

MIDWEST LAND GROUP PRESENTS

83.15 ACRES

# HENDERSON COUNTY, TX

6751 COUNTY ROAD 4710, LARUE, TX 75770



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# CUSTOM HOME ON 83.15 +/- ACRES WITH SHOP/APARTMENT, FENCED, AND CROSS-FENCED

Turn-key East Texas ranch on 83.15 +/- acres featuring a 3,600 square foot custom home, versatile shop with apartment, and hobby shed. The property is fenced and cross-fenced, and the seller will consider selling all or in part.

On the property is an energy-efficient custom home with a spacious layout. Features include a primary suite with a private bath, two guest bedrooms (designed for wardrobes instead of closets), a hall bath, plus two additional flex rooms ideal for office, sewing, or hobbies. Just off the kitchen is a conveniently placed half bath and pantry/laundry room with a sink. Upstairs offers two large media/game rooms and an insulated attic/mechanical/storage area. Enjoy wide front and back porches along with a 20'x30' covered pavilion for outdoor entertaining.

A well-equipped shop includes a climate-controlled room with a full bath and a kitchenette, perfect for guest quarters, office, or small apartment. Improvements include a separate septic and water heater, two roll-up doors, a covered lean-to, 220V power, and an RV hookup with septic connection.

Additionally, there is an auxiliary building currently used for storage, but suitable for a hobby shed conversion. Tight fences surround open pastures, and two ponds provide water and recreational appeal. Luxury country living within reach of Dallas/Fort Worth. Private, polished, and ready for relaxation, recreation, and ranching.



# PROPERTY FEATURES

COUNTY: **HENDERSON** | STATE: **TEXAS** | ACRES: **83.15**

- Fenced and cross-fenced
- 3,600 square foot custom home
- Primary suite with private bath
- Two guest bedrooms (wardrobe design in place of closets)
- Two additional flex rooms for office or hobbies
- Two large upstairs media/game rooms
- Insulated attic/mechanical/storage area
- Expansive front and back porches
- 20'x30' covered outdoor pavilion
- Shop with climate controlled apartment/office
- Full bath, kitchenette, separate septic & water heater in shop
- Two roll-up doors, 220V power, lean-to, and RV hookup
- Two ponds and open pasture, ideal for cattle and recreation



# 3,600 SQUARE FOOT CUSTOM HOME

On the property is an energy-efficient custom home with a spacious layout. Features include a primary suite with a private bath, two guest bedrooms (designed for wardrobes instead of closets), a hall bath, plus two additional flex rooms ideal for office, sewing, or hobbies.



# ADDITIONAL INTERIOR PHOTOS



# 20'X30' COVERED OUTDOOR PAVILLION

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# AUXILIARY BUILDING

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# SHOP WITH APARTMENT/OFFICE

A well-equipped shop includes a climate-controlled room with a full bath and a kitchenette, perfect for guest quarters, office, or small apartment.



# FENCED AND CROSS-FENCED OPEN PASTURE

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Tight fences surround open pastures, and two ponds provide water and recreational appeal.



# EXPANSIVE FRONT AND BACK PORCHES

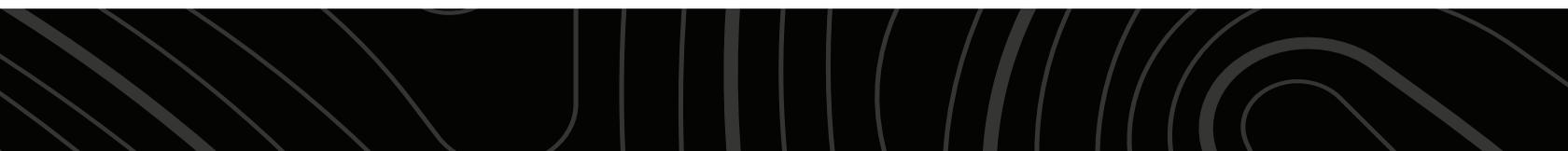


# TWO PONDS



# ADDITIONAL PHOTOS

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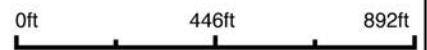


# AERIAL MAP



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Boundary Center: 32° 9' 19.78, -95° 44' 36.24



Maps Provided By:



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Henderson County  
Texas



3/2/2026

# TOPOGRAPHY MAP



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 502.3

Max: 582.0

Range: 79.7

Average: 533.5

Standard Deviation: 20.6 ft

0ft 468ft 936ft

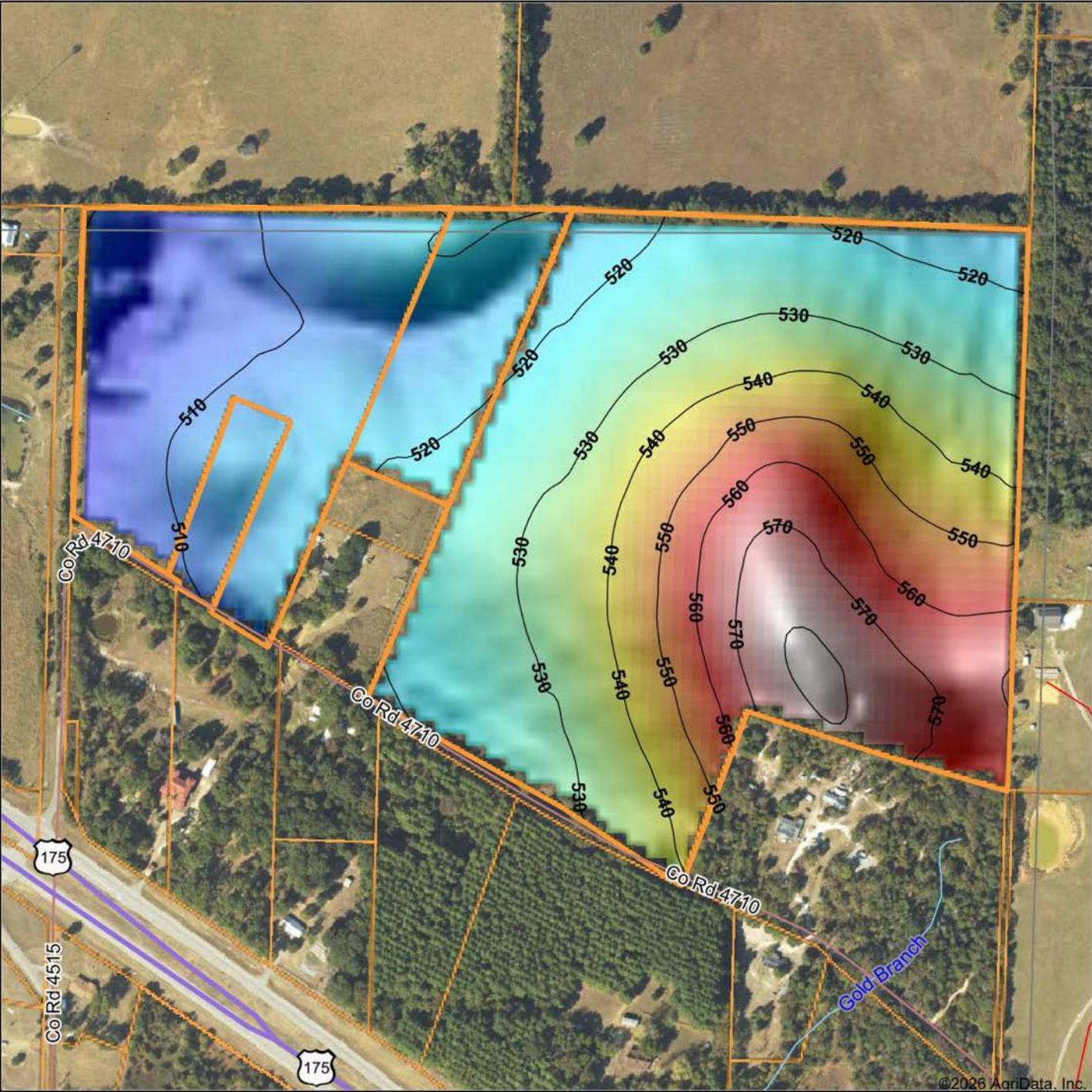


3/2/2026

Henderson County  
Texas

Boundary Center: 32° 9' 19.78, -95° 44' 36.24

# HILLSHADE MAP



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Source: USGS 10 meter dem  
 Interval(ft): 10  
 Min: 502.3  
 Max: 582.0  
 Range: 79.7  
 Average: 533.5  
 Standard Deviation: 20.6 ft



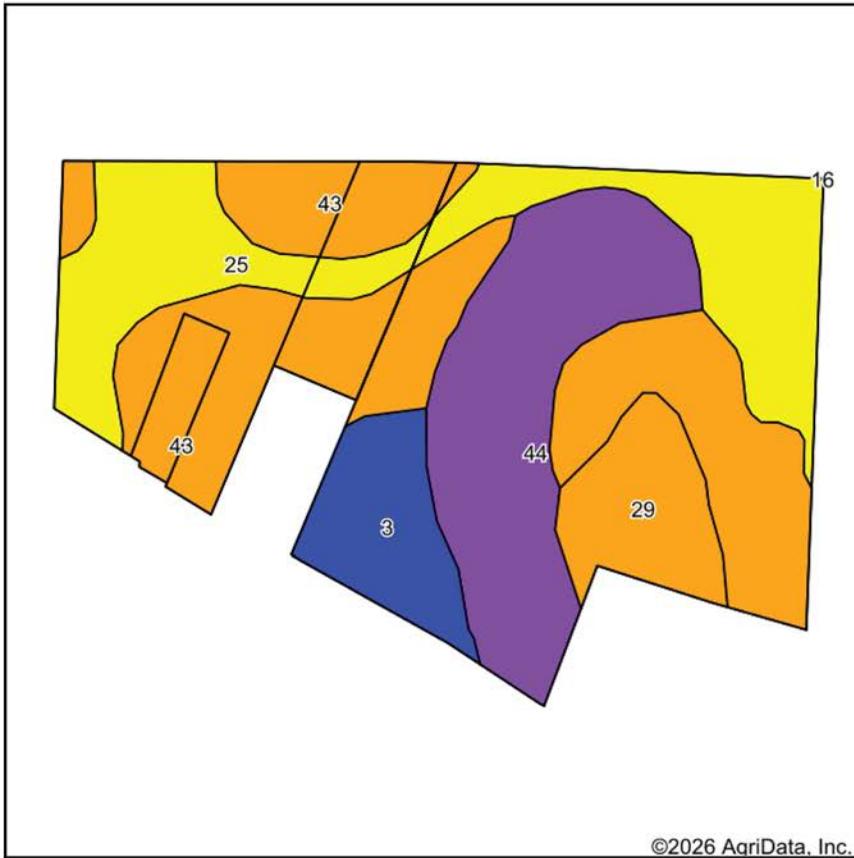
Henderson County  
 Texas

Boundary Center: 32° 9' 19.78, -95° 44' 36.24



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Texas**  
 County: **Henderson**  
 Location: **32° 9' 19.78, -95° 44' 36.24**  
 Township: **La Rue-Poynor**  
 Acres: **82.78**  
 Date: **3/2/2026**



Maps Provided By:



Area Symbol: TX213, Soil Area Version: 23										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
43	Wolfpen loamy fine sand, 2 to 5 percent slopes	30.21	36.5%		> 6.5ft.	IIIe	0	56	45	35
25	Leagueville-Henco complex, 1 to 5 percent slopes	20.55	24.8%		> 6.5ft.	IVw	0	46	26	22
44	Wolfpen loamy fine sand, 5 to 12 percent slopes	18.67	22.6%		> 6.5ft.	VIe	0	49	40	31
3	Bernaldo fine sandy loam, 1 to 3 percent slopes	6.81	8.2%		> 6.5ft.	Ile	0	71	45	42
29	Pickton loamy fine sand, 1 to 8 percent slopes	6.54	7.9%		> 6.5ft.	IIIs	0	56	45	37
<b>Weighted Average</b>						<b>3.84</b>	<b>*-</b>	<b>*n 53.2</b>	<b>*n 39.2</b>	<b>*n 31.6</b>

\*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method

# OVERVIEW MAP



# AGENT CONTACT

Before joining Midwest Land Group, Matt captained charter fishing boats in Seward, Alaska, and worked in commercial crab fishing out of San Francisco. These experiences honed his ability to connect with people through the outdoors. Born and raised in Longview, Texas, Matt graduated from Hallsville High School and went on to earn a BS in Health Education from Texas A&M University.

Matt's love for the outdoors began on his grandparents' land, where he spent weekends and summers riding around with cousins, fishing ponds, and exploring the woods. This early connection to rural property laid the foundation for his career in land sales. Matt enjoys cultivating his family's land and hauling hay in the summers. An avid hunter, his adventures have taken him across the country, from whitetails in Texas to mule deer in Colorado and elk in Wyoming.

Matt resides in Bullard, with his wife, Jill, and their children, Jack and Lainey. Matt is actively involved in his community through Grace Community Church and the Tyler/Smith County A&M Club. His commitment to serving others is evident in his approach to land sales, where he strives to answer clients' questions before they even ask. For Matt, owning land in Texas represents freedom and opportunity. His goal is to help clients find their dream property or pass on their cherished land to new owners who will respect and care for it as much as they did.



## MATT SMITH

LAND AGENT

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## MidwestLandGroup.com

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