



MIDWEST LAND GROUP
PRESENTS

UPSHUR COUNTY TEXAS

18.19 ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

READY-TO-BUILD TIMBER TRACT

This exceptional 18.19-acre East Texas tract presents a rare opportunity to own a truly turn-key piece of land in the highly rated Harmony ISD. Thoughtfully improved and ideally situated, this property is equally well-suited as a primary residence site, a private recreational retreat, or a long-term land investment.

The land itself is predominantly timber, offering natural beauty, privacy, and excellent wildlife habitat. The current owners have made meaningful improvements, selectively clearing trees along the entire perimeter and around a designated future build site — work that adds significant value and eliminates the early labor typically associated with raw land purchases. The property's near-perfect square configuration lends itself to an efficient, well-planned layout with ample room for a custom home, outbuildings, livestock pastures, or recreational use.

Infrastructure is already in place to support a future build: a custom front entrance gate with automatic opener, electrical service, and a deep water well have all been established, providing a strong foundation and meaningful cost savings for the next owner.

Strategically located at nearly equal distances from Winnsboro, Gilmer, and Quitman, and just two hours from the Dallas-Fort Worth Metroplex, this property offers the seclusion of rural East Texas without sacrificing accessibility. For DFW residents seeking a weekend hunting property or a future homestead, the drive is an easy and worthwhile one.

Whitetail deer frequent the timber, and the topography and tree cover create an ideal setting for food plots, blinds, and natural hunting corridors — making this an outstanding recreational holding in addition to its strong residential potential.

Properties of this caliber, with utilities in place and meaningful land improvements already completed, are increasingly difficult to find in this market. This near turn-key ready-to-build property is ready for its new owner to come in and make it their own!



PROPERTY FEATURES

COUNTY: **UPSHUR** | STATE: **TEXAS** | ACRES: **18.2**

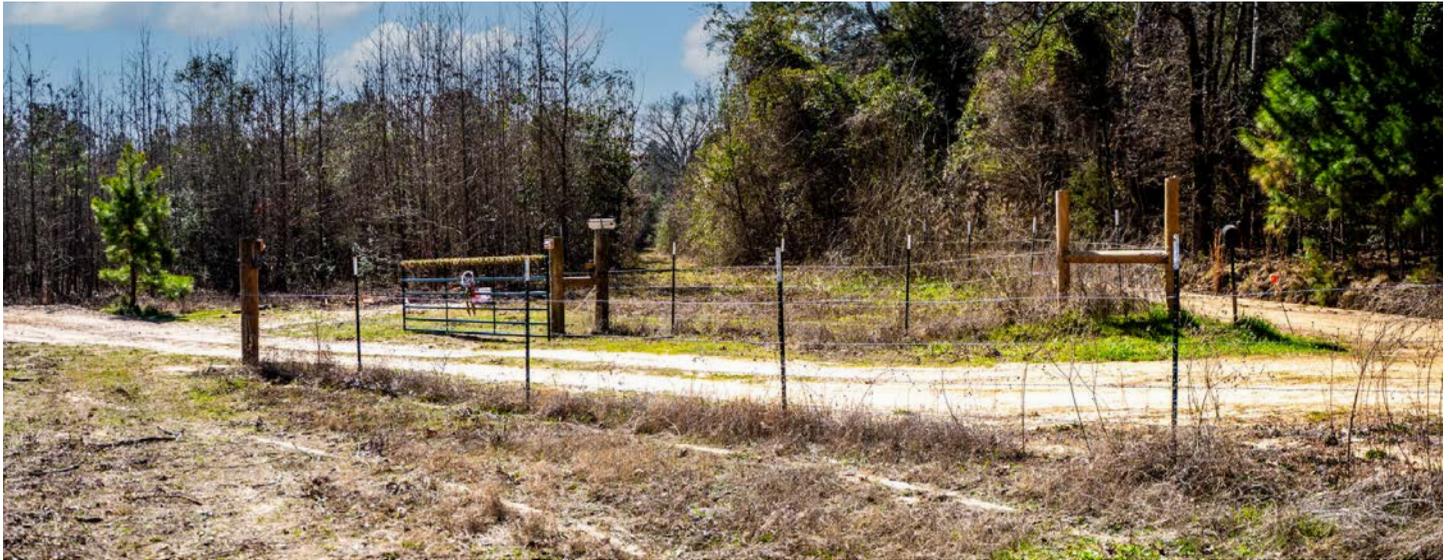
- Selectively cleared timber
- Improved driveway
- Brand new deep water well
- Brand new electrical service
- Fenced on 3 sides
- Property lines cleared of timber
- Equidistant to Winnsboro, Gilmer, and Quitman
- 2 hours from Dallas
- Harmony ISD
- Good hunting potential
- Entry gate with automatic opener



BUILD SITE



CUSTOM ENTRANCE

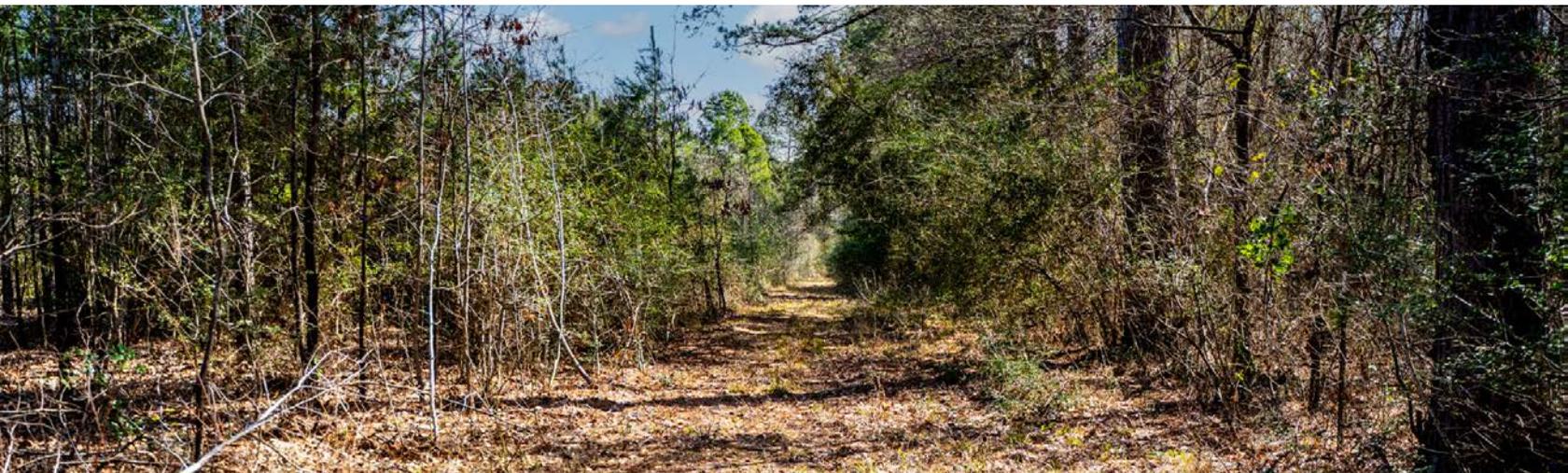
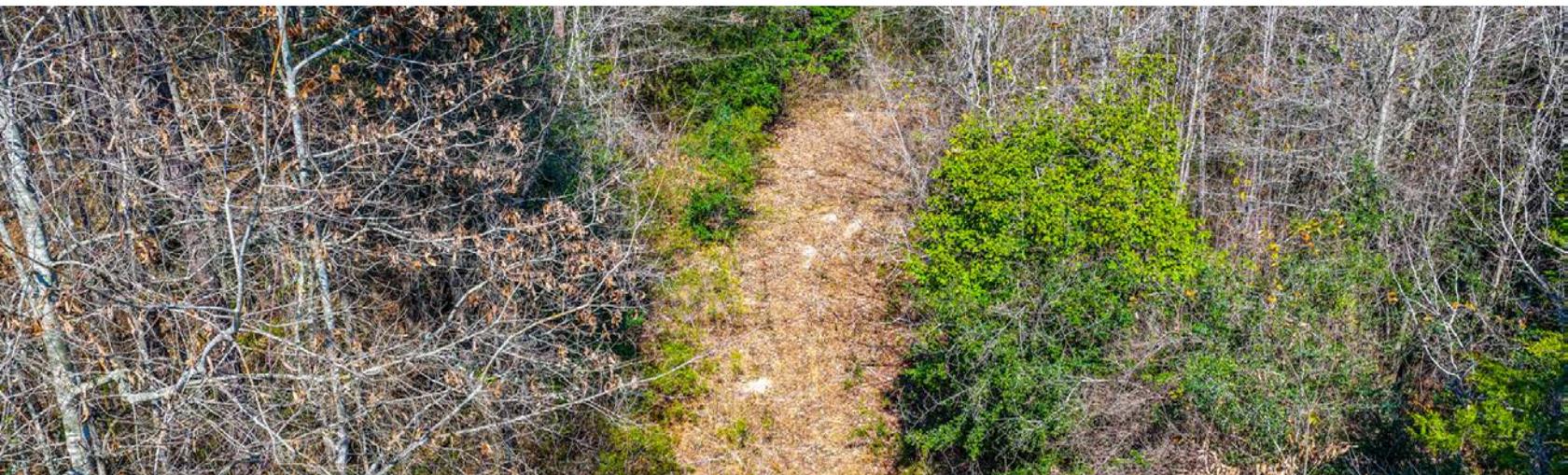
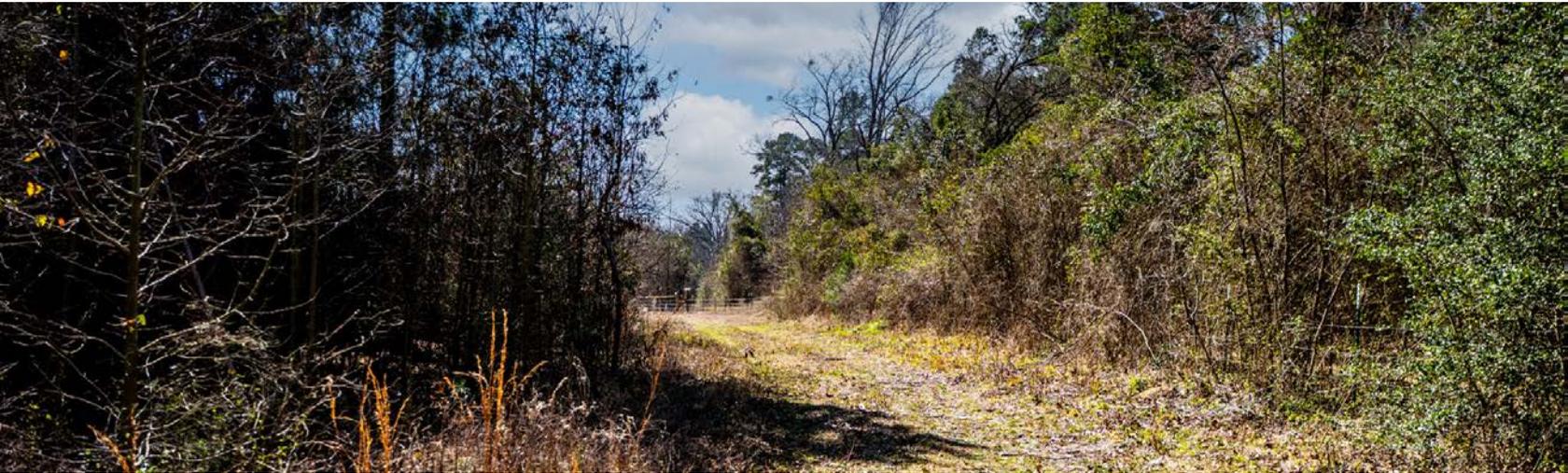


UTILITIES IN PLACE

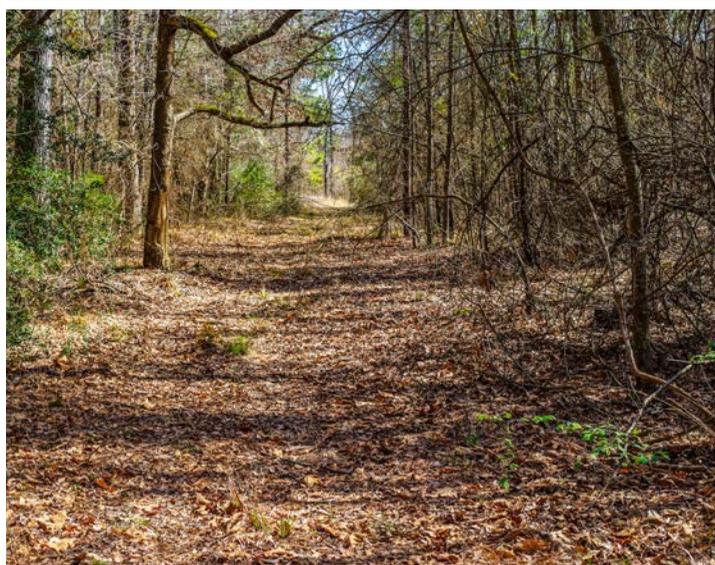
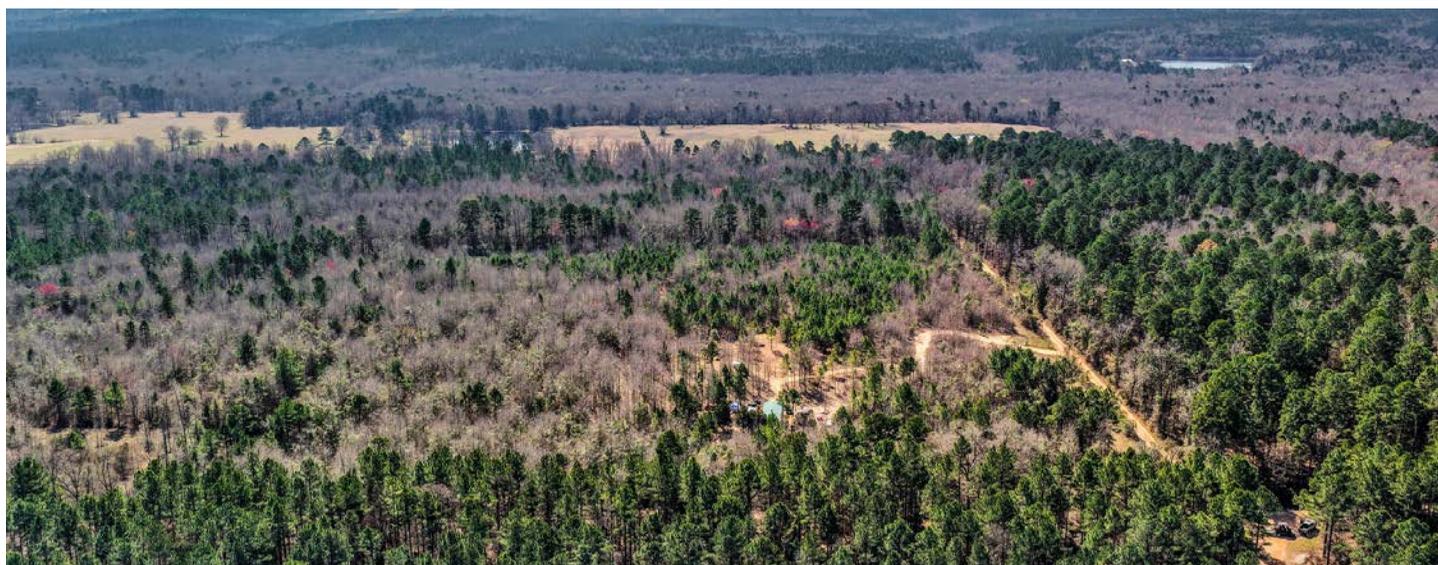
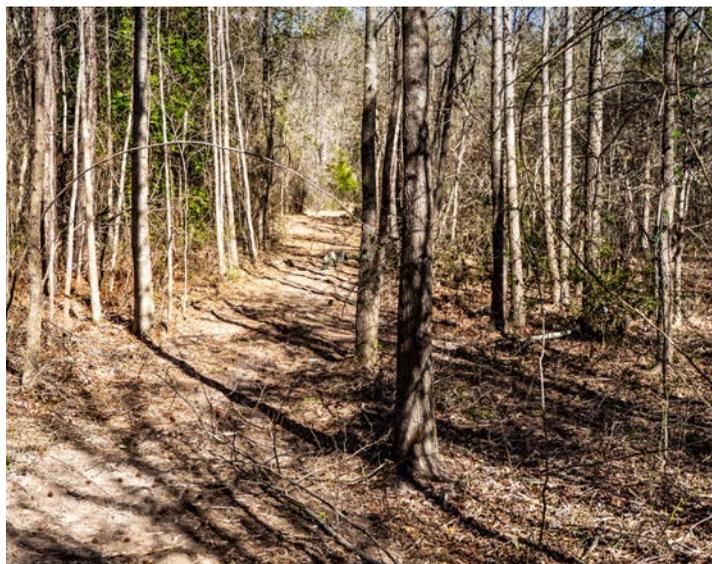


SELECTIVELY CLEARED TIMBER

The current owners have made meaningful improvements, selectively clearing trees along the entire perimeter and around a designated future build site — work that adds significant value and eliminates the early labor typically associated with raw land purchases.



GOOD HUNTING POTENTIAL



TOPOGRAPHY MAP



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Source: USGS 1 meter dem

Interval(ft): 5.0

Min: 424.2

Max: 446.7

Range: 22.5

Average: 436.3

Standard Deviation: 5.35 ft

0ft 213ft 425ft

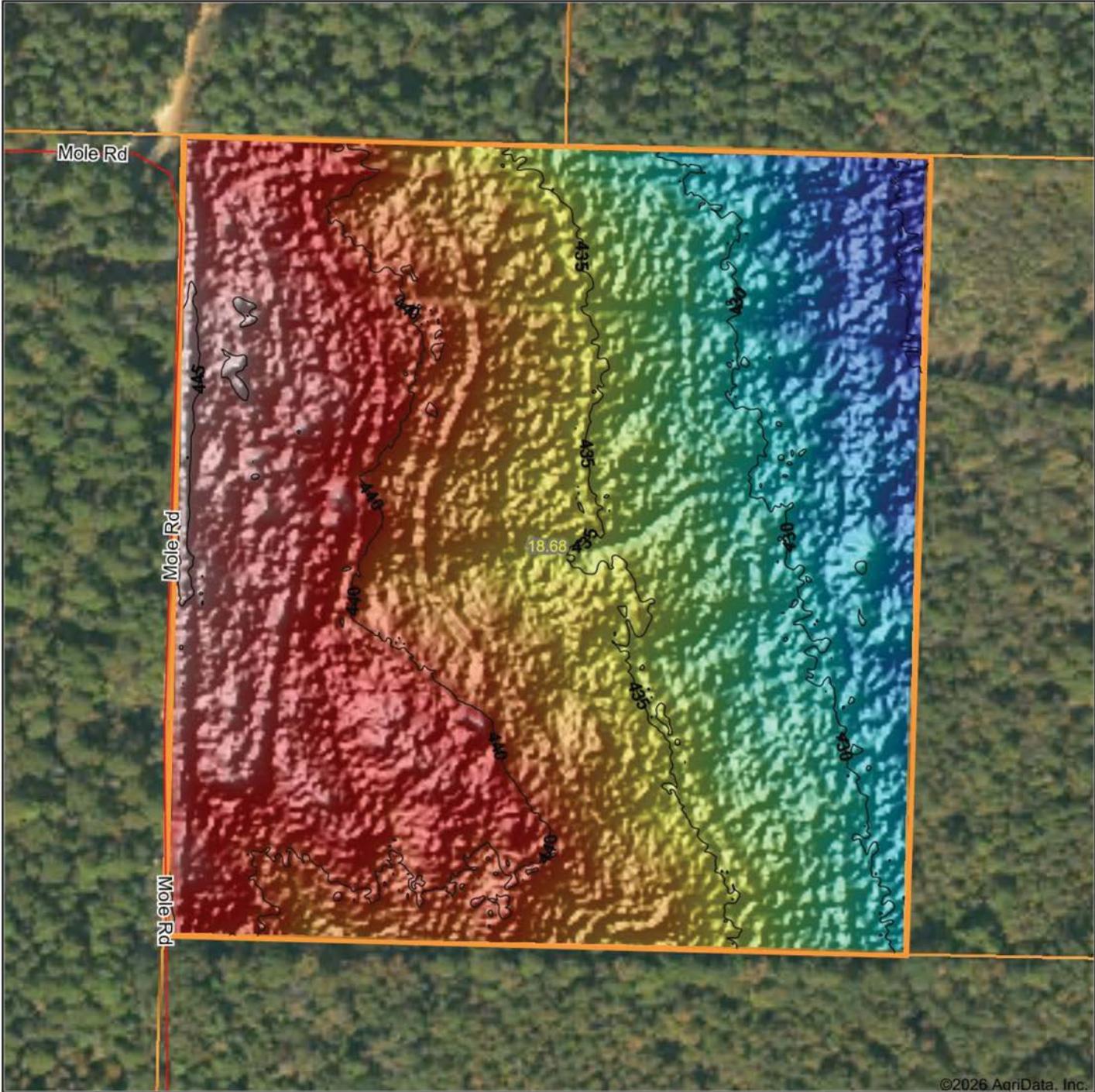


2/27/2026

Upshur County
Texas

Boundary Center: 32° 47' 23.73, -95° 8' 57.5

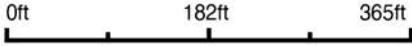
HILLSHADE MAP



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Source: USGS 1 meter dem
 Interval(ft): 5
 Min: 424.2
 Max: 446.7
 Range: 22.5
 Average: 436.3
 Standard Deviation: 5.35 ft



2/27/2026

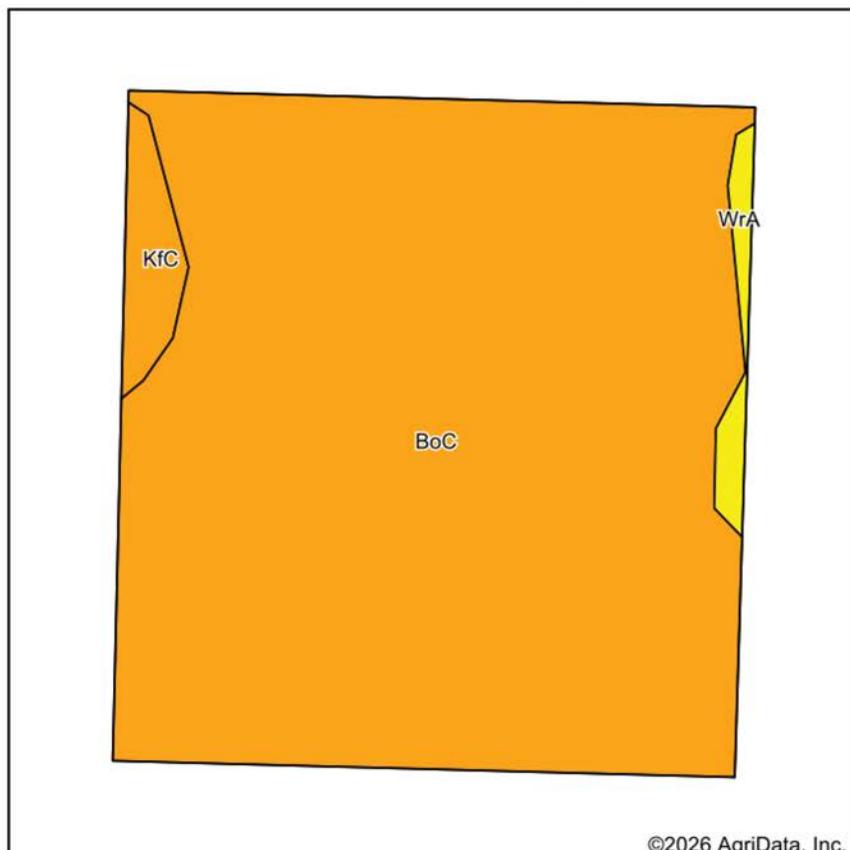
Upshur County
 Texas

Boundary Center: 32° 47' 23.73, -95° 8' 57.5

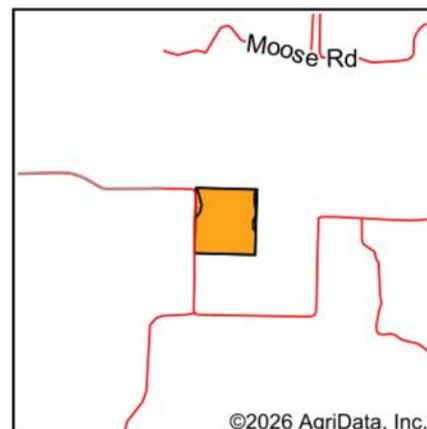


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SOILS MAP



Soils data provided by USDA and NRCS.



State: **Texas**
 County: **Upshur**
 Location: **32° 47' 23.73, -95° 8' 57.5**
 Township: **Bettie**
 Acres: **18.68**
 Date: **2/27/2026**



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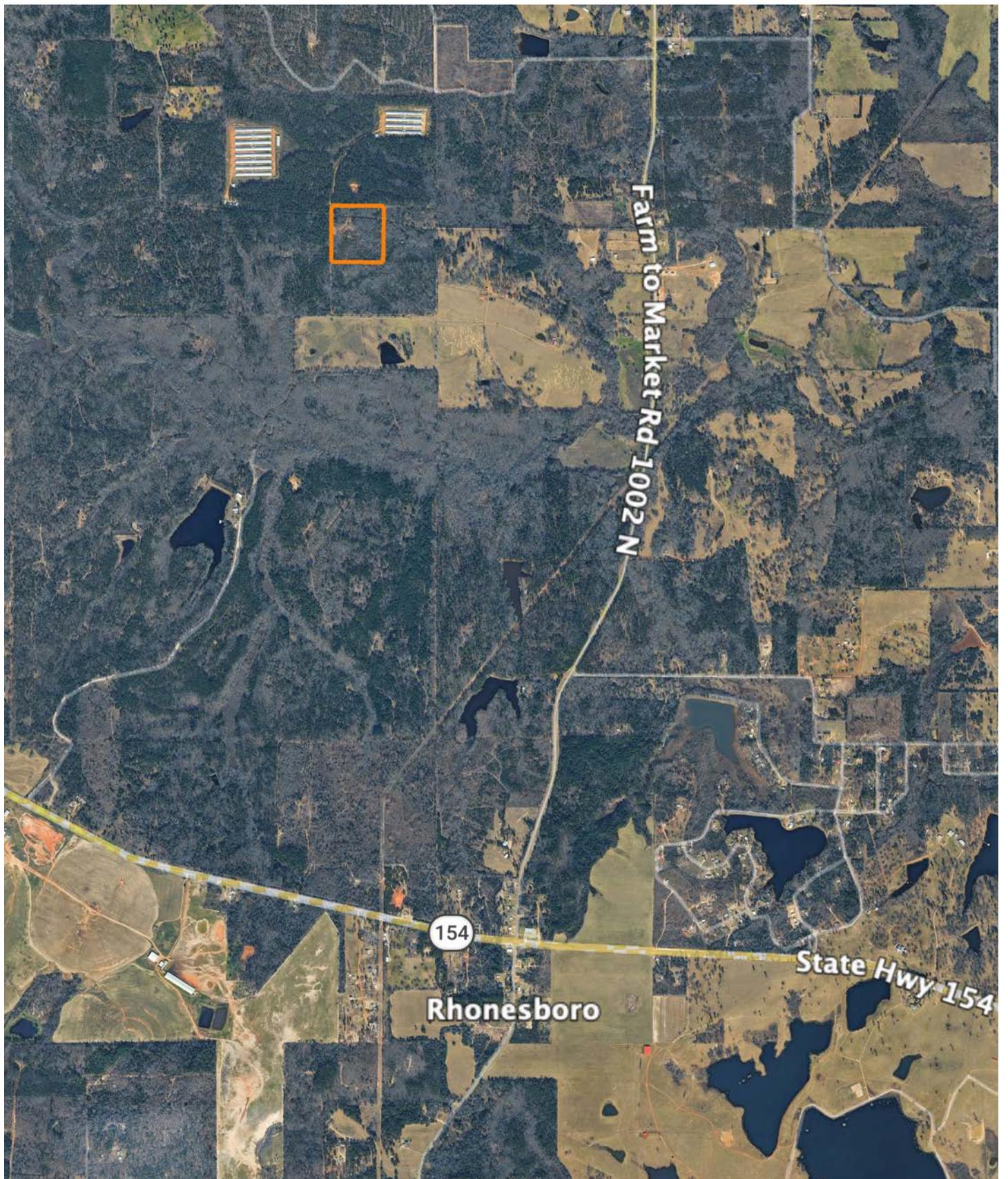
Area Symbol: TX608, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
BoC	Bowie fine sandy loam, 1 to 5 percent slopes	17.80	95.3%		> 6.5ft.	IIIe	80	51	48
KfC	Kirvin very fine sandy loam, 1 to 5 percent slopes	0.55	2.9%		> 6.5ft.	IIIe	65	36	42
WrA	Wrightsville-Raino complex, 0 to 1 percent slopes	0.33	1.8%		> 6.5ft.	IVw	60	58	52
Weighted Average						3.02	*n 79.2	*n 50.7	*n 47.9

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Connor Wallace lives the kind of life he now helps others find — raising livestock, growing food, and building out a homestead on his dream property in East Texas. A U.S. Army veteran, former police officer, and skilled renovator, he knows how to turn raw land into something that works, lasts, and means something.

His connection to land began early, growing up on a small family ranch that bred American Paint Quarter Horses, a childhood that meant countless hours spent at the racetrack and at rodeos. That foundation deepened years later when he had the opportunity to live in Fairbanks, Alaska for three years. There, he fully embraced his love of raw land, immersing himself in fishing, hunting, hiking, rock climbing, snowboarding, and exploring some of the most rugged landscapes in the country. His passion for land and the outdoors is also something he shares with his wife, an Agricultural Business major — a bond rooted in their shared love of nature, agriculture, and animals.

Connor brings a rare blend of real estate experience, rural knowledge, and unshakable integrity to every client he serves. With a background in home renovation and property development, he also brings a trained eye for value and potential.

Rooted in faith and driven by service, Connor still lives by the Army values of loyalty, duty, and selfless service — and clients know they can count on him to work hard, communicate clearly, and put their goals first.



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