

MIDWEST LAND GROUP PRESENTS



ANDERSON COUNTY, TX

136 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

136 ACRE FARM NEAR BOGGY CREEK - FARM, HUNT, FISH & PLAY

This 136 +/- acre East Texas farm has something for everyone, whether you're a cattleman, an outdoorsman, or looking for the perfect recreational retreat.

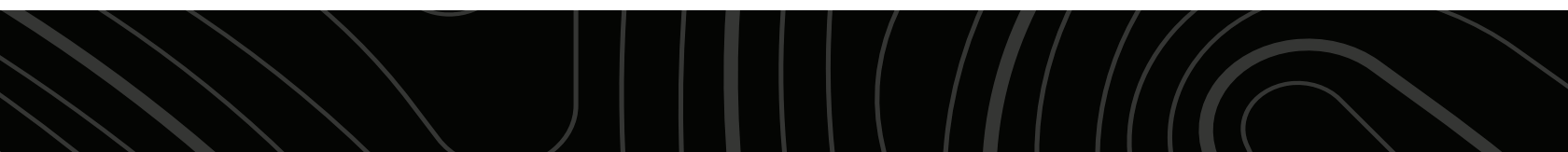
Designed with ranching in mind, the property features multiple well-maintained pastures with solid barbed wire fencing, providing excellent grazing opportunities. Two stock tanks are already in place and fully stocked with bass and catfish, offering both function and enjoyment right out of the gate.

For the hunter, this tract sets up exceptionally well. A thoughtful mix of timber and smaller, secluded fields creates natural funnels and prime stand locations,

making it ideal for intercepting a mature whitetail or establishing your own food plots. This area is well-known for producing quality deer and is located just a short distance from the legendary Boggy Creek area.

In addition to hunting, the fishing opportunities here are hard to beat. Don't let the size of the ponds fool you—take a look at the photos, and you'll see the kind of fish this property can produce.

Whether you're running cattle, chasing trophy whitetails, or simply enjoying the outdoors, this versatile 136 +/- acre farm in Frankston offers endless possibilities.



PROPERTY FEATURES

COUNTY: **ANDERSON** | STATE: **TEXAS** | ACRES: **136**

- Under 30 minutes from Loop 49 in Tyler
- 10 minutes from Frankston, TX
- 20 minutes from Palestine, TX
- Blacktop road frontage
- Great hunting
- Currently used for cattle grazing
- Fully fenced
- 2 ponds
- Waterfowl hunting opportunities
- Electric and water at the road
- Build site



CURRENTLY USED FOR CATTLE GRAZING

Designed with ranching in mind, the property features multiple well-maintained pastures with solid barbed wire fencing, providing excellent grazing opportunities.



BLACKTOP ROAD FRONTAGE

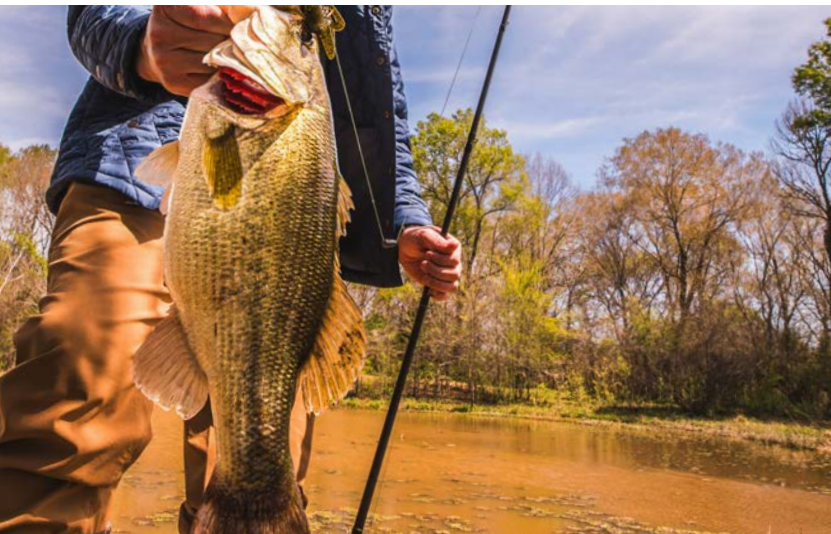


BUILD SITE



2 PONDS

Two stock tanks are already in place and fully stocked with bass and catfish, offering both function and enjoyment right out of the gate.



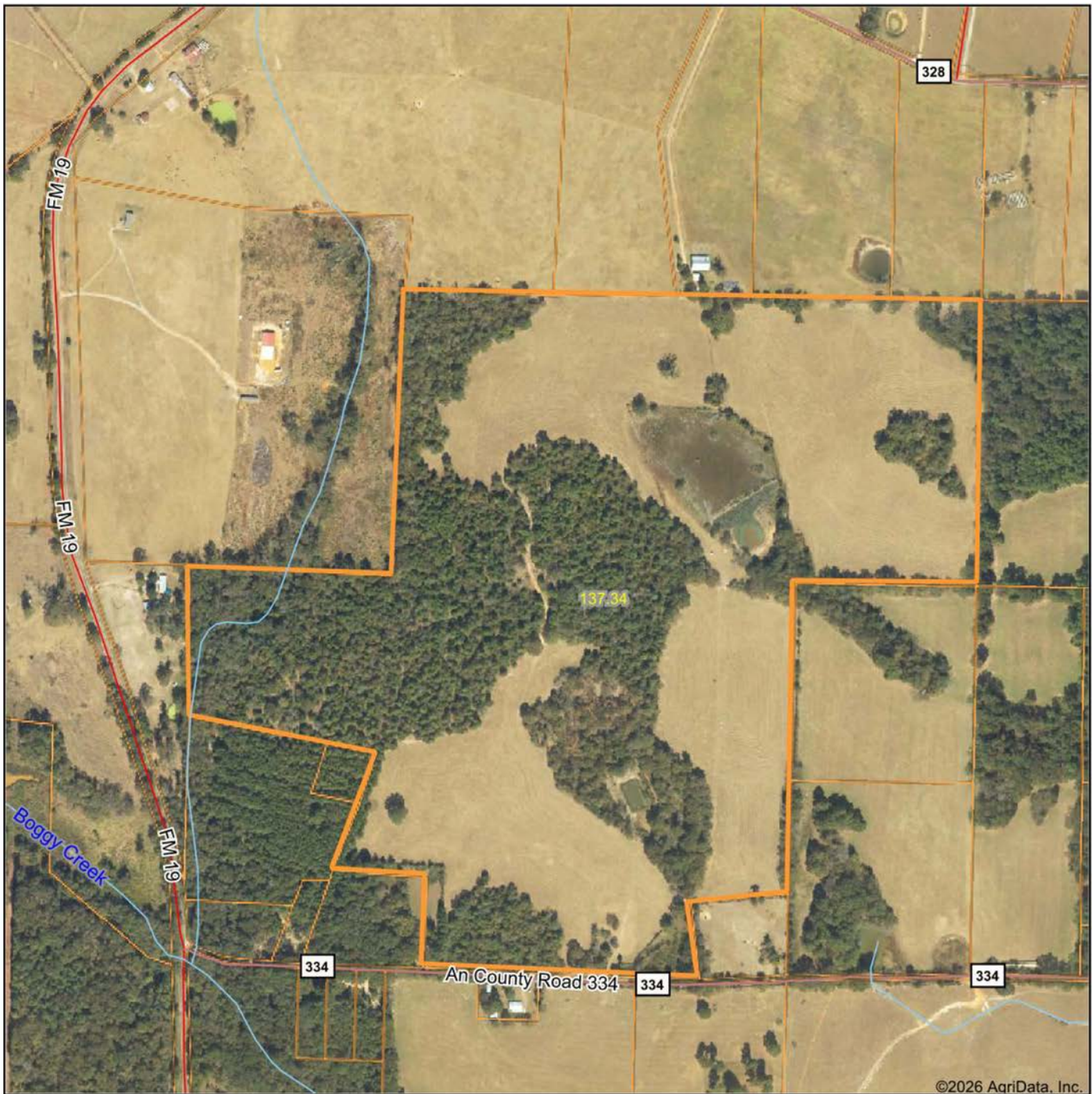
GREAT HUNTING



10 MINUTES FROM PALESTINE



AERIAL MAP



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Boundary Center: 31° 57' 45.03, -95° 28' 33.24

0ft 643ft 1285ft



Maps Provided By:



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Anderson County
Texas



3/20/2026

TOPOGRAPHY MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 10.0
Min: 340.4
Max: 386.3
Range: 45.9
Average: 373.6
Standard Deviation: 6.92 ft

0ft 559ft 1117ft

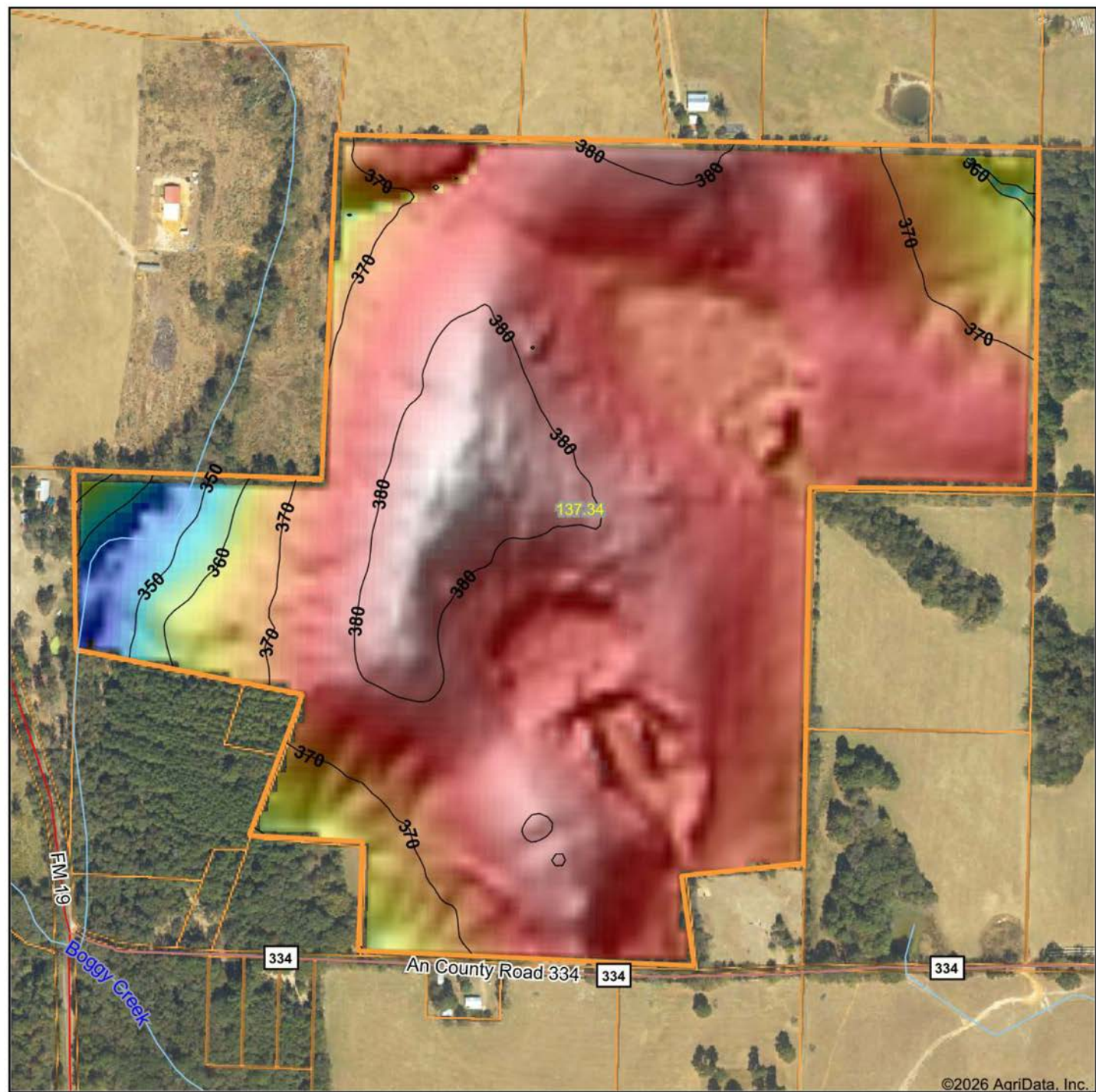


3/20/2026

**Anderson County
Texas**

Boundary Center: 31° 57' 45.03, -95° 28' 33.24

HILLSHADE MAP



Maps Provided By:
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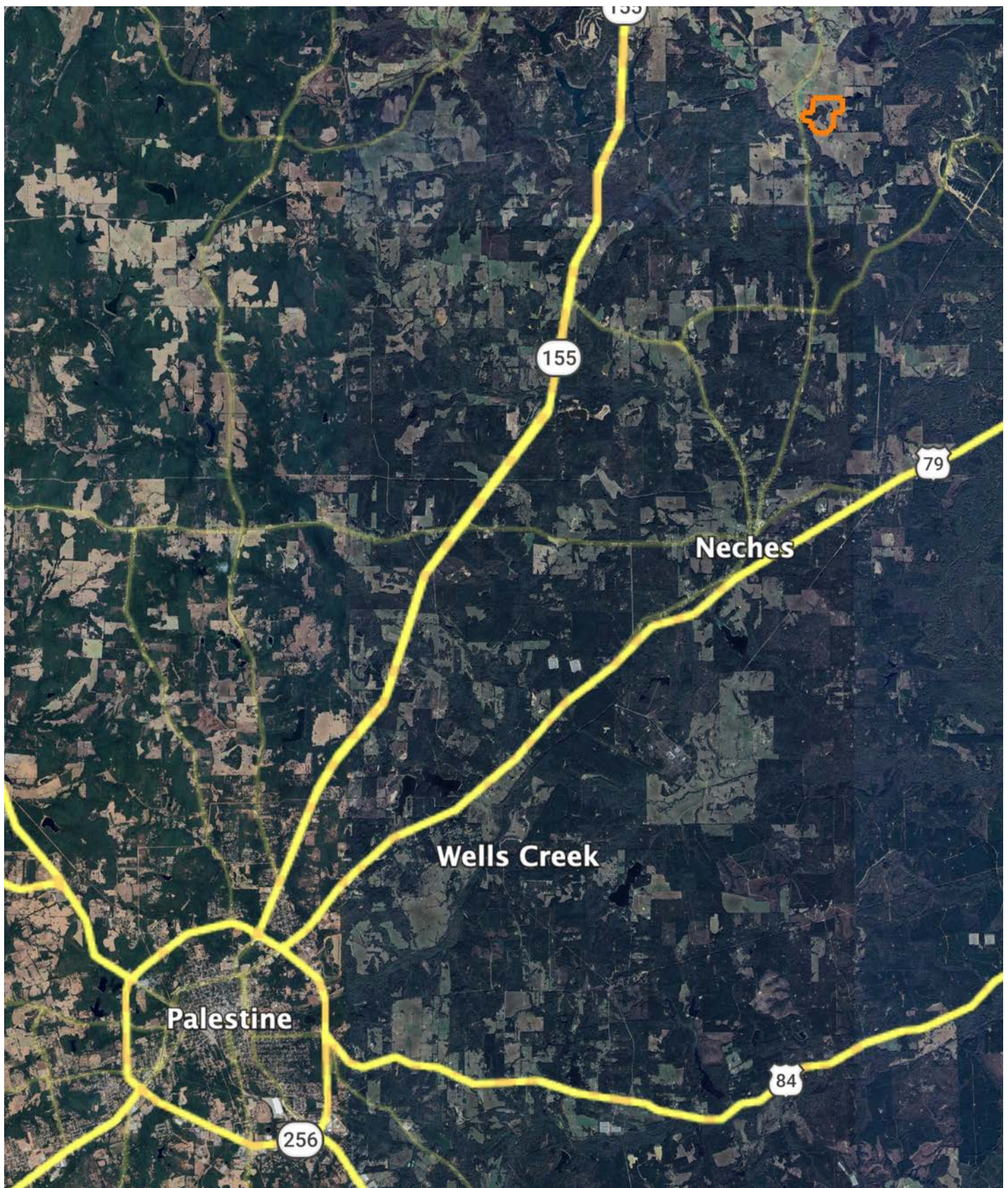
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**Anderson County
Texas**

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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

903.202.0095

CFrowick@MidwestLandGroup.com



MidwestLandGroup.com

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