

MIDWEST LAND GROUP PRESENTS



CASS COUNTY, TX

54 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

54 +/- ACRE SUSTAINABLE FARMSTEAD BUILT FOR MARKET SUCCESS

Welcome to this exceptional 54 +/- acre sustainable farm, thoughtfully designed for self-sufficient living and success as a farmer's market operation. This unique property is evenly divided between 27 acres of timberland and 27 acres of productive pasture and hay meadow.

Purpose-built with the farmer's market in mind, the property is equipped to support efficient livestock management, processing, and storage. The pastureland was meticulously planned and cross-fenced into 10 sections, allowing for easy and effective livestock rotation, while the two 10'x20' greenhouses provide ideal space for year-round growing. A 5,000 square foot barn, complete with a 12'x60' concrete-floored workspace, and a walk-in freezer for product storage, sits on the property. A dedicated outbuilding for livestock processing adds to the versatility, creating an

ideal setup for those looking to raise, process, and sell directly to market.

The 1,640 square foot geothermal home features 3 bedrooms and 2 bathrooms, offering energy-efficient comfort year-round. An expansive 880 square foot porch provides the perfect space to relax, fire up the grill or smoker, and host gatherings while enjoying the outdoors.

The 27 acres of timber feature a healthy mix of hardwoods and pine, creating a thriving wildlife habitat with a history of producing large bucks, making this offering perfect for hunting or simply enjoying the outdoors. Rounding out the property is a fishing pond known for sizable largemouth bass, adding a recreational bonus to this already impressive offering.



PROPERTY FEATURES

COUNTY: **CASS** | STATE: **TEXAS** | ACRES: **54**

- 54 +/- acre sustainable farm designed for self-sufficient living and farmer's market success
- Balanced layout with 27 acres of timberland and 27 acres of pasture and hay meadow
- Pasture cross-fenced into 10 sections for efficient livestock rotation
- 5,000 square foot barn with 12'x60' concrete-floored workspace
- Walk-in freezer for on-site product storage and market readiness
- Dedicated outbuilding for livestock processing
- Two 10'x20' greenhouses for year-round growing
- 1,640 square foot geothermal home with 3 bedrooms and 2 bathrooms
- Expansive 880 square foot porch, ideal for entertaining and outdoor living
- 22,000-watt Generac backup generator for reliable power
- Timber acreage with hardwoods and pine, known for producing large bucks
- Fishing pond with sizable largemouth bass for recreation
- Two 1,500-gallon backup water tanks for livestock



CROSS-FENCED PASTURE

Purpose-built with the farmer's market in mind, the property is equipped to support efficient livestock management, processing, and storage. The pastureland was meticulously planned and cross-fenced into 10 sections, allowing for easy and effective livestock rotation.



TWO 10'X20' GREENHOUSES



5,000 SQUARE FOOT BARN



1,640 SQUARE FOOT GEOTHERMAL HOME



27 ACRES OF TIMBERLAND

The 27 acres of timber feature a healthy mix of hardwoods and pine, creating a thriving wildlife habitat with a history of producing large bucks, making this offering perfect for hunting or simply enjoying the outdoors.



AERIAL MAP



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Boundary Center: 33° 7' 23.84, -94° 30' 35.38

0ft 412ft 824ft



Maps Provided By



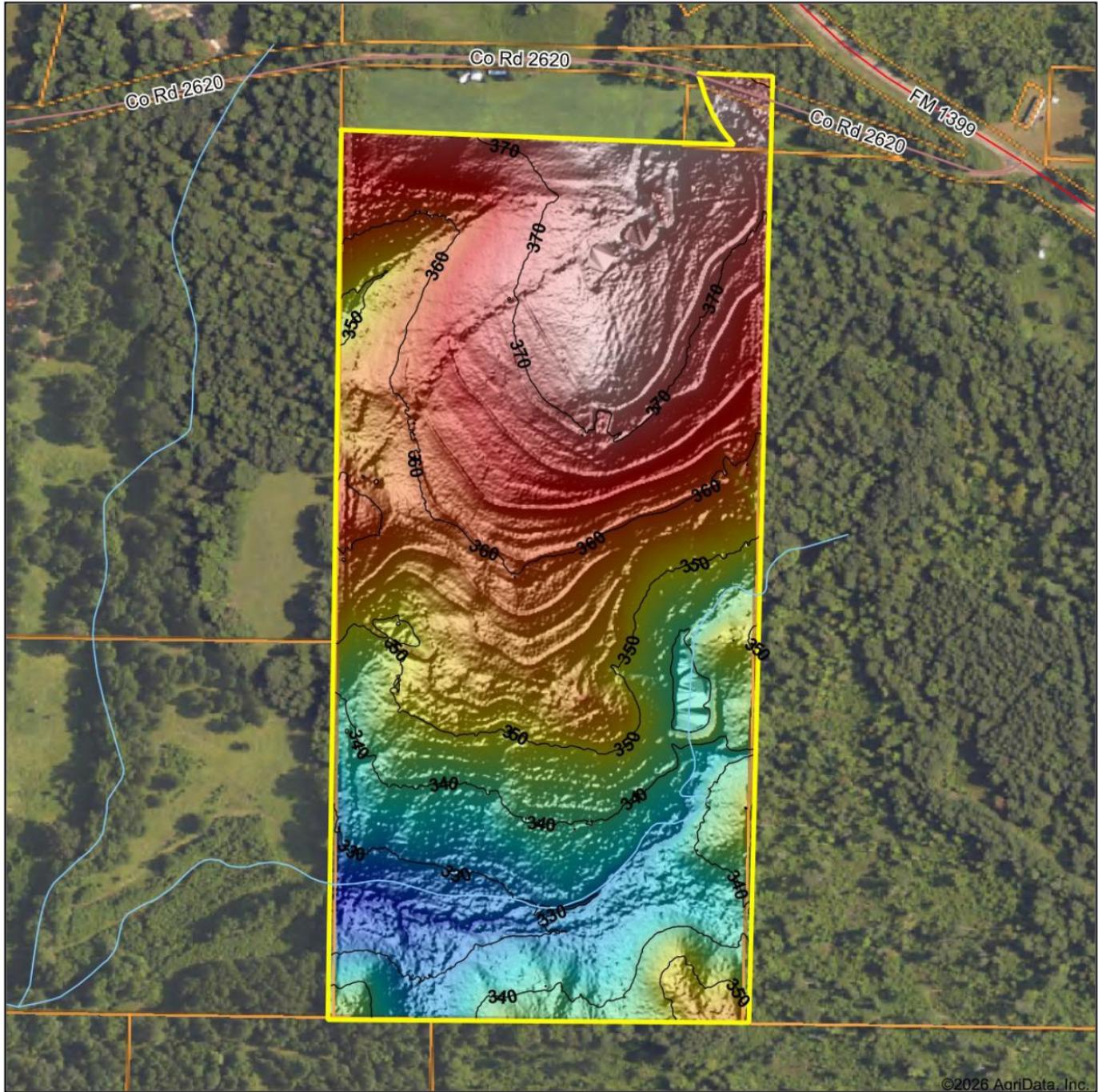
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Cass County
Texas



3/18/2026

HILLSHADE MAP



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Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 321.8
 Max: 378.5
 Range: 56.7
 Average: 353.8
 Standard Deviation: 14.07 ft



3/18/2026

**Cass County
 Texas**

Boundary Center: 33° 7' 23.84, -94° 30' 35.38

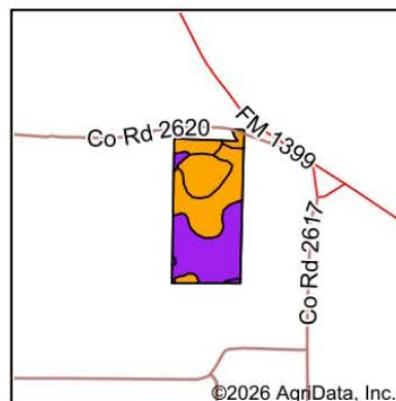
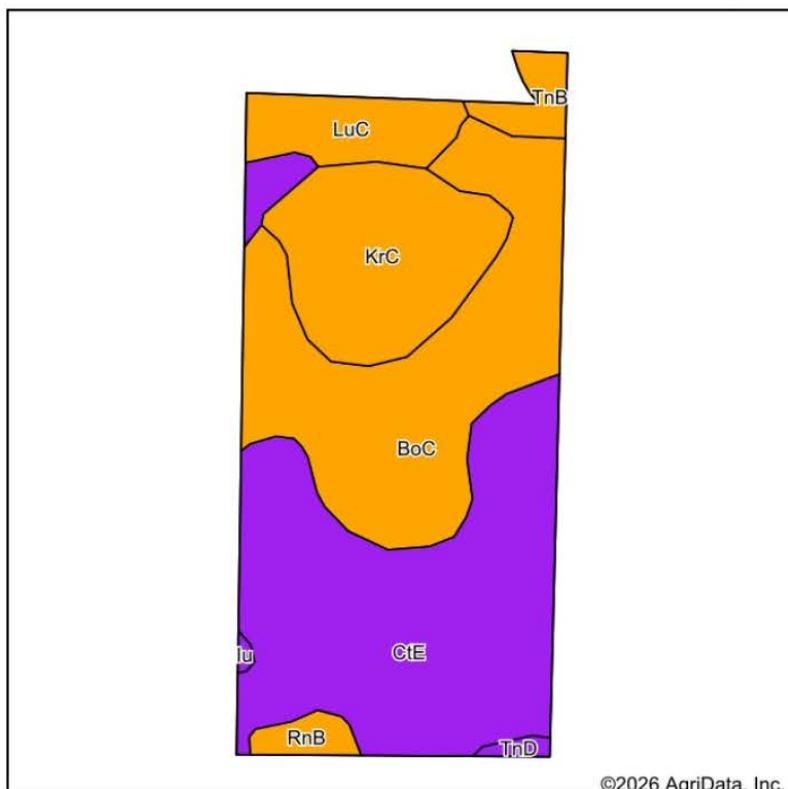


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SOILS MAP



State: **Texas**
 County: **Cass**
 Location: **33° 7' 23.84, -94° 30' 35.38**
 Township: **Marietta-Douglassville**
 Acres: **54.04**
 Date: **3/18/2026**



Maps Provided By



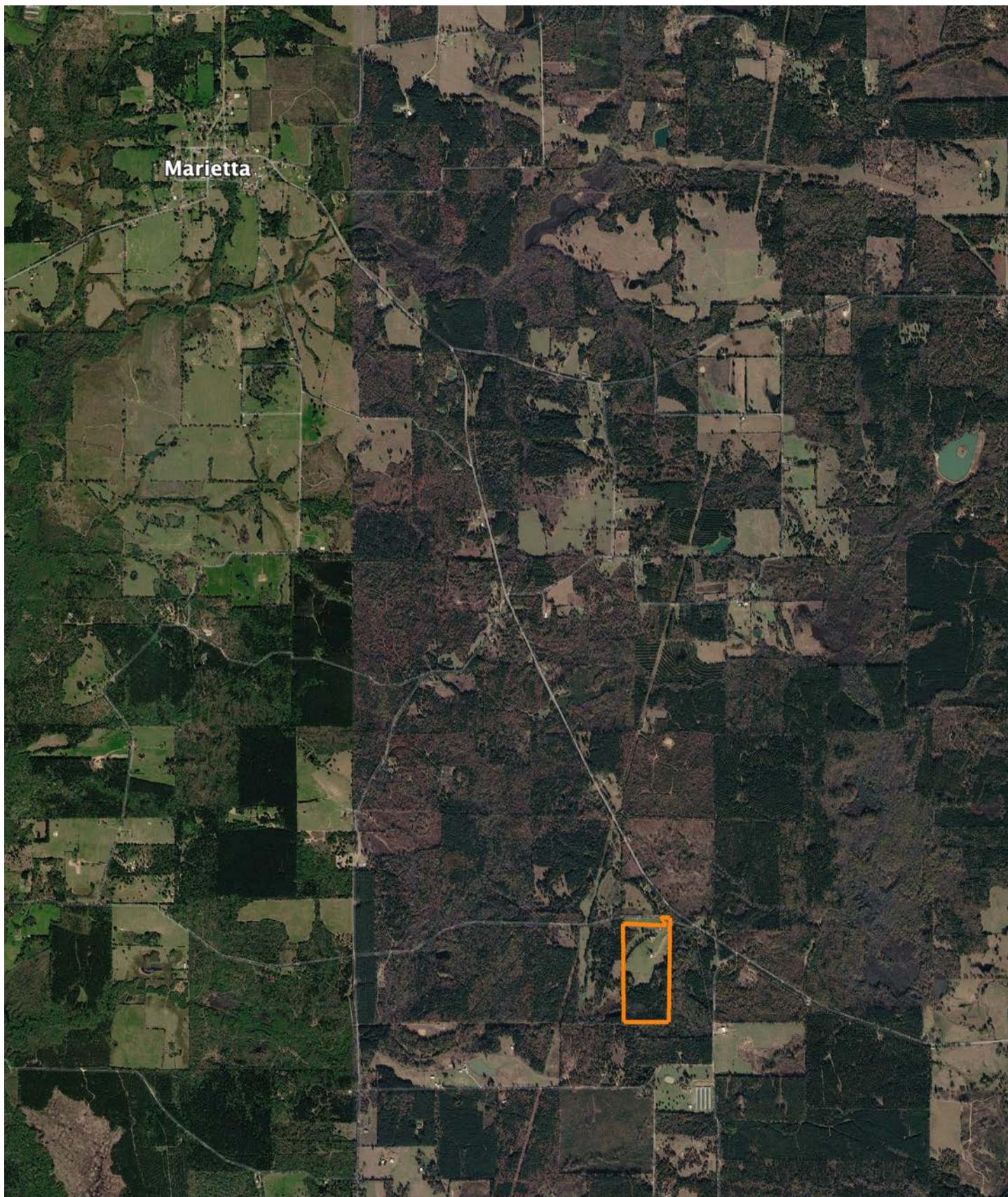
Area Symbol: TX616, Soil Area Version: 27

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
CtE	Cuthbert fine sandy loam, 5 to 15 percent slopes	22.19	41.0%		3.1ft. (Densic bedrock)	Vle	60	30	35
BoC	Bowie fine sandy loam, 1 to 5 percent slopes	16.71	30.9%		> 6.5ft.	IIle	80	51	48
KrC	Kirvin very fine sandy loam, 1 to 5 percent slopes	8.95	16.6%		> 6.5ft.	IIle	65	36	42
LuC	Lilbert loamy fine sand, 2 to 5 percent slopes	3.50	6.5%		> 6.5ft.	IIle	51	30	27
TnB	Tenaha loamy fine sand, 1 to 5 percent slopes	1.33	2.5%		> 6.5ft.	IIIs	46	32	25
RnB	Rentzel loamy fine sand, 0 to 5 percent slopes	0.94	1.7%		> 6.5ft.	IIIw	47	30	27
TnD	Tenaha loamy fine sand, 5 to 15 percent slopes	0.30	0.6%		> 6.5ft.	Vle	52	28	25
Iu	Iulus fine sandy loam, 0 to 1 percent slopes, frequently flooded	0.12	0.2%		> 6.5ft.	Vw	73	52	52
Weighted Average						4.25	*n 65.8	*n 37.6	*n 39.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Born and raised in Northeast Texas, Kyle Snow grew up with a deep appreciation for land, wildlife, and the generational value rural properties hold. After graduating from Queen City High School, he studied Kinesiology at the University of Texas at Tyler before spending more than a decade in manufacturing management, leading large teams in fast-paced environments. That experience ingrained in him a strong sense of urgency, clear communication, and the importance of building trust - qualities he now brings to serving landowners.

Although Kyle's professional skills define how he operates, his outdoor experiences shape how he sees the land. From hunting whitetail with his father and brother in the oak bottoms of Texas, to baiting bears in the Ouachita Mountains, to duck hunts in flooded timber and bayou wetlands, he has spent his life exploring and understanding the terrain that makes this region special. Today, he shares those same traditions with his children, and his love for the outdoors fuels his passion for helping others achieve their land goals.

A man grounded in faith, family, and service to others, Kyle is committed to guiding clients honestly and humbly. Whether a small recreational getaway or a multi-generation family farm, Kyle approaches every property as if it were his own.



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