

MIDWEST LAND GROUP PRESENTS

88 ACRES IN

CHEROKEE COUNTY TEXAS



MidwestLandGroup.com

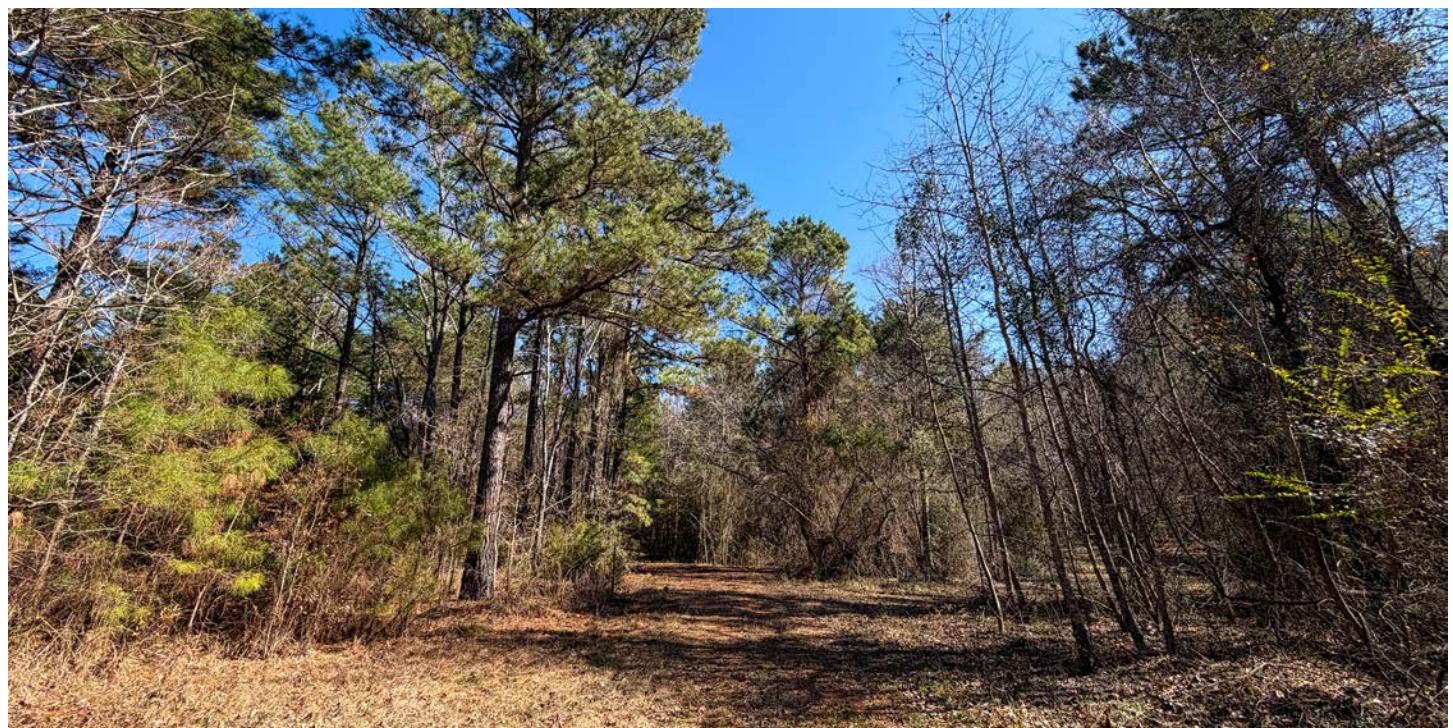
MIDWEST LAND GROUP IS HONORED TO PRESENT

88 +/- ACRE RECREATIONAL TRACT WITH GREAT HUNTING AND SCENIC VIEWS

Welcome to your very own 88 +/- acre property loaded with harvestable timber and abundant wildlife. Deer hunters in East Texas know Cherokee County is famed for producing quality whitetails, with the area around Maydelle specifically being known for producing elusive giants. This farm is located down a dead-end road and has electric on site for a great weekend getaway. The entire property is made up of pine and hardwood timber, creating the ultimate wildlife sanctuary. An established trail system winds along the southern border, providing great access for fall cold fronts as well as great access to the highest point on the property. With minimal effort and clearing, the new owners could have views similar to "The Smoky Mountains".

There is a small pond on the west side of the property that could easily be expanded to create your own oasis. Couple this with a nice off-grid cabin site, and you could have the getaway you've been dreaming of. An established food plot is on top of the ridge, surrounded by dense bedding and rolling topography.

This property is just minutes from downtown Maydelle and close to the famed Cherokee Deer Processing that many locals favor. A short 10-minute drive to Rusk and you'll find everything you need from grocery stores to restaurants. This property is sure to offer all of the seclusion and privacy needed to make this your very own retreat.



PROPERTY FEATURES

COUNTY: **CHEROKEE** | STATE: **TEXAS** | ACRES: **88**

- Minutes from Maydelle, TX
- 10 minutes to Rusk, TX
- 15 minutes to Jacksonville, TX
- 25 minutes to Palestine, TX
- Established trail system
- Great hunting
- Scenic views
- Located on dead-end road
- Mature timber
- Electric at the front of the property



ESTABLISHED TRAIL SYSTEM



GREAT HUNTING



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



Maps Provided By:
surety[®]
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem

0ft 400ft 800ft

Interval(ft): 10.0

Min: 470.1

Max: 647.5

Range: 177.4

Average: 554.1

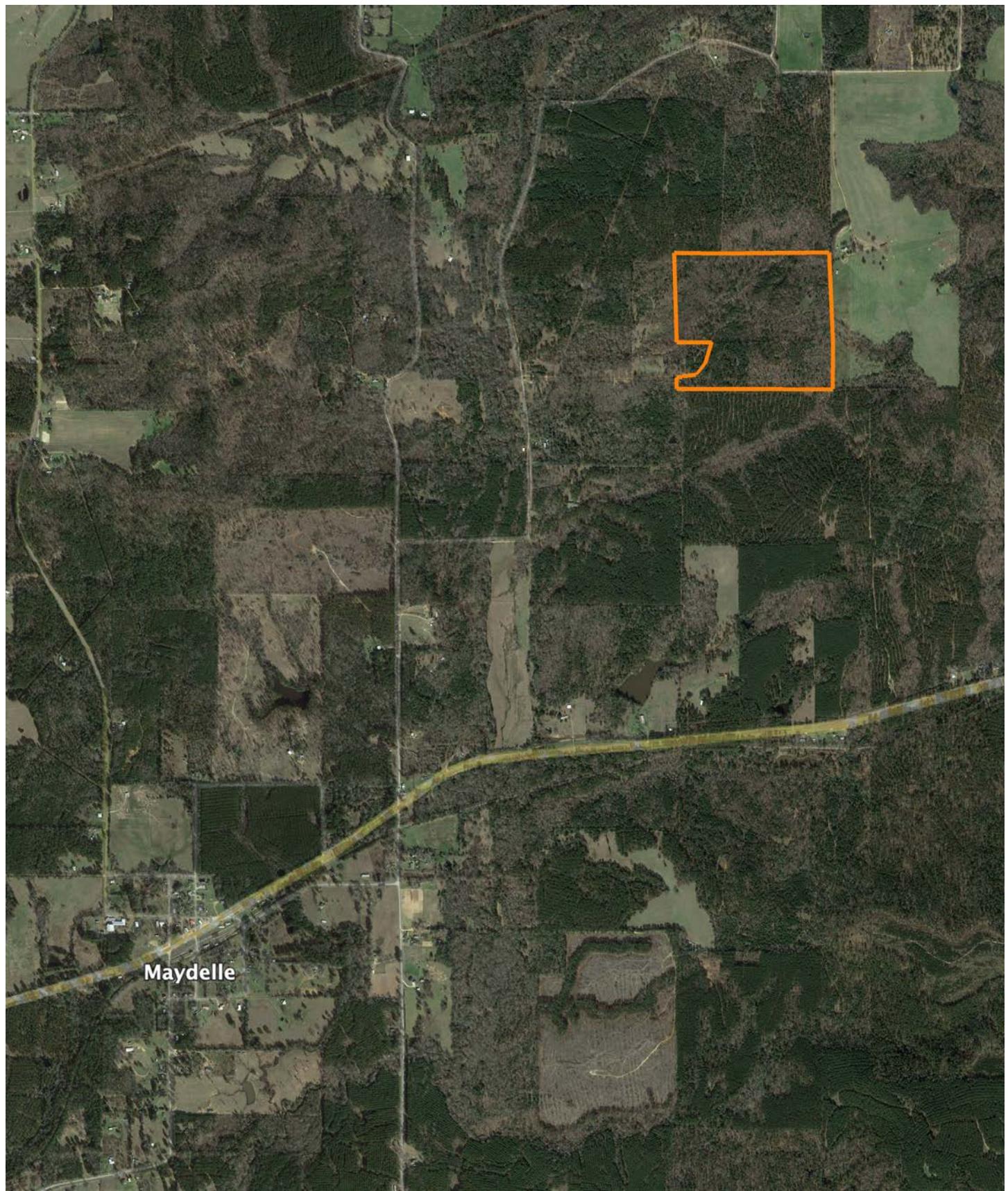


Cherokee County
Texas

2/12/2026

Boundary Center: 31° 49' 29.1", -95° 16' 38.63"

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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