

MIDWEST LAND GROUP PRESENTS

35 ACRES IN

---

# ANDERSON COUNTY TEXAS



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# TIMBERED TRACT IN THE HEART OF ANDERSON COUNTY

Escape to the peace and privacy of East Texas with this beautiful timbered tract just south of Palestine. Featuring mature hardwoods and pines, this property offers a scenic setting with a gentle rolling slope, ideal for a homesite, weekend getaway, or recreational retreat.

A wet-weather creek winds through the property, attracting abundant wildlife. Whether you're a hunter or simply enjoy the outdoors, this tract is loaded with deer and other native game.

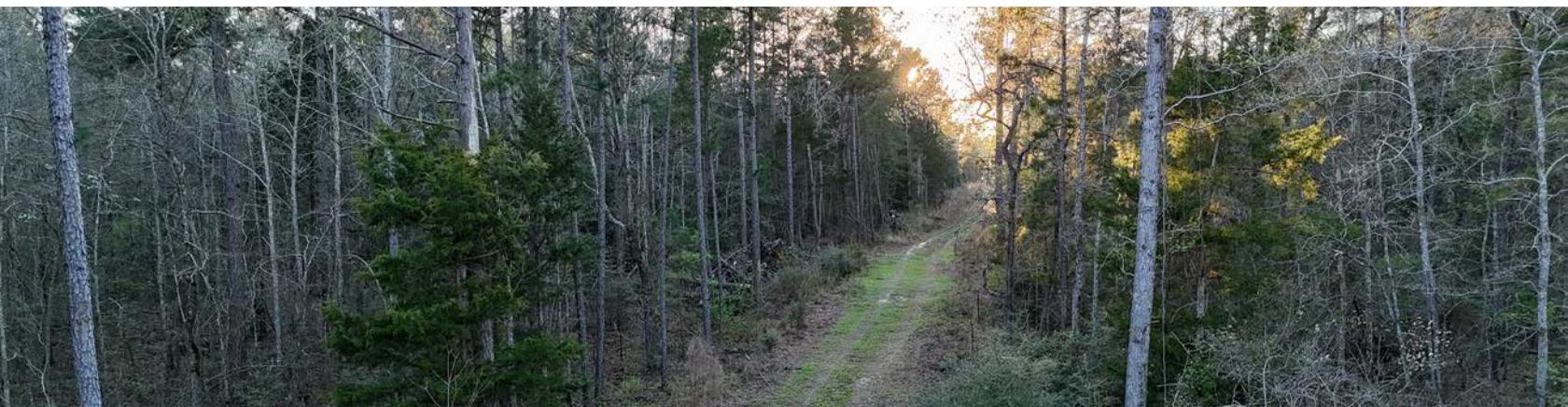
The property has barbed wire fencing and is accessed through a secure gated entrance, providing both privacy and peace of mind. A well-established internal road system has already been cleared, making it easy to navigate the land and envision future improvements.

With blacktop road frontage and utilities nearby, this property offers the perfect balance of seclusion and accessibility. Whether you're looking to build, hunt, or invest, this East Texas gem is ready to go.

## PROPERTY FEATURES

COUNTY: **ANDERSON** | STATE: **TEXAS** | ACRES: **35**

- 5 miles to the loop in Palestine
- Blacktop access
- Gated entry
- Maintained road system
- Mature timber
- Timber exemption
- Partial fencing
- Gentle sloped terrain
- Pond
- Wet-weather creek
- Loaded with wildlife
- Secluded tract
- Survey intact



# GATED ENTRY & ROAD SYSTEM

---



# TIMBER, POND, & WET-WEATHER CREEK

---

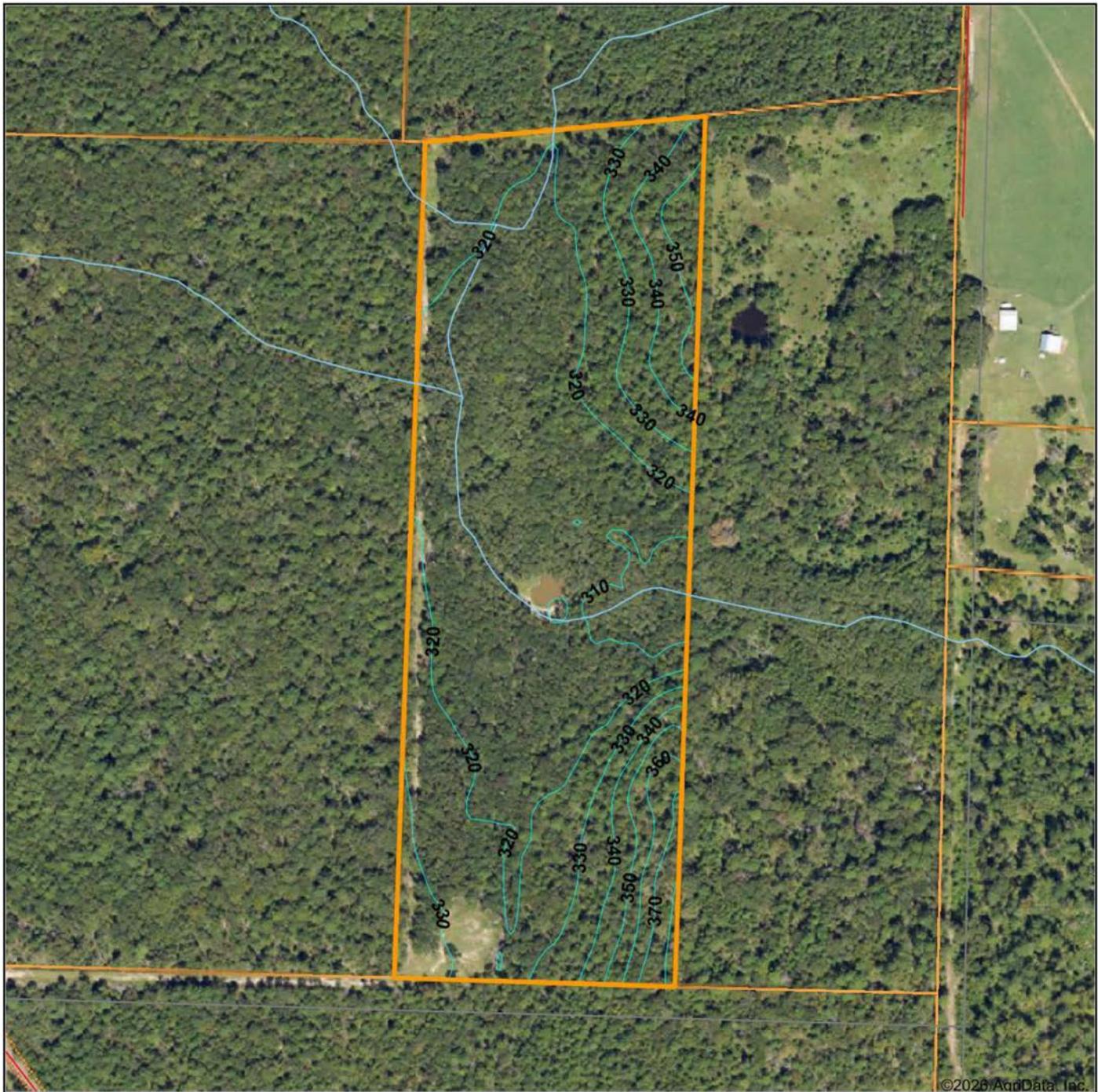


# ADDITIONAL PHOTOS

---



# TOPOGRAPHY MAP



©2026 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 306.4

Max: 383.9

Range: 77.5

Average: 325.4

Standard Deviation: 15.68 ft

0ft 394ft 788ft

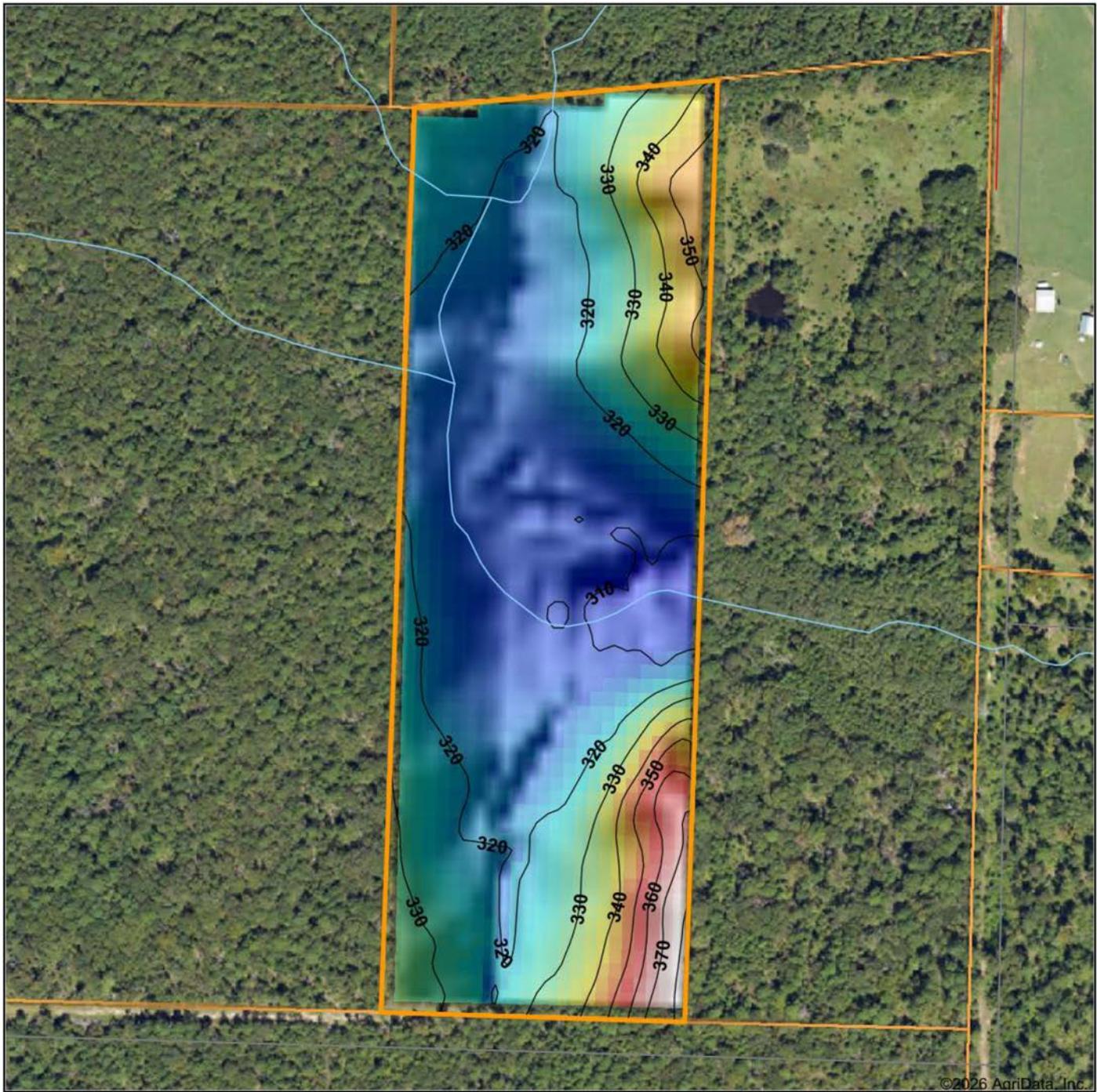


3/15/2026

Anderson County  
Texas

Boundary Center: 31° 40' 5.82, -95° 37' 26.64

# HILLSHADE MAP



©2026 AgriData, Inc.

Low Elevation High



Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 10 meter dem

Interval(ft): 10

Min: 306.4

Max: 383.9

Range: 77.5

Average: 325.4

Standard Deviation: 15.68 ft



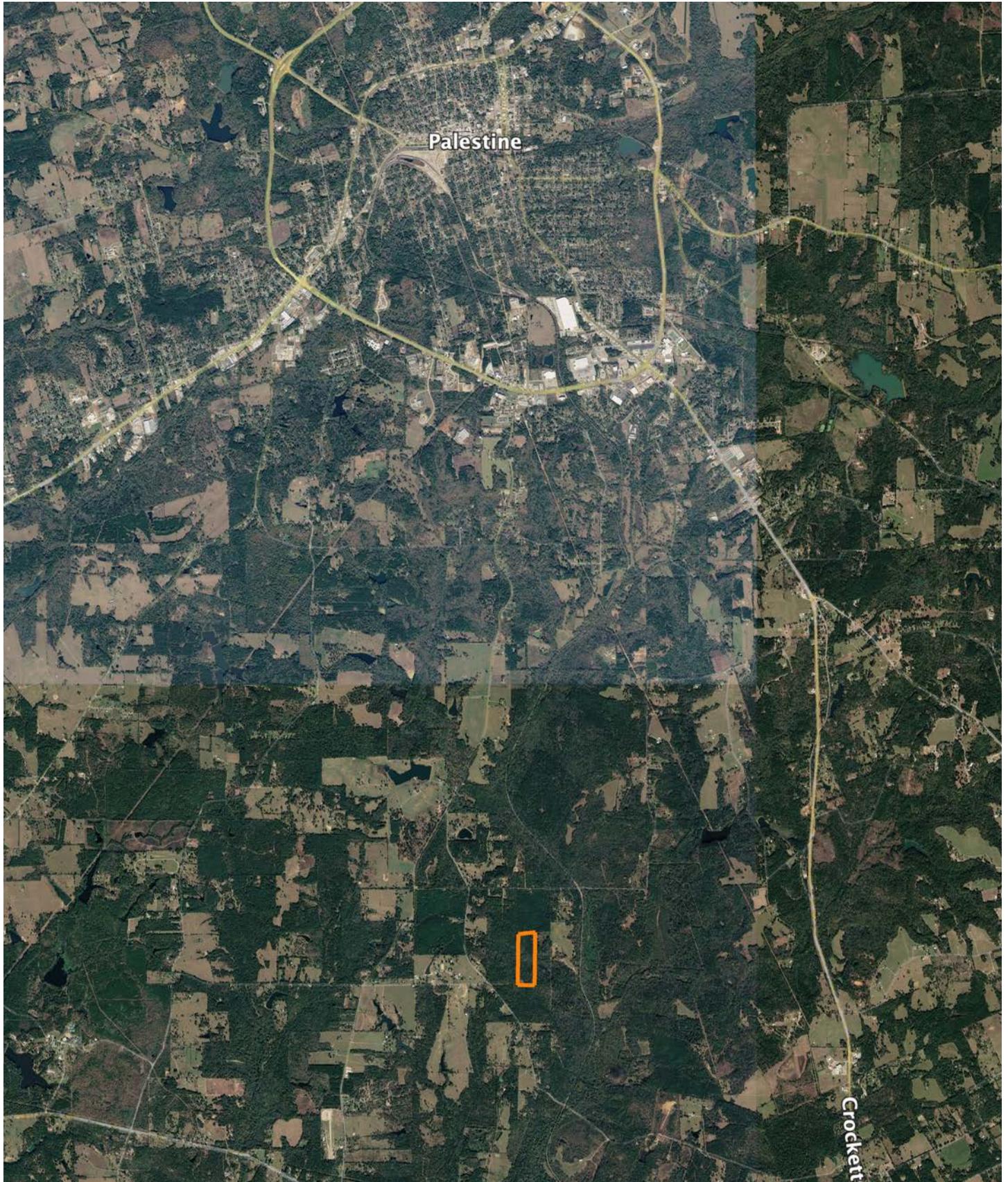
3/15/2026

**Anderson County  
Texas**

Boundary Center: 31° 40' 5.82, -95° 37' 26.64

# 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**

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.