

MIDWEST LAND GROUP PRESENTS

**.6 ACRES IN**

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# **WOOD COUNTY TEXAS**

**126 CR 2318, MINEOLA, TEXAS 75773**



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# CHARMING 3 BEDROOM, 2 BATH HOME IN HICKORY CREEK ESTATES

Nestled in the desirable Hickory Creek Subdivision in Mineola, Texas, this charming three bedroom, two bathroom home offers comfort, space, and style on an oversized corner lot of more than half an acre. Inside, you'll find hardwood floors that add warmth and character throughout the home. The thoughtfully designed layout is perfect for both everyday living and entertaining.

The spacious primary suite features a walk-in shower, a large garden tub, granite countertops, and a large walk-in closet. With ample outdoor space, the large lot offers endless possibilities-whether you are dreaming of a garden, outdoor living area, or future improvements.

Located in a quiet, established neighborhood, this home combines small-town charm with modern conveniences. The convenient access to town amenities and schools makes this an ideal place to call home.

## PROPERTY FEATURES

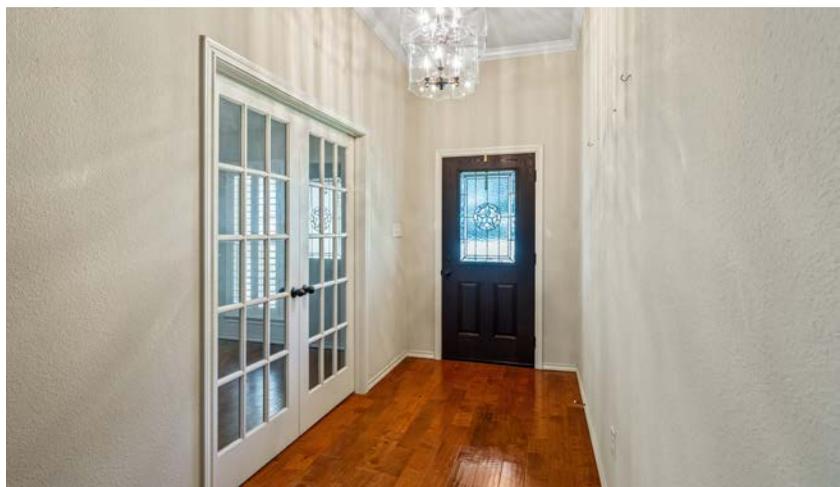
COUNTY: **WOOD** | STATE: **TEXAS** | ACRES: **.6**

- Corner lot
- Mineola School District
- Less than 5 minute drive to schools
- Conveniently located near downtown Mineola
- Highly sought-after neighborhood
- 2 car garage
- Large master bedroom
- Walk-in shower
- Oversized garden tub
- Granite counter-tops
- Covered front porch

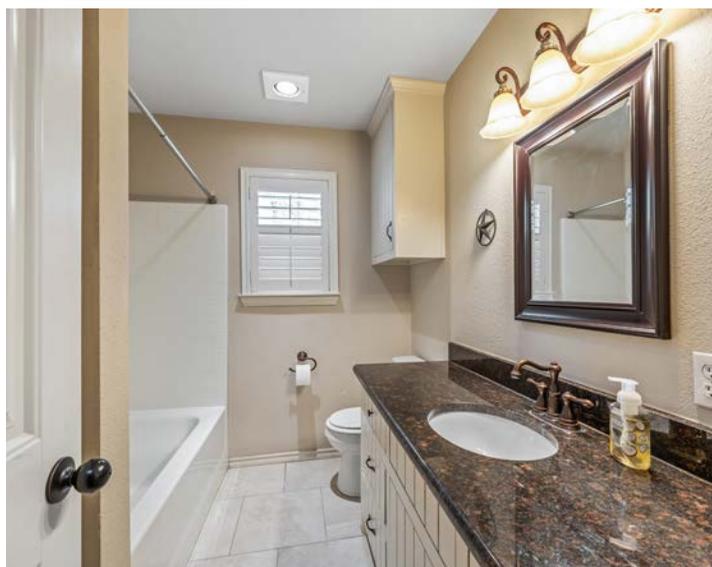


# CHARMING HOME

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# 3 BEDROOM, 2 BATHROOM



# LARGE LOT

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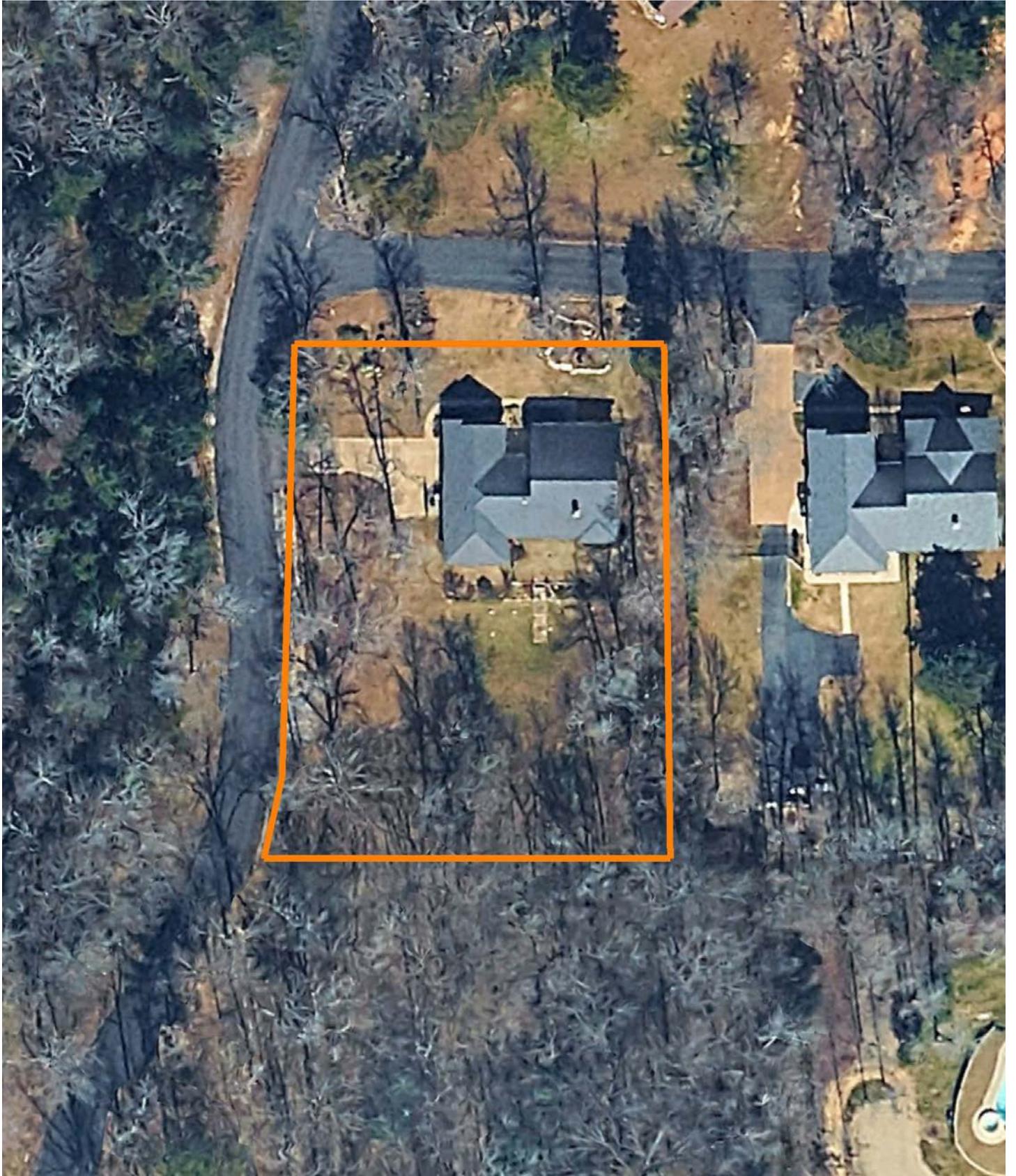
# HIGHLY SOUGHT-AFTER NEIGHBORHOOD

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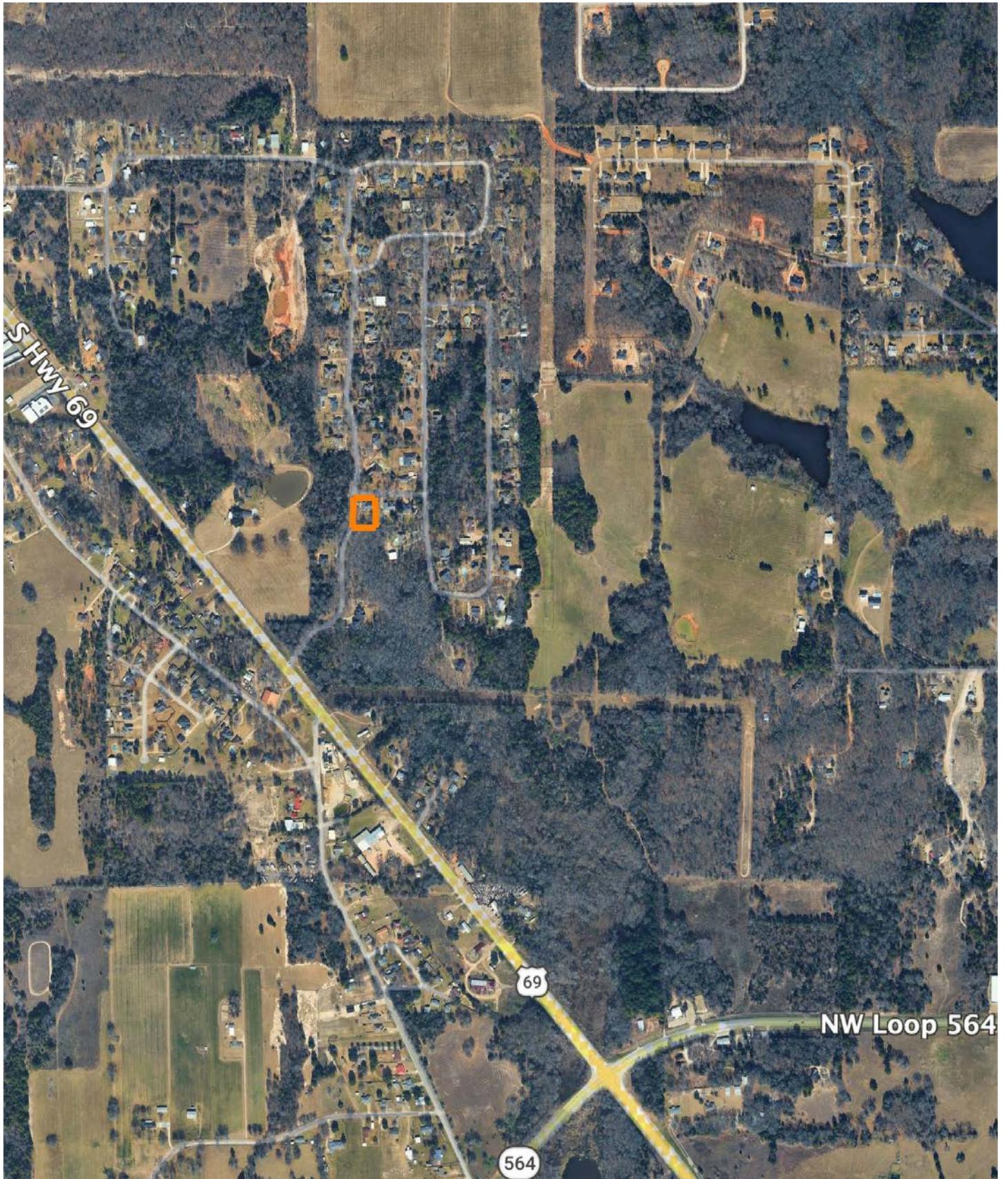


# AERIAL MAP

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# OVERVIEW MAP



## BROKER CONTACT

Jason Redding, a distinguished land broker with Midwest Land Group, brings a wealth of experience and a deep-rooted passion for the land to the real estate industry. Licensed in both Texas and Kansas, Jason specializes in serving Texas, a state he knows intimately not only through his professional endeavors but also due to his personal connections to the land. Born in Tyler, Texas, and raised in Mineola, where he currently resides with his beloved family—Mindy, Cale, and Canyon—Jason’s journey in real estate began in 1999. His transition from the commercial sector to founding his own company in 2012 reflects his love for deal-making and his commitment to facilitating significant life transactions for his clients.

Jason’s connection to land is deeply personal, stemming from childhood hunting experiences with his father and managing a farm in Delphos, Kansas. His background in business management and marketing, coupled with extensive real estate experience, equips him with unique insights into maximizing land value and potential. Jason’s hobbies, including hunting and supporting his children’s sports endeavors, further solidify his bond with the land and community.

What sets Jason apart is his unwavering dedication to his clients and his ability to see the untapped potential in properties. His hands-on approach, persistence, and unparalleled follow-through ensure that every client receives exceptional service tailored to their needs. Jason’s expertise is not just in land sales but in creating a legacy of satisfied clients through respect, availability, and putting their interests first. Choosing Jason Redding as your land broker means partnering with a professional who not only understands the market but lives and breathes the very essence of what makes a property truly valuable.



**JASON REDDING**, LAND BROKER  
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