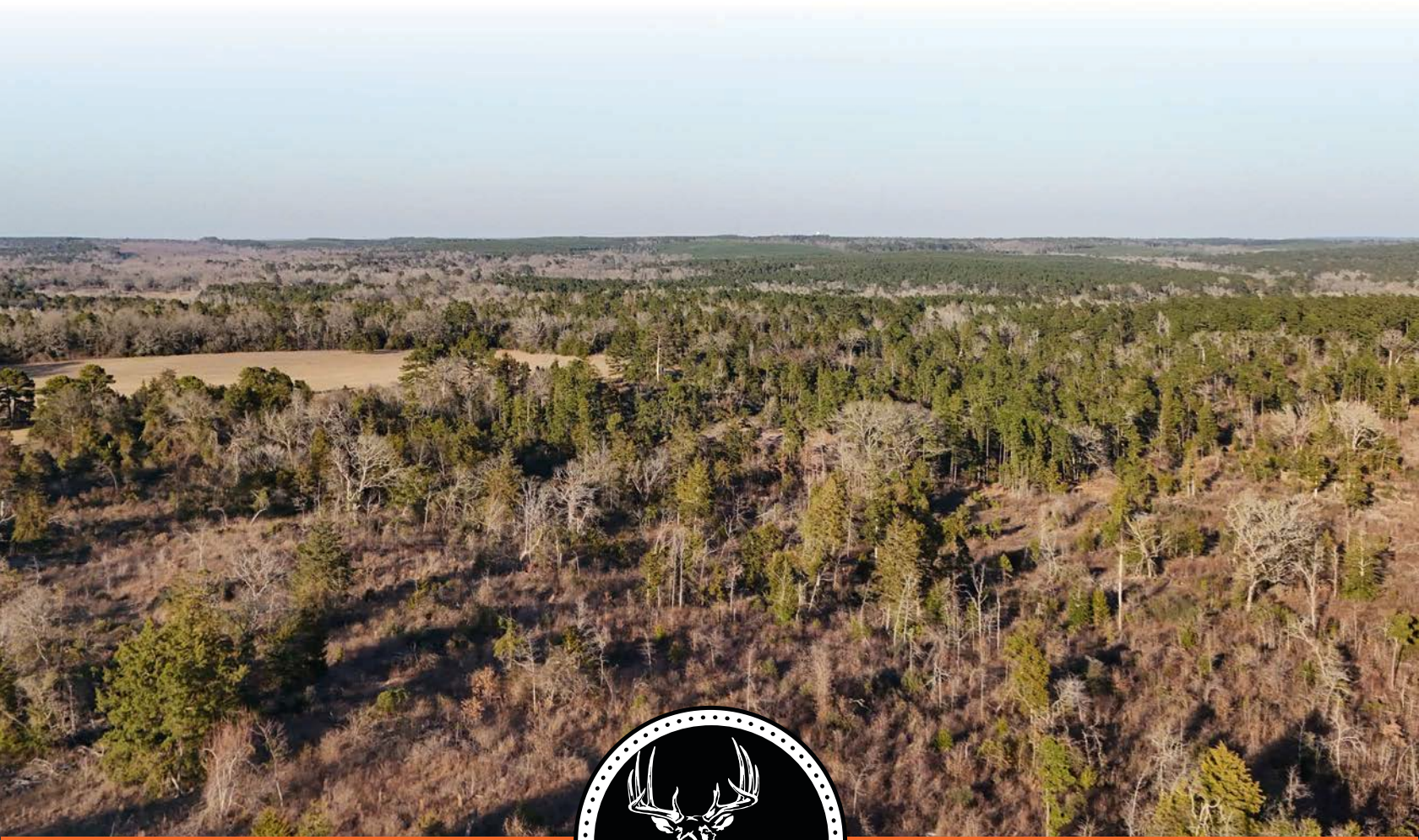


MIDWEST LAND GROUP PRESENTS

98 ACRES IN

WOOD COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

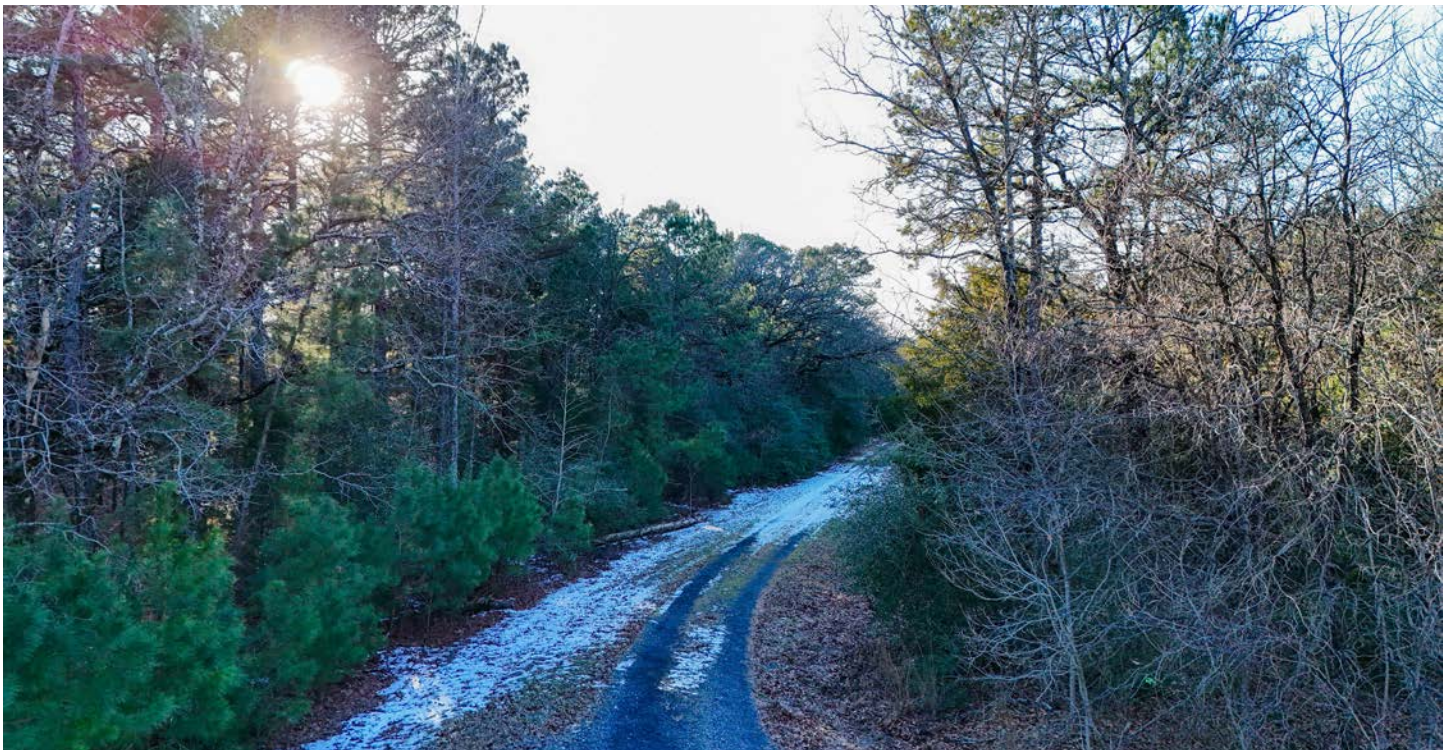
98 +/- ACRE WOOD COUNTY RECREATIONAL GEM

Tucked away in the highly sought-after Hainesville area corridor of Wood County, this 98 +/- acre East Texas tract offers the ideal blend of privacy, usability, and convenience. The property features rolling topography that offers wide views of the draw below. The well-maintained interior road that runs along the top edge of the property gives you multiple options for a homesite, cabin, or weekend retreat.

A major highlight to this piece is the water well already in place and electricity available at the property's entrance, helping reduce the cost and complexity of getting started. Whether your plans include a hunting camp, barndominium, or full-time residence, this acreage provides ample opportunity for it all.

The timber has been recently harvested, creating a "blank canvas" with excellent potential for regrowth and habitat improvement. New sunlight to the forest floor encourages thick, fresh vegetation that is well known for attracting and holding wildlife. With nearly 100 acres to work with, there is plenty of room for a trail system, food plots, and stand locations.

If you are looking for a versatile tract with rolling terrain, utilities in place, and outstanding potential for recreation, or a private homestead, this Wood County acreage deserves a look.



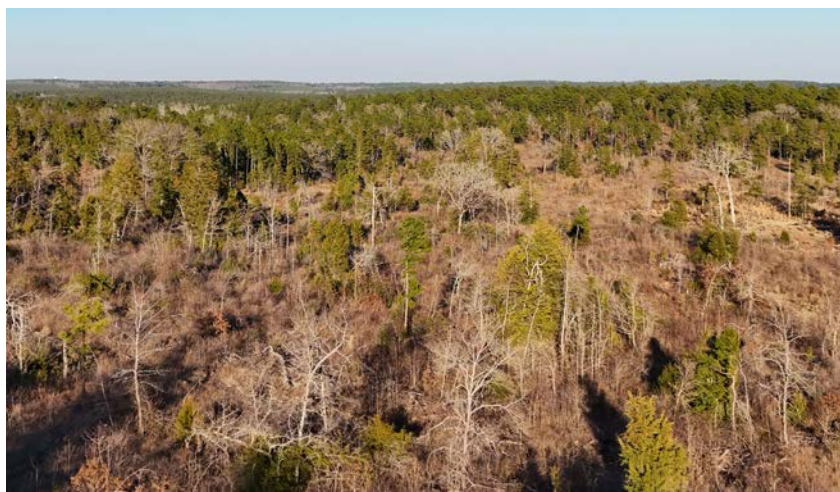
PROPERTY FEATURES

COUNTY: **WOOD** | STATE: **TEXAS** | ACRES: **98**

- Rolling terrain
- Pasture
- White tail deer
- Hogs
- Well-maintained interior road
- Water well (just needs pump)
- Power conveniently located at front of property
- Conveniently located between Mineola and Hawkins, TX
- Hilltop views
- Legal easement access



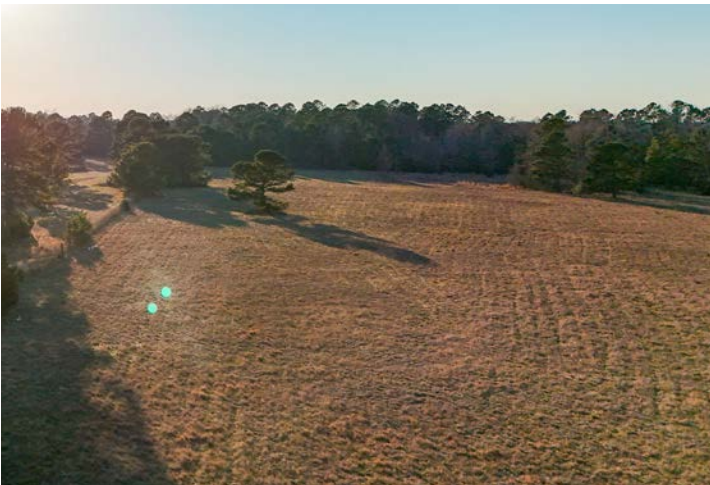
98 +/- ACRES



ROLLING TERRAIN



PASTURE



WELL-MAINTAINED INTERIOR ROAD



HILLTOP VIEWS



WHITE TAIL DEER



TOPOGRAPHY MAP



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Maps Provided By:



Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 416.6

Max: 491.3

Range: 74.7

Average: 447.5

Standard Deviation: 14.63 ft

0ft 477ft 953ft

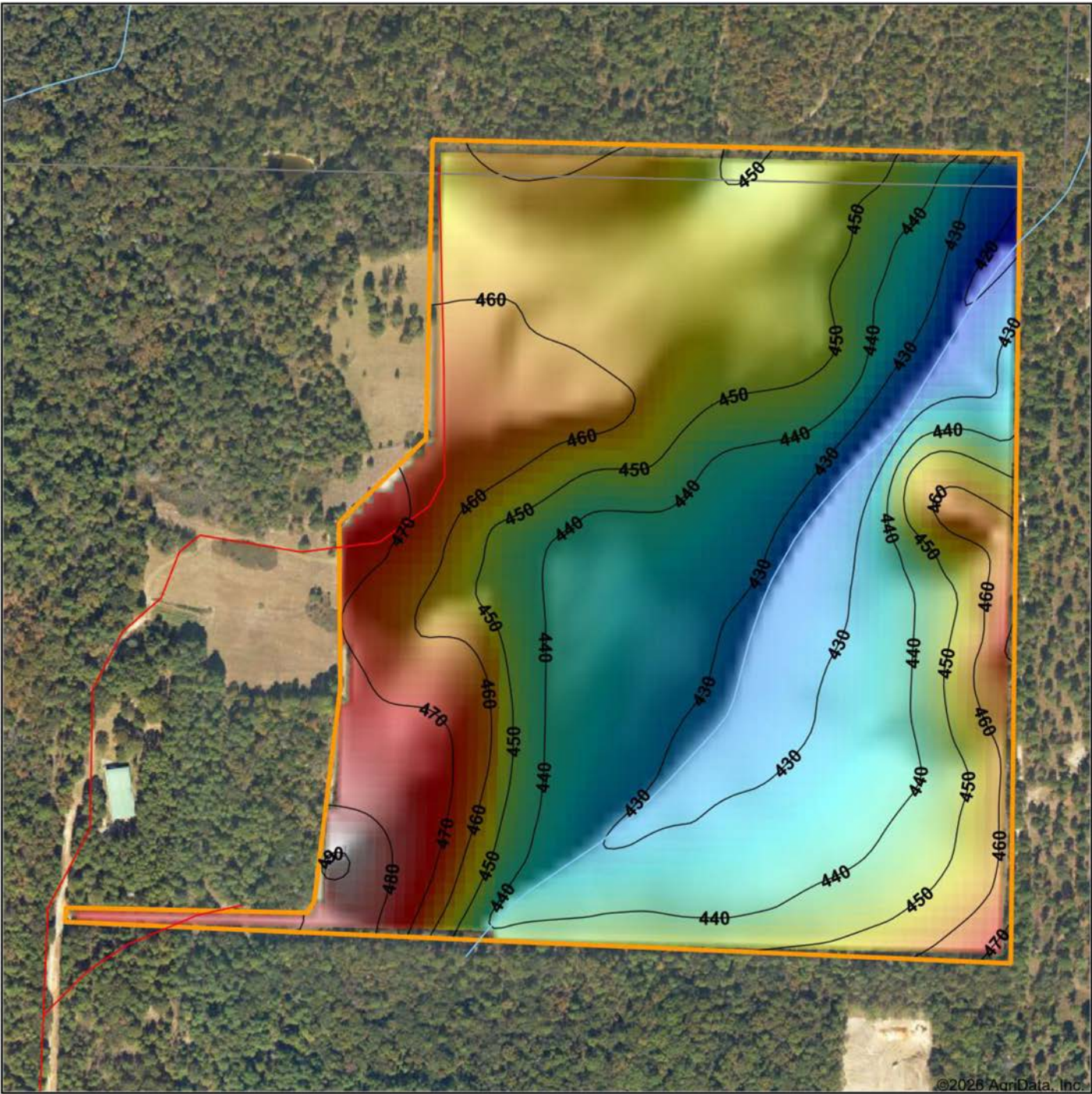


1/22/2026

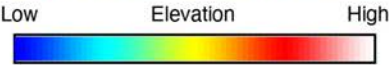
Wood County
Texas

Boundary Center: 32° 39' 47.56, -95° 18' 0.99

HILLSHADE MAP



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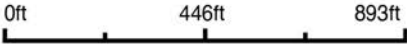


Maps Provided By:



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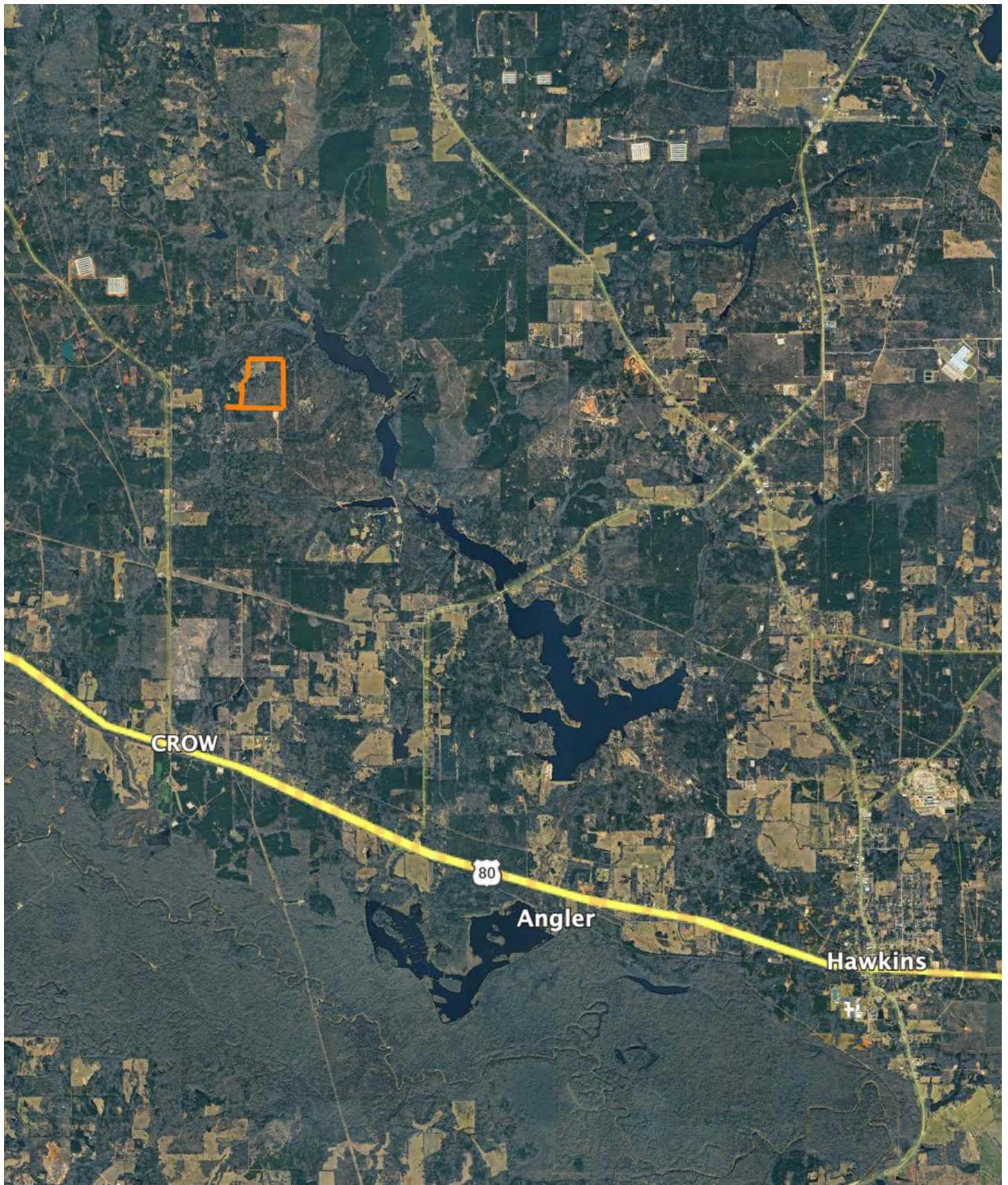


1/22/2026

Wood County
Texas

Boundary Center: 32° 39' 47.56, -95° 18' 0.99

OVERVIEW MAP



BROKER CONTACT

Jason Redding, a distinguished land broker with Midwest Land Group, brings a wealth of experience and a deep-rooted passion for the land to the real estate industry. Licensed in both Texas and Kansas, Jason specializes in serving Texas, a state he knows intimately not only through his professional endeavors but also due to his personal connections to the land. Born in Tyler, Texas, and raised in Mineola, where he currently resides with his beloved family—Mindy, Caleb, and Canyon—Jason's journey in real estate began in 1999. His transition from the commercial sector to founding his own company in 2012 reflects his love for deal-making and his commitment to facilitating significant life transactions for his clients.

Jason's connection to land is deeply personal, stemming from childhood hunting experiences with his father and managing a farm in Delphos, Kansas. His background in business management and marketing, coupled with extensive real estate experience, equips him with unique insights into maximizing land value and potential. Jason's hobbies, including hunting and supporting his children's sports endeavors, further solidify his bond with the land and community.

What sets Jason apart is his unwavering dedication to his clients and his ability to see the untapped potential in properties. His hands-on approach, persistence, and unparalleled follow-through ensure that every client receives exceptional service tailored to their needs. Jason's expertise is not just in land sales but in creating a legacy of satisfied clients through respect, availability, and putting their interests first. Choosing Jason Redding as your land broker means partnering with a professional who not only understands the market but lives and breathes the very essence of what makes a property truly valuable.



JASON REDDING, LAND BROKER
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MidwestLandGroup.com

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