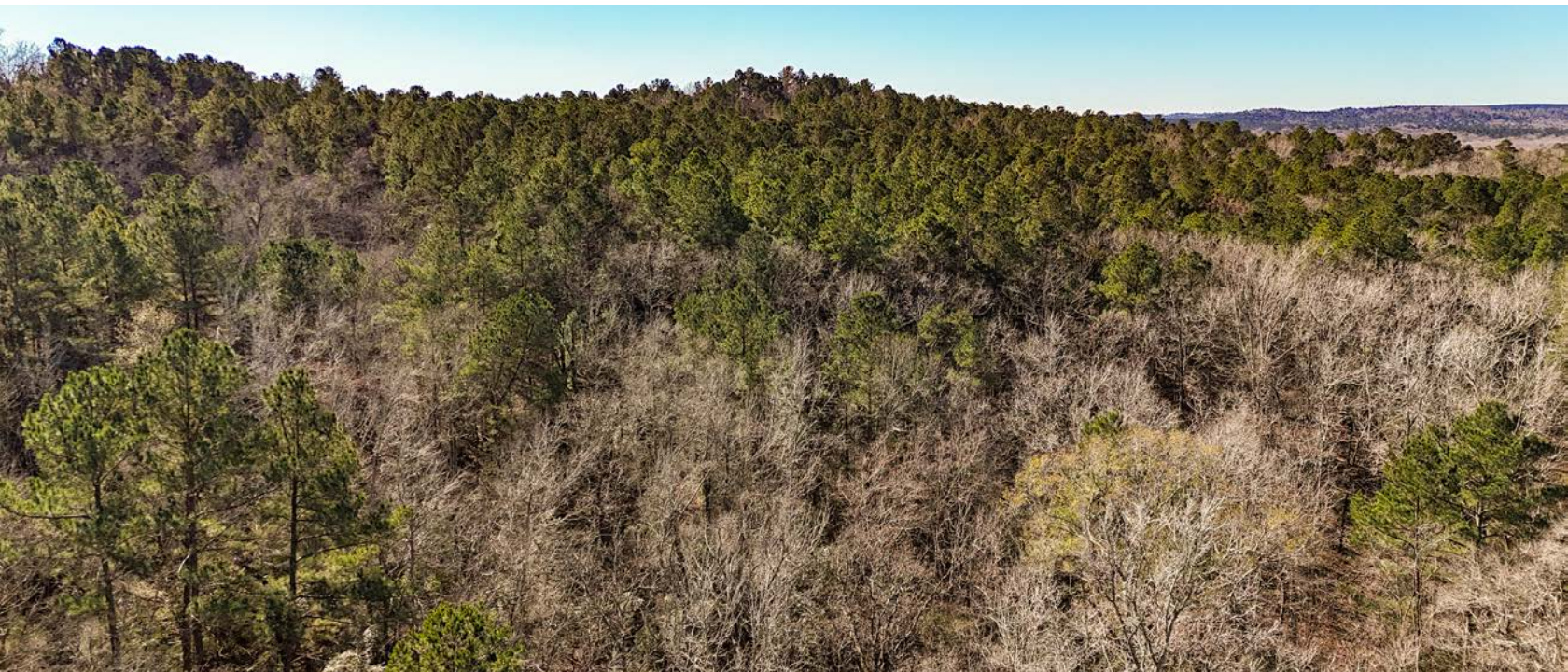
- 4 miles to Rusk, TX
- 7 minutes to Brookshire Brothers Grocery Store
- 17 minutes to Jacksonville, TX
- Under 30 minutes to Palestine, TX
- Marketable timber
- Heavy deer sign
- Low hunting pressure
- Gated entrance
- 100 ft. elevation change
- Highway access





# MARKETABLE TIMBER

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# GATED ENTRANCE

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# HIGHWAY ACCESS

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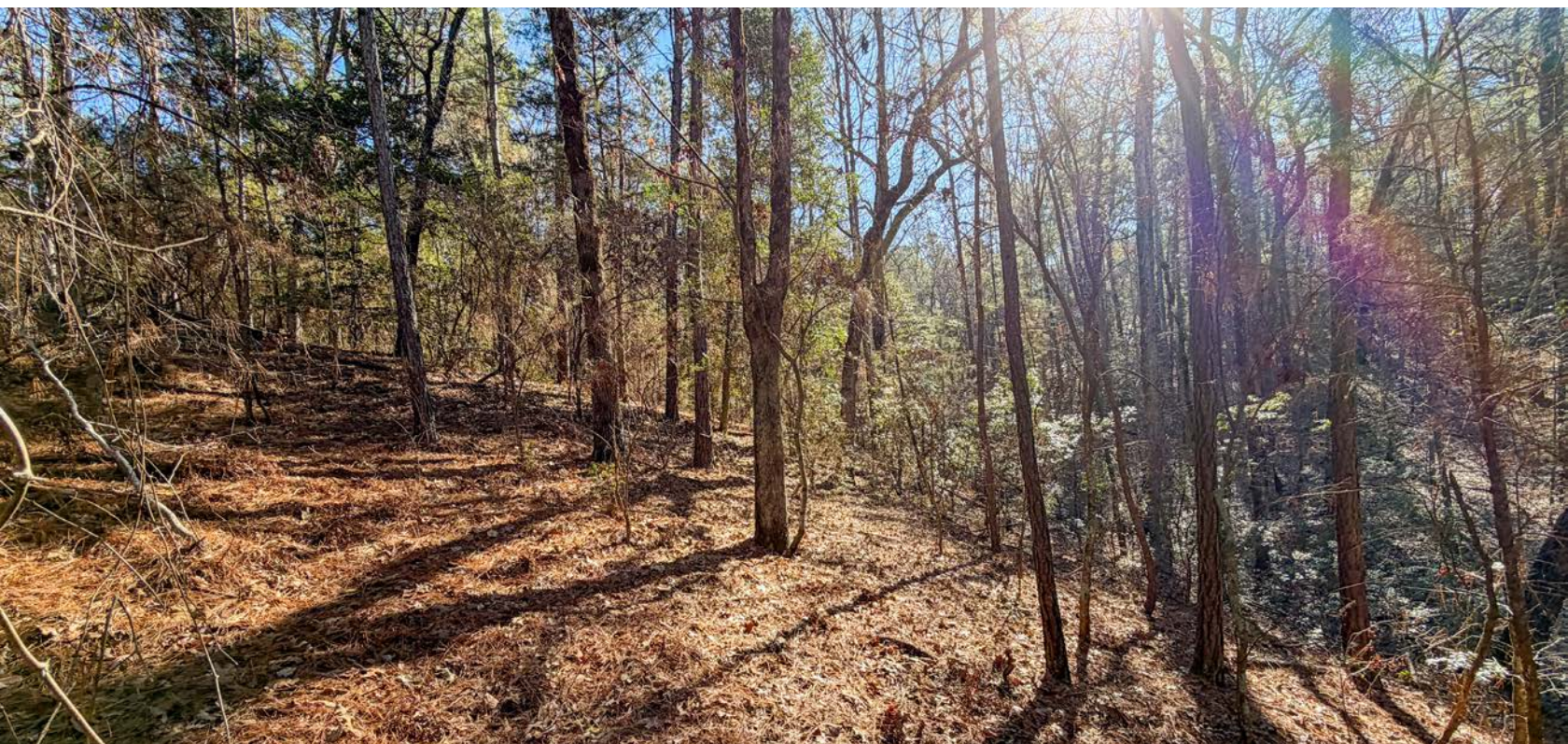




# 100 FEET OF ELEVATION CHANGE

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The property features rolling hills with an impressive 100-foot elevation change, creating ideal sites for a dream home, cabin, or the opportunity to construct a scenic pond or lake.





# HEAVY DEER SIGN & LOW HUNTING PRESSURE

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# AERIAL MAP



Boundary Center: 31° 48' 32.93, -95° 12' 44.99

0ft 401ft 803ft



Maps Provided By:



**surety**  
CUSTOMIZED ONLINE MAPPING

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**Cherokee County  
Texas**



1/8/2026



# TOPOGRAPHY MAP



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 430.6

Max: 618.4

Range: 187.8

Average: 510.3

Standard Deviation: 43.21 ft

0ft 305ft 610ft



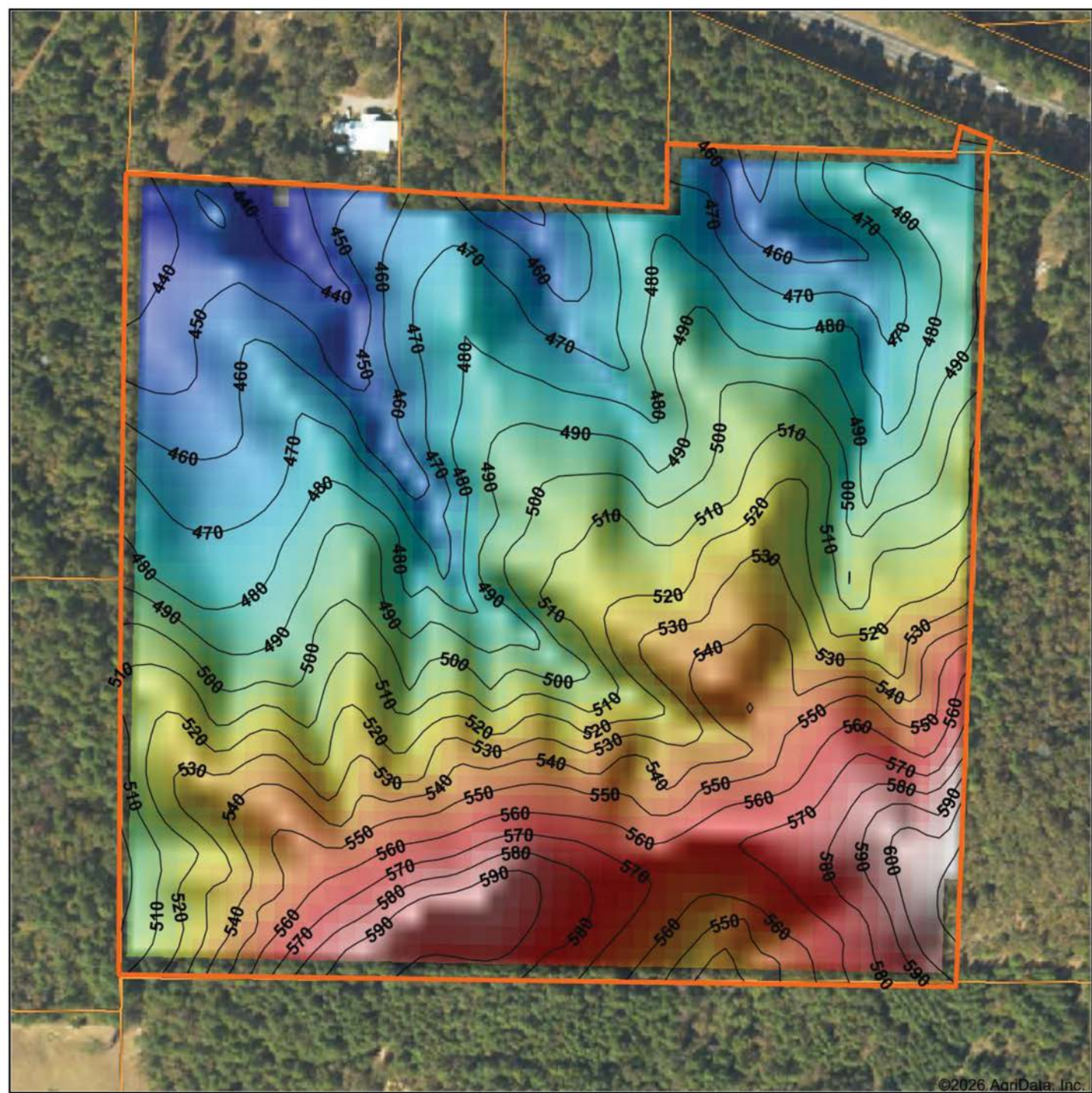
1/8/2026

**Cherokee County  
Texas**

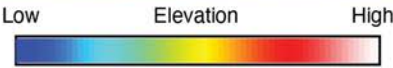
Boundary Center: 31° 48' 32.93, -95° 12' 44.99



# HILLSHADE MAP



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Maps Provided By:



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Source: USGS 10 meter dem  
Interval(ft): 10  
Min: 430.6  
Max: 618.4  
Range: 187.8  
Average: 510.3  
Standard Deviation: 43.21 ft

0ft 275ft 549ft



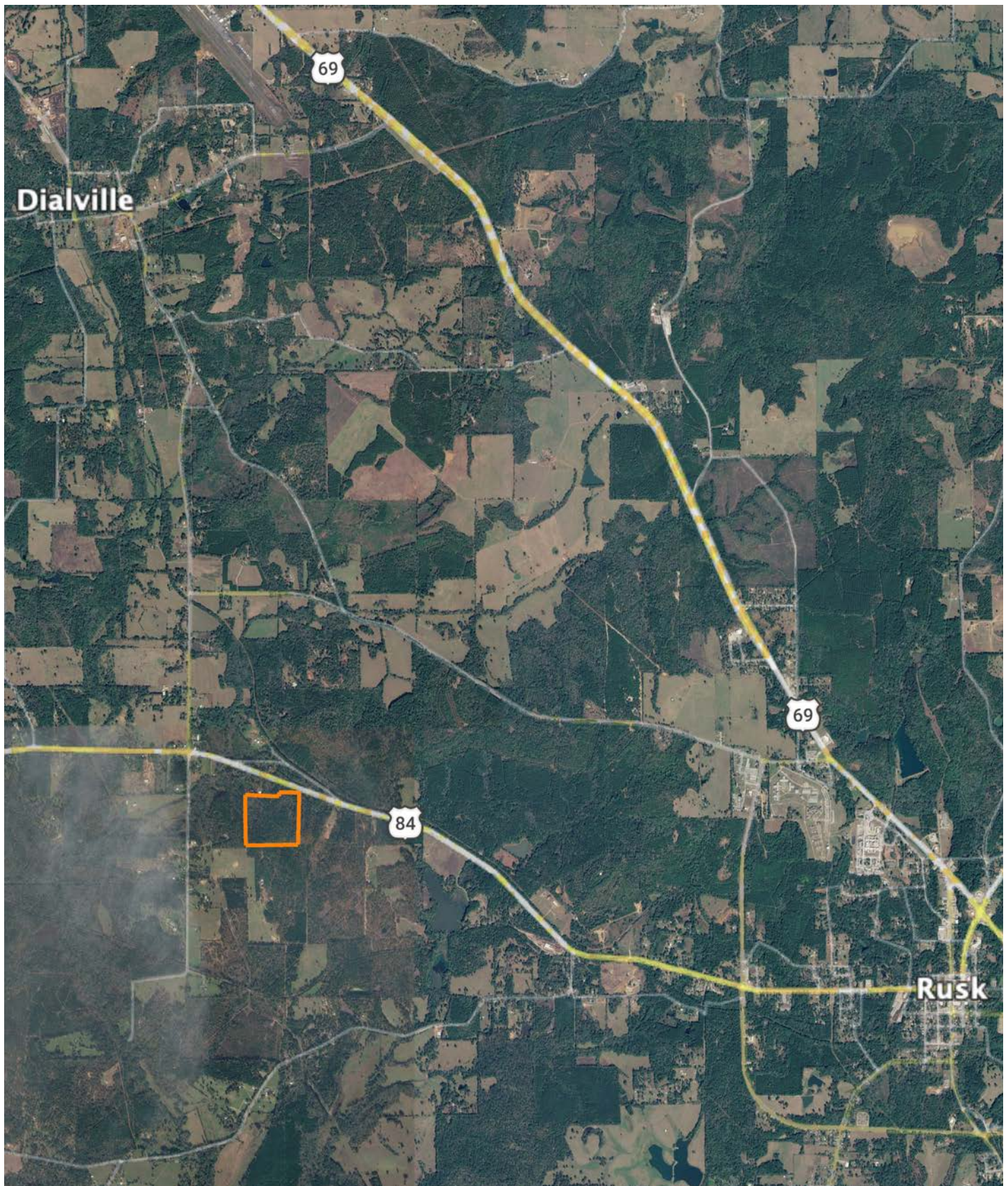
1/8/2026

**Cherokee County  
Texas**

Boundary Center: 31° 48' 32.93, -95° 12' 44.99



# 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**

LAND AGENT

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## MidwestLandGroup.com

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