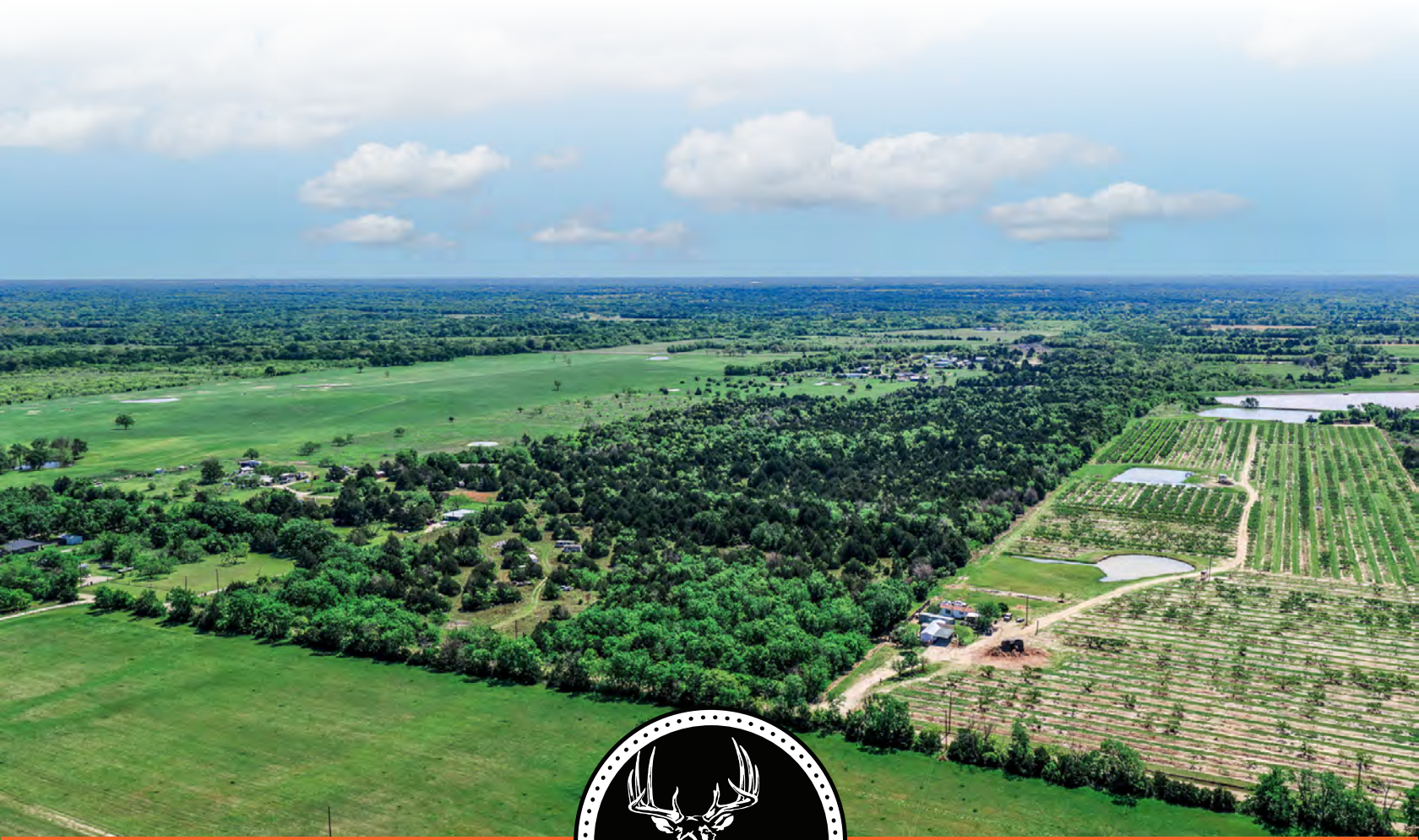


MIDWEST LAND GROUP PRESENTS

54.06 ACRES IN

KAUFMAN COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RURAL ACREAGE IN UNBEATABLE LOCATION

Discover the perfect blend of natural beauty and unbeatable location with this exceptional 54.06 acre tract in Terrell, Texas. Whether you're searching for your dream homesite, a weekend recreational retreat, a cattle operation, or a savvy land investment, this property checks every box and then some.

From the moment you arrive, you'll be captivated by the character and charm this land has to offer. Approximately 250 yards of road frontage along County Road 308 provides excellent accessibility and outstanding visibility, giving you multiple options for entry points and future development. The property is predominantly wooded with a stunning canopy of mature cedar trees that create a sense of privacy and seclusion that is increasingly hard to find this close to the Dallas-Fort Worth Metroplex. Established trails wind throughout the acreage and selectively cleared areas make it easy to explore, navigate, and fully enjoy every corner of this beautiful tract from day one — no heavy clearing required.

The terrain is gentle and highly usable, featuring a mostly level landscape with a gradual, natural slope flowing from the road frontage toward the back of the property. This subtle grade not only adds to the land's visual appeal but also contributes to excellent natural drainage throughout. At the rear of the property, a quarter-acre pond awaits, offering outstanding potential as a cattle stock tank or a peaceful fishing hole. Whether you envision weekend fishing trips with

the family or watering livestock on a working ranch, this pond is a valuable and versatile asset that enhances the overall utility of the land.

What truly sets this property apart from comparable tracts in the region is its exceptional proximity to major destinations and thoroughfares. Situated just 10 minutes east of Terrell, you'll enjoy quick access to all the shopping, dining, and services the city has to offer. For commuters and investors alike, the location is second to none — Interstate 20 is just 3 miles away (approximately 5 minutes), and Highway 80 is a mere 2.6 miles from the property line. These two major corridors provide seamless connectivity throughout East Texas and direct access to the Dallas-Fort Worth Metroplex, putting downtown Dallas within approximately 45 minutes. The combination of rural tranquility and urban accessibility is a rare find at this price point.

The possibilities here are truly limitless. Build your custom dream home surrounded by nature, develop a recreational hunting and fishing retreat, establish a small cattle or livestock operation, or simply hold this land as a long-term investment in one of Texas's fastest-growing corridors. With strong road frontage, a private pond, mature timber, easy terrain, and a location that continues to appreciate in value, 54.06 acres rarely come to market with this combination of features. Do not let this incredible opportunity pass you by — properties like this do not last long. Schedule your private showing today!

PROPERTY FEATURES

COUNTY: **KAUFMAN** | STATE: **TEXAS** | ACRES: **54.06**

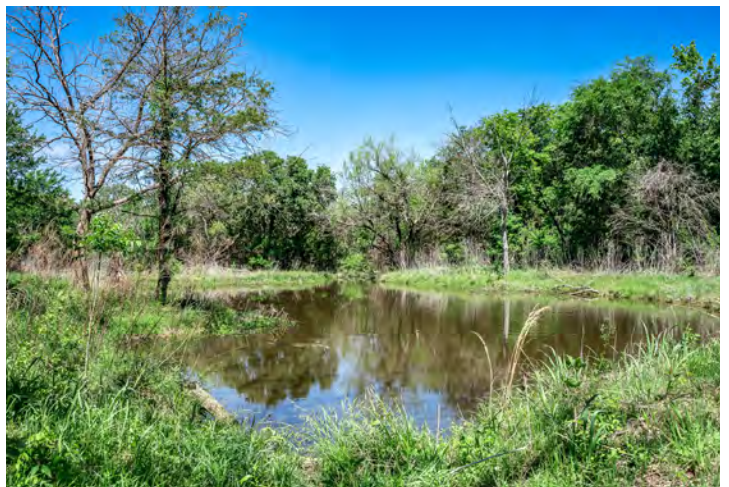
- Mature cedar trees
- 1/4 acre pond
- Level terrain great for development
- 250 yards of road frontage
- Trails and selectively cleared areas
- Potential for homesite, farm operation, development, or buy and hold investment
- 10 minutes to Terrell, TX
- 45 minutes to Dallas, TX
- 2.6 miles to Highway 80
- 3 miles to Interstate 20



MATURE CEDAR TREES

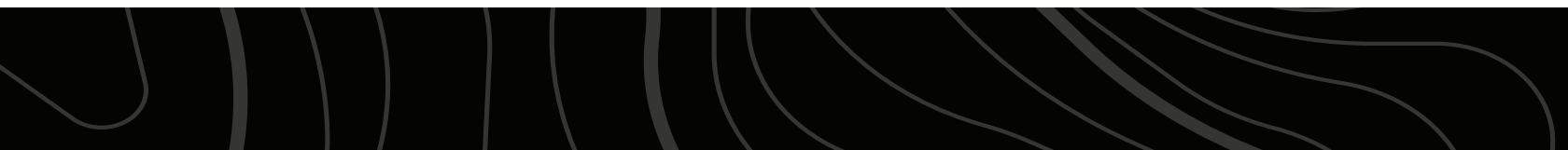


1/4 ACRE POND



LEVEL TERRAIN

The terrain is gentle and highly usable, featuring a mostly level landscape with a gradual, natural slope flowing from the road frontage toward the back of the property.



TRAILS



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 477.6

Max: 519.9

Range: 42.3

Average: 497.9

Standard Deviation: 10.79 ft

0ft 499ft 997ft



8/20/2025

Kaufman County
Texas

Boundary Center: 32° 42' 3.45, -96° 11' 38.69

HILLSHADE MAP



Low Elevation High



Maps Provided By:



CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 10 meter dem

Interval(ft): 10

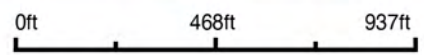
Min: 477.6

Max: 519.9

Range: 42.3

Average: 497.9

Standard Deviation: 10.79 ft

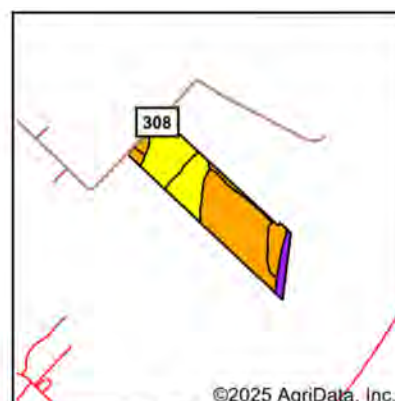


8/20/2025

**Kaufman County
Texas**

Boundary Center: 32° 42' 3.45, -96° 11' 38.69

SOILS MAP



State: **Texas**
 County: **Kaufman**
 Location: **32° 42' 3.45, -96° 11' 38.69**
 Township: **Terrell**
 Acres: **53.86**
 Date: **8/20/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: TX612, Soil Area Version: 21

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 Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
WsB	Wilson silt loam, 1 to 3 percent slopes	24.79	46.0%		> 6.5ft.	IIle	4500	41	37	40	41	21
CrC2	Crockett fine sandy loam, 2 to 5 percent slopes, eroded	11.84	22.0%		4.4ft. (Densic bedrock)	IVe	5025	51	26	40	32	51
WsC2	Wilson clay loam, 2 to 5 percent slopes, eroded	8.39	15.6%		> 6.5ft.	IVe	4500	38	29	38	32	18
MaB	Mabank fine sandy loam, 1 to 3 percent slopes	4.84	9.0%		> 6.5ft.	IIle	5000	40	32	40	38	24
DAM	Dams	2.66	4.9%		> 6.5ft.	VIIe	0					
CrB	Crockett fine sandy loam, 1 to 3 percent slopes	1.34	2.5%		4.4ft. (Densic bedrock)	IIle	5025	55	27	43	35	55
Weighted Average							3.57	*n 41	*n 30.8	*n 37.8	*n 35.2	*n 27.2

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

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Connor Wallace lives the kind of life he now helps others find — raising livestock, growing food, and building out a homestead on his dream property in East Texas. A U.S. Army veteran, former police officer, and skilled renovator, he knows how to turn raw land into something that works, lasts, and means something.

His connection to land began early, growing up on a small family ranch that bred American Paint Quarter Horses, a childhood that meant countless hours spent at the racetrack and at rodeos. That foundation deepened years later when he had the opportunity to live in Fairbanks, Alaska for three years. There, he fully embraced his love of raw land, immersing himself in fishing, hunting, hiking, rock climbing, snowboarding, and exploring some of the most rugged landscapes in the country. His passion for land and the outdoors is also something he shares with his wife, an Agricultural Business major — a bond rooted in their shared love of nature, agriculture, and animals.

Connor brings a rare blend of real estate experience, rural knowledge, and unshakable integrity to every client he serves. With a background in home renovation and property development, he also brings a trained eye for value and potential.

Rooted in faith and driven by service, Connor still lives by the Army values of loyalty, duty, and selfless service — and clients know they can count on him to work hard, communicate clearly, and put their goals first.



CONNOR WALLACE,

LAND AGENT

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MidwestLandGroup.com

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