

MIDWEST LAND GROUP PRESENTS

97 ACRES IN

CASS COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

97 +/- ACRES OF WOODED LAND WITH NEARBY UTILITIES & HIGHWAY FRONTAGE

Escape to the outdoors with this 97 +/- acre tract in Cass County, offering a nice blend of hunting, recreation, and future development potential. This property is rich with natural features, including multiple springs and creeks that attract abundant wildlife and provide year-round water sources. 25 acres of planted pine timber add to the investment value.

A well-established trail system winds throughout the land, making navigation easy and creating ideal shooting lanes for hunting. The property is partially fenced and gated.

With electricity already on the property, rural water available just across the highway, and fiber optic internet, you get an excellent combination of seclusion and modern connectivity. Extensive road frontage includes approximately 0.5 miles along FM 1399 and 0.3 miles along County Road 1348, offering excellent access and flexibility for future use.

Conveniently located just 45 minutes from Texarkana, 1 hour from Longview, and approximately 2.5 hours from Dallas, this property is an ideal weekend retreat or long-term investment.



PROPERTY FEATURES

COUNTY: **CASS** | STATE: **TEXAS** | ACRES: **97**

- 97 +/- acres of hunting and recreational land
- Great land to build a home
- Multiple natural springs and creeks
- Established trail system throughout the property
- Excellent wildlife habitat and hunting setup
- Partially fenced and gated
- Electricity available on-site
- Rural water access across the highway
- Fiber optic internet on the property
- Approximately 0.5 miles of FM 1399 frontage
- Approximately 0.3 miles of county road frontage
- 45 minutes to Texarkana
- 1 hour to Longview
- 2.5 hours to Dallas



GREAT LAND TO BUILD A HOME



45 MINUTES TO TEXARKANA



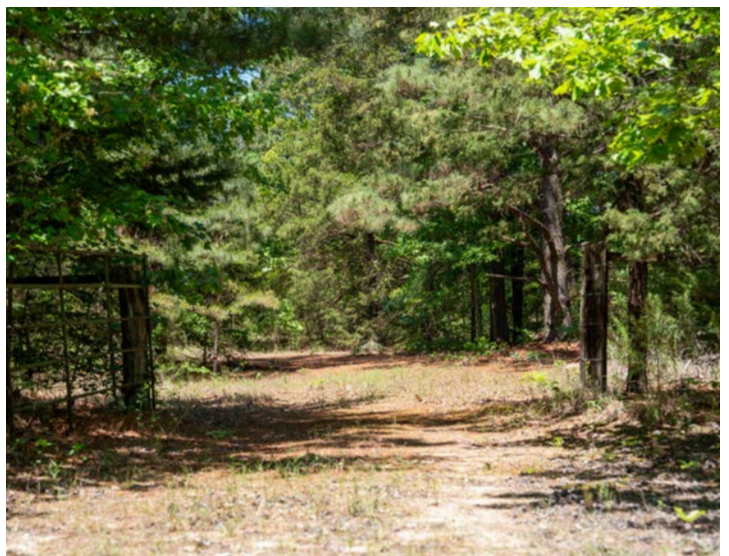
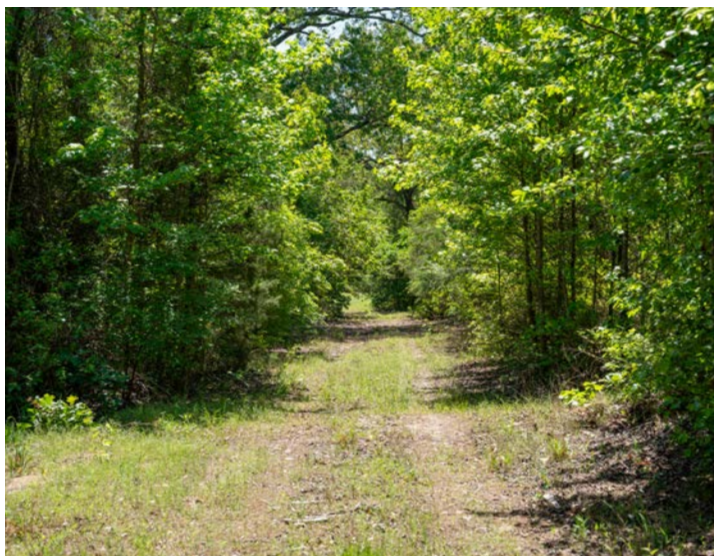
PARTIALLY FENCED AND GATED



MULTIPLE NATURAL SPRINGS AND CREEKS



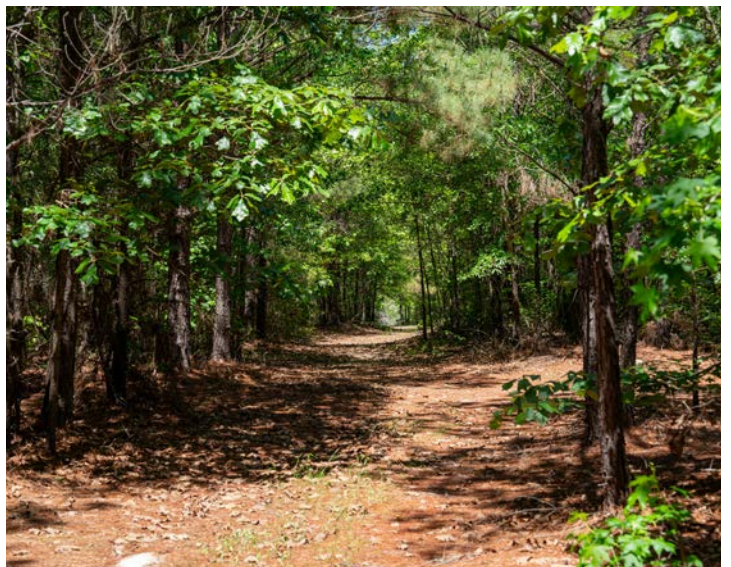
ESTABLISHED TRAIL SYSTEM



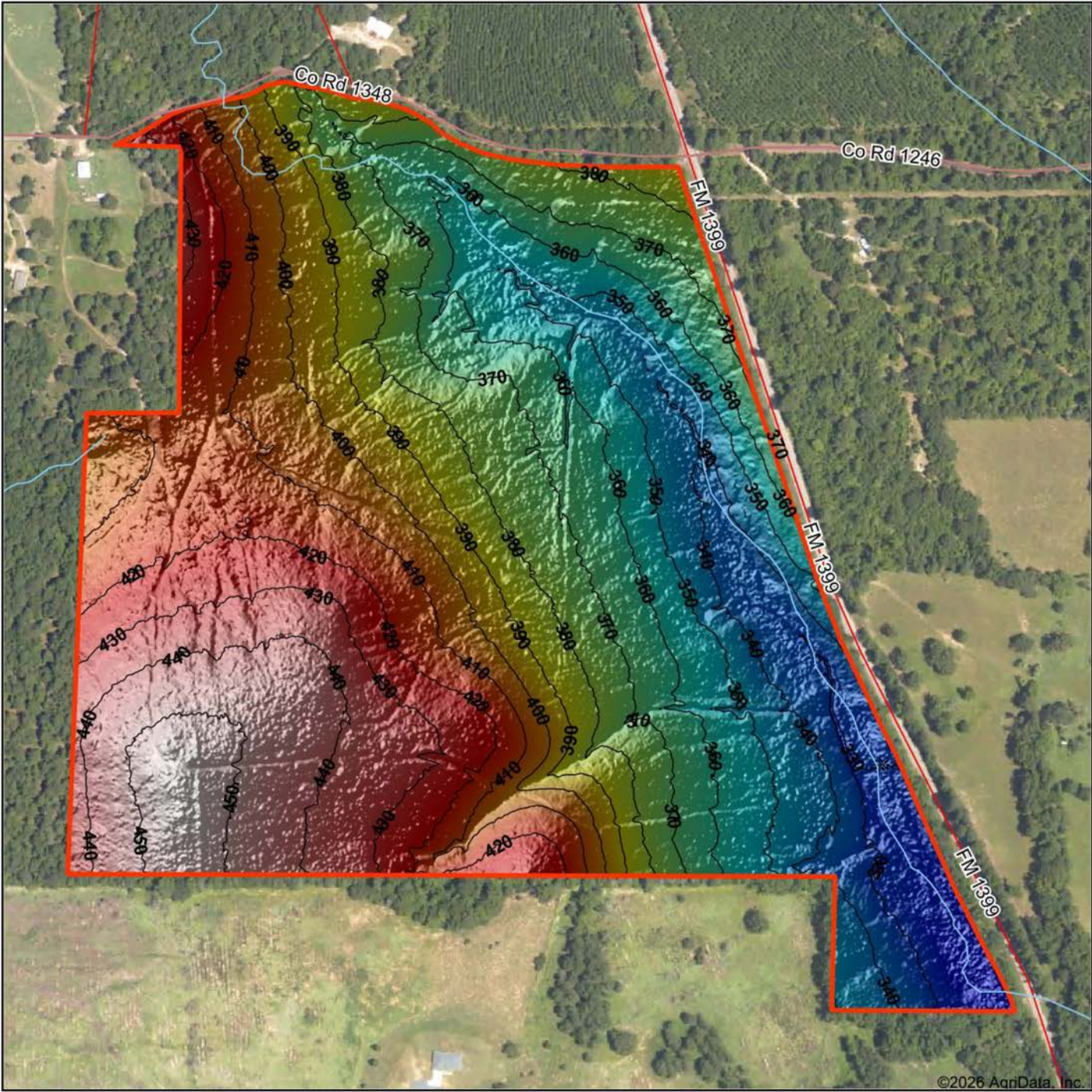
EXCELLENT WILDLIFE HABITAT



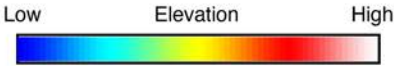
ADDITIONAL PHOTOS



HILLSHADE MAP



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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 320.1
 Max: 456.8
 Range: 136.7
 Average: 388.9
 Standard Deviation: 35.76 ft

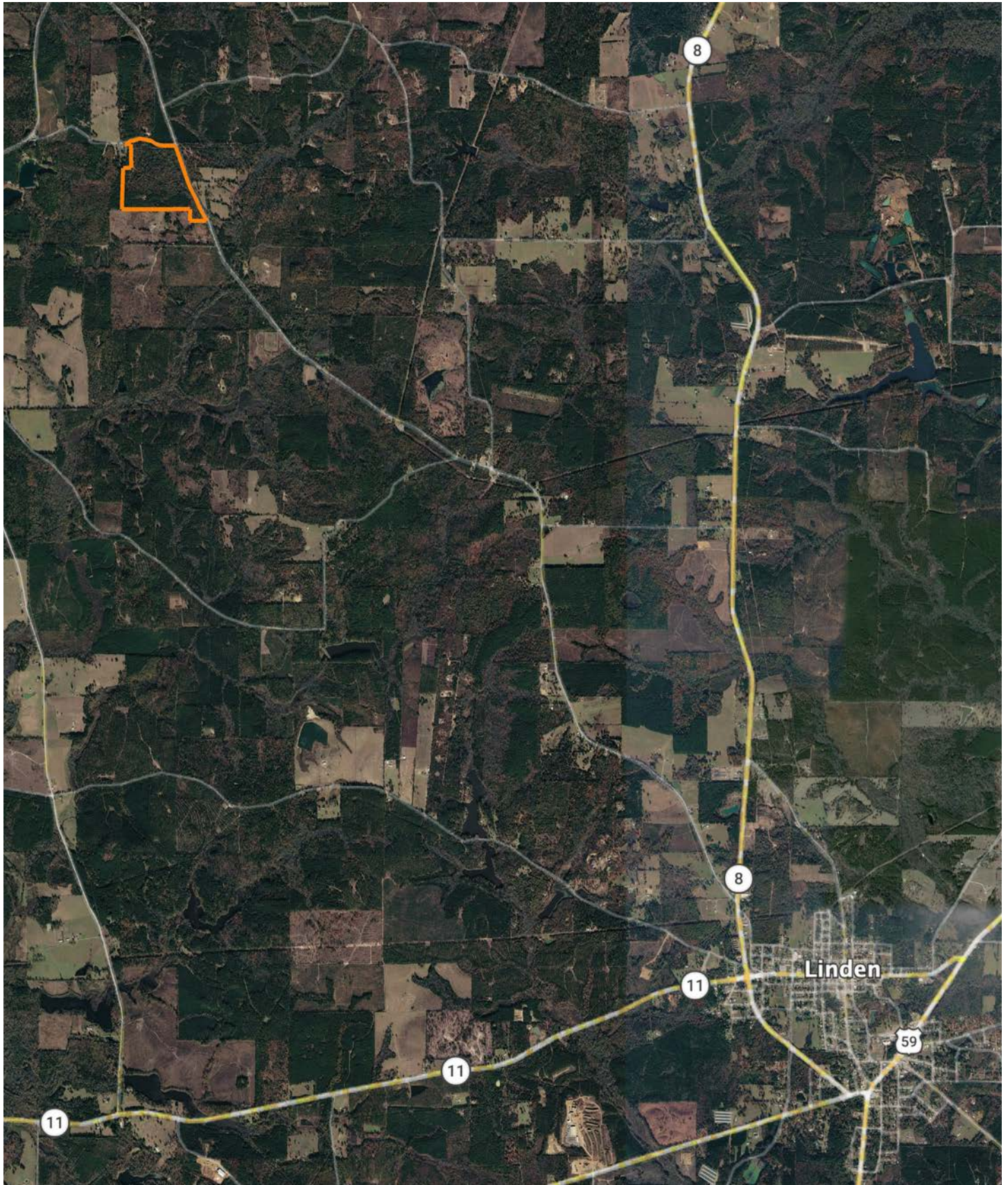


4/13/2026

**Cass County
 Texas**

Boundary Center: 33° 4' 52.61, -94° 26' 11.46

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.



KYLE SNOW, LAND AGENT
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