

MIDWEST LAND GROUP PRESENTS

19.8 ACRES IN

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# SHELBY COUNTY TEXAS



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# 20 ACRE RETREAT WITH OVER 2,000 FEET OF ROAD FRONTAGE

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Located just minutes outside of Timpson, this versatile 20-acre tract offers great access, multiple build sites, and prime wildlife habitat. Situated less than 8 minutes from Timpson, Texas, 20 minutes from Mount Enterprise, Texas, and only 45 minutes from the renowned Toledo Bend Reservoir, this property offers something for everyone.

With over 2,000 feet of road frontage, the tract provides excellent access and flexibility, featuring multiple entry points that open up a wide range of possibilities for development or recreational use. The

land is predominantly flat, offering several prime build sites for your future home, cabin, or weekend getaway.

For the outdoorsman, this property can be designed to include multiple food plot and stand locations. The dense cover creates ideal bedding areas for deer and other native wildlife. Whether you're looking to hunt, invest, or build, this tract checks all the boxes. Electricity is available nearby, making future improvements even more convenient. Properties with this combination of location, access, and usability are hard to find—don't miss your opportunity to make it your own.



# PROPERTY FEATURES

COUNTY: **SHELBY** | STATE: **TEXAS** | ACRES: **19.8**

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- Under 8 minutes to Timpson
- Under 20 minutes to Mount Enterprise
- 45 Minutes to famed Toledo Bend Reservoir
- Over 2000 feet of road frontage
- Multiple flat, buildable future home sites
- Multiple food plot/stand locations
- Multiple access points
- Prime wildlife bedding
- Electric nearby



# MULTIPLE BUILD SITES

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The land is predominantly flat, offering several prime build sites for your future home, cabin, or weekend getaway.



# ROAD FRONTAGE

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# PRIME WILDLIFE HABITAT

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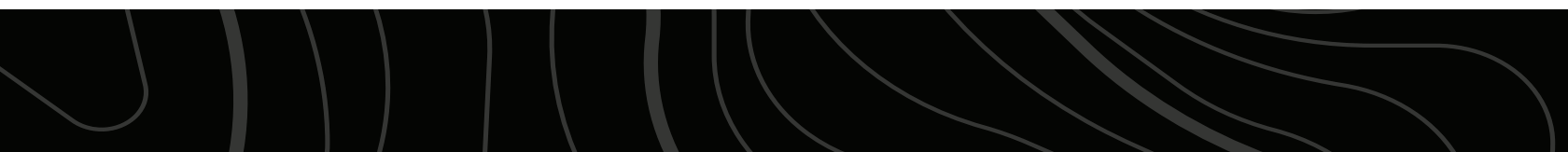
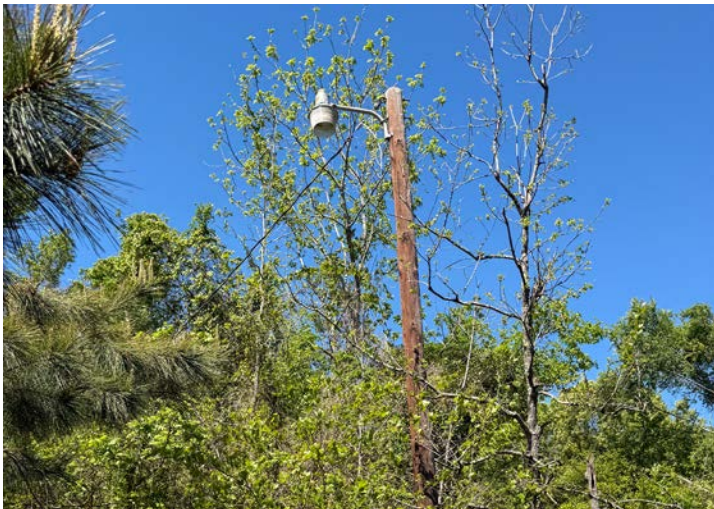
19.8 +/- SCENIC ACRES

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# ADDITIONAL PHOTOS

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# AERIAL MAP



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Boundary Center: 31° 55' 54.08, -94° 26' 54.06



Maps Provided By:



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**Shelby County  
Texas**



4/5/2026

# TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem  
Interval(ft): 10.0  
Min: 414.7  
Max: 464.3  
Range: 49.6  
Average: 449.3  
Standard Deviation: 10.7 ft

0ft 224ft 447ft

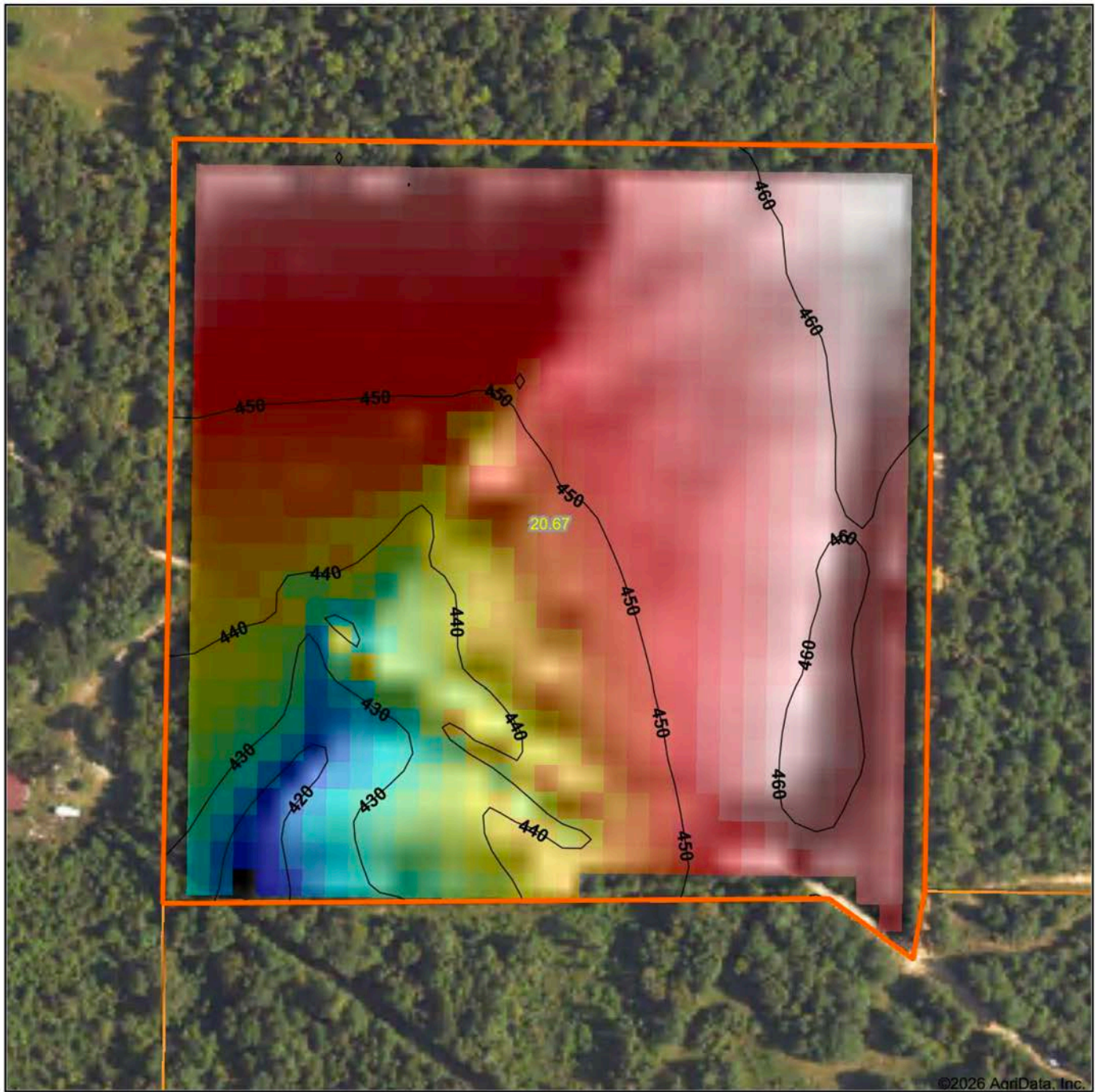


4/5/2026

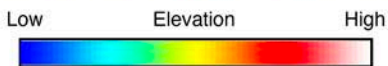
Shelby County  
Texas

Boundary Center: 31° 55' 54.08, -94° 26' 54.06

# HILLSHADE MAP



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Maps Provided By:  
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Interval(ft): 10  
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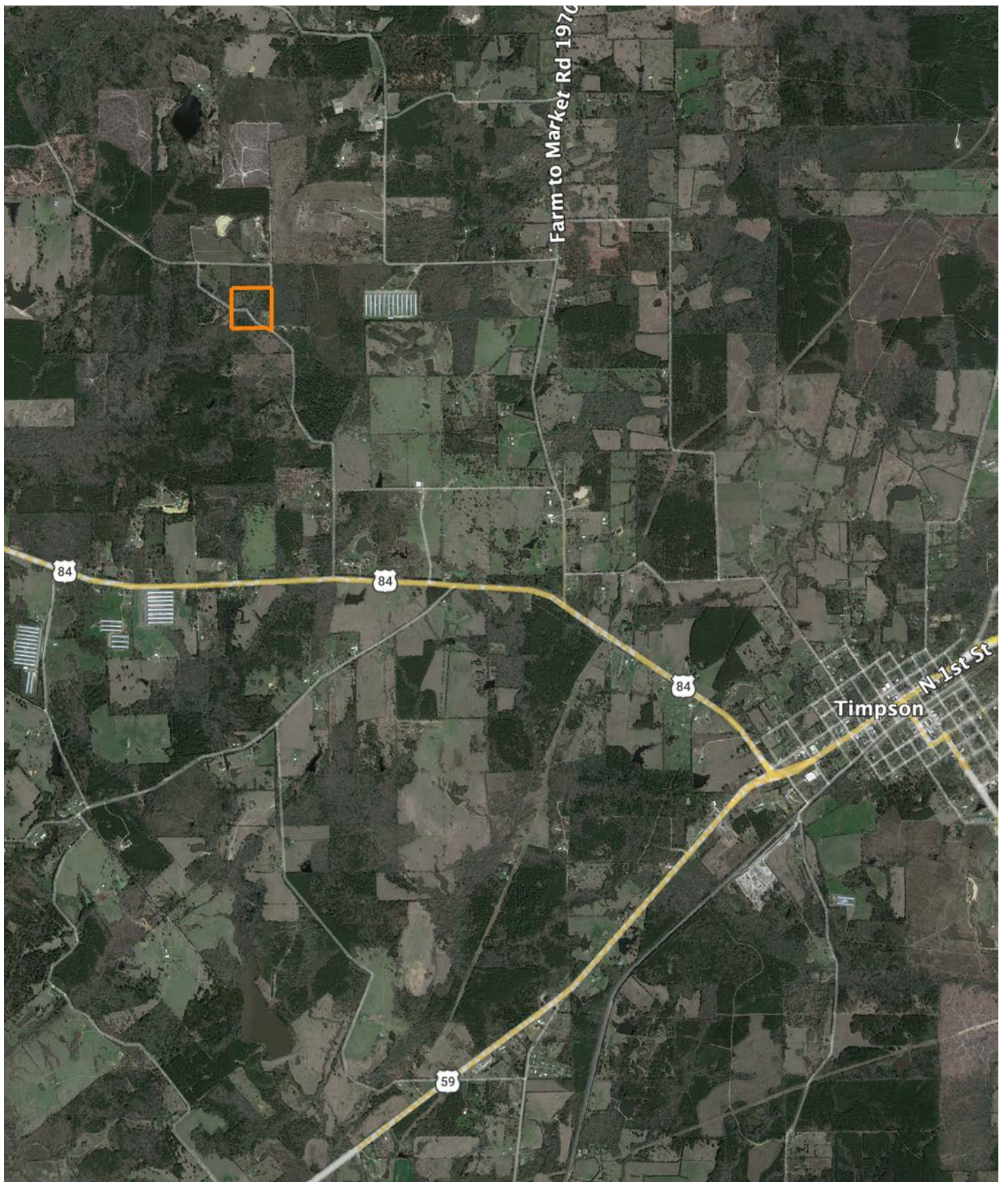


4/5/2026

**Shelby County  
Texas**

Boundary Center: 31° 55' 54.08, -94° 26' 54.06

# OVERVIEW MAP



# AGENT CONTACT

Cameron is a wizard at seeing land for what it is – and what it could be. With a vision-driven approach, he helps clients uncover what others might miss. Whether it's evaluating timber, building access, designing food plots, or imagining a lake where there isn't one yet, Cameron brings both experience and a woodsman's intuition to every property he walks. A lifelong hunter, angler and outdoor enthusiast, plus a skilled developer, he understands the value of land because he's done a bit of it all — owning and improving everything from East Texas subdivisions to Midwestern farms.

Born and raised in Tyler, Texas, Cameron grew up on a working farm in Rusk County, where the Angelina River cuts through hardwood bottoms and pine-covered hills. It's where he first learned to hunt, fish, and many woodsmanship skills from his dad and grandfather. Today, Cameron is dedicated to honoring his great-grandfather's legacy by continuing the work they began on the family farm together.

He earned his associate's degree from Tyler Junior College and launched his first business at 16. Over the years, his hands-on experience in land development has deepened his ability to guide clients with confidence, honesty, and care.

Cameron lives in Bullard with his wife, Meredith, and their son, Stetson. He's an Eagle Scout, a landowner, and a trusted partner for anyone looking to buy or sell land in East Texas.



**CAMERON FROWICK**  
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**MidwestLandGroup.com**

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