

MIDWEST LAND GROUP PRESENTS

36.6 ACRES IN

FREESTONE COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

36.6 ACRES WITH UTILITIES, A-FRAME CABIN, AND GREAT HUNTING POTENTIAL

This 36.6 +/- acre tract in Freestone County is the kind of place that's getting harder to find. It's very secluded, quiet, and laid out just right with multiple small pastures, scattered mature hardwoods and pines, and two small ponds that add both beauty and function. The property is loaded with wildlife, including deer and hogs, and has been used for deer hunting in the past. Butler Community Water and electricity are already on site, which makes this a great candidate for a weekend getaway, hunting property, or future homesite.

There's also a unique A-frame cabin on the property that, with a little TLC, could make a fantastic hunting cabin or weekend retreat. A storage building is already in place as well. The property does need some cleanup, including demolishing an old home and barn, removing

scrap metal, and burning brush. That said, the hard part is already here. The setting is beautiful, the layout is excellent, and for someone willing to put in a little work, this place has a tremendous amount of upside and potential.

The property is located just 16 miles from Fairfield, 25 miles from Palestine, 77 miles from Waco, and about 90 miles from Dallas, making it an easy drive for a weekend escape. It was once an old orchard, leaving open ground with potential for crops, food plots, or improved pasture. Whether you're looking for a private hunting tract, a weekend getaway, or a place to build a forever home, this is one of those properties that could be turned into something really special.



PROPERTY FEATURES

COUNTY: **FREESTONE** | STATE: **TEXAS** | ACRES: **36.6**

- Very secluded and quiet setting
- Butler community water on site
- Electricity on site
- Two small ponds
- Multiple beautiful small pastures
- Scattered mature hardwoods and pines
- Loaded with wildlife, including deer and hogs
- Previously used for deer hunting
- Unique A-frame cabin on site
- Storage building already in place
- Former orchard with crop or food plot potential
- Great location: 16 miles from Fairfield, 25 miles from Palestine, 77 miles from Waco, and approximately 90 miles from Dallas
- Excellent potential with cleanup to create a premier homesite, hunting tract, or weekend getaway



SECLUDED AND QUIET SETTING



TWO SMALL PONDS



MULTIPLE BEAUTIFUL SMALL PASTURES



MATURE HARDWOODS AND PINES



UNIQUE A-FRAME CABIN ON SITE



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 353.8

Max: 438.3

Range: 84.5

Average: 394.7

Standard Deviation: 23.06 ft

0ft 388ft 776ft

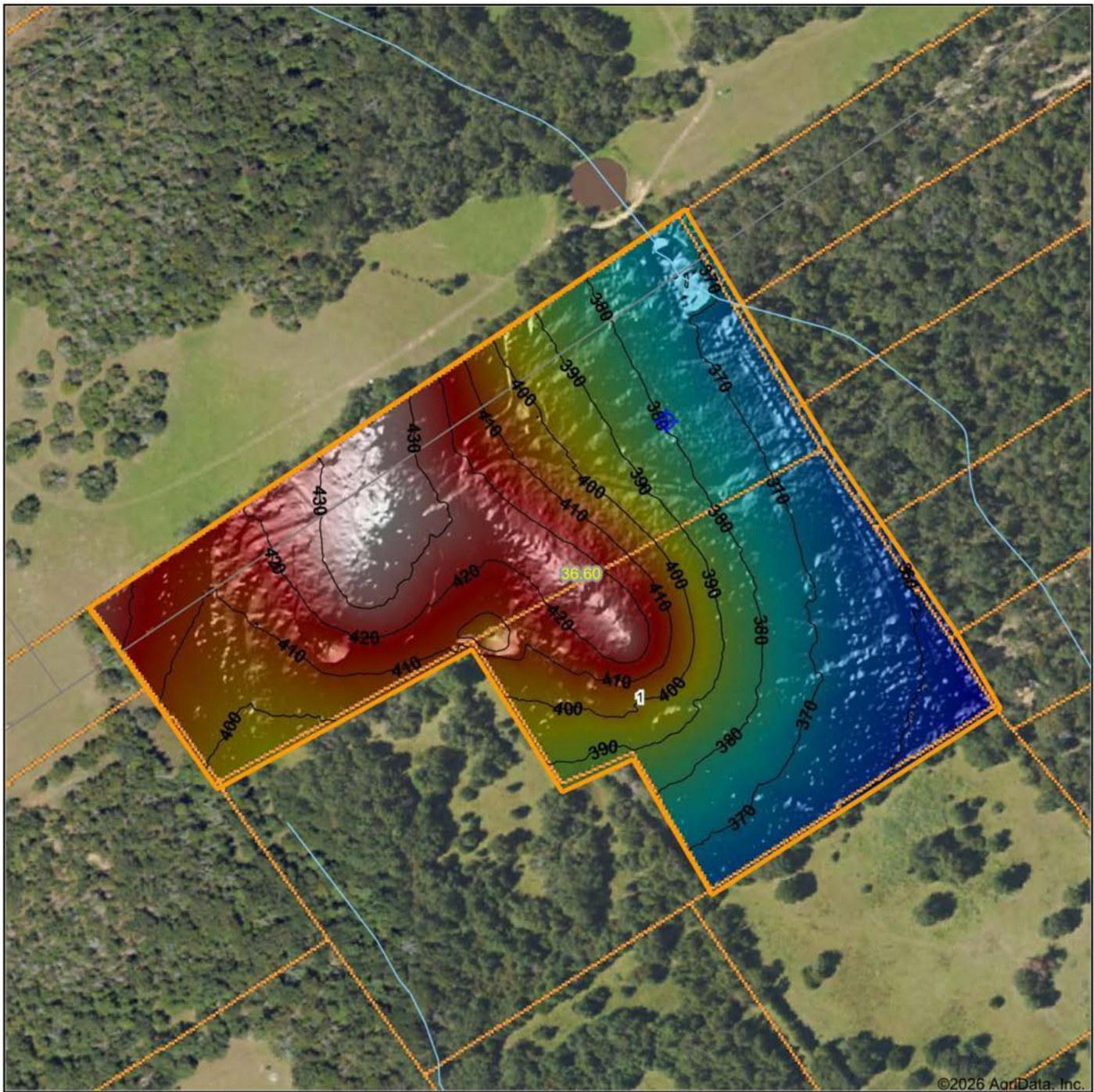


3/30/2026

Freestone County
Texas

Boundary Center: 31° 41' 32.54, -95° 56' 27.1

HILLSHADE MAP



Low Elevation High

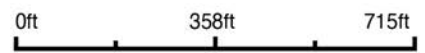


Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 1 meter dem
Interval(ft): 10
Min: 353.8
Max: 438.3
Range: 84.5
Average: 394.7
Standard Deviation: 23.06 ft



3/30/2026

Freestone County
Texas

Boundary Center: 31° 41' 32.54, -95° 56' 27.1

OVERVIEW MAP



AGENT CONTACT

Born and raised in East Texas, Mike grew up hunting on family land passed down through generations, developing a profound appreciation for land stewardship, wildlife management, and the rural way of life. With degrees in Geology and Natural Sciences from Stephen F. Austin State University, Mike possesses a scientific understanding of land, soil, and water resources that helps him evaluate properties with precision. Before transitioning to real estate, he spent over a decade as an educator and leader, teaching high school science and later serving as an assistant principal. His leadership experience instilled in him the ability to listen, problem-solve, and communicate effectively—skills he now applies to guiding clients through the complexities of buying and selling land.

Beyond real estate, Mike owns Reel Texas Outdoors, a business specializing in bait fish traps and fish-holding cages for anglers. His expertise in deer hunting, bass fishing, trapping, and land management makes him a trusted resource for clients looking to maximize their property's potential. Committed to honesty, attention to detail, and personalized service, Mike works with integrity and dedication to help clients achieve their landownership goals.

When he's not working with clients, Mike enjoys bowhunting whitetails, fishing, and spending time with his wife, Jessica, and their two sons, Wyatt and Easton. He is an active member and elder at Fredonia Hill Baptist Church in Nacogdoches and believes in serving others with the same passion and commitment he brings to every land transaction.

If you're looking for an agent who truly understands land, values relationships, and works tirelessly to get results, Mike Smith is ready to help you find your perfect property or get top dollar for your land.



MIKE SMITH

LAND AGENT

936.234.8449

MikeSmith@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.