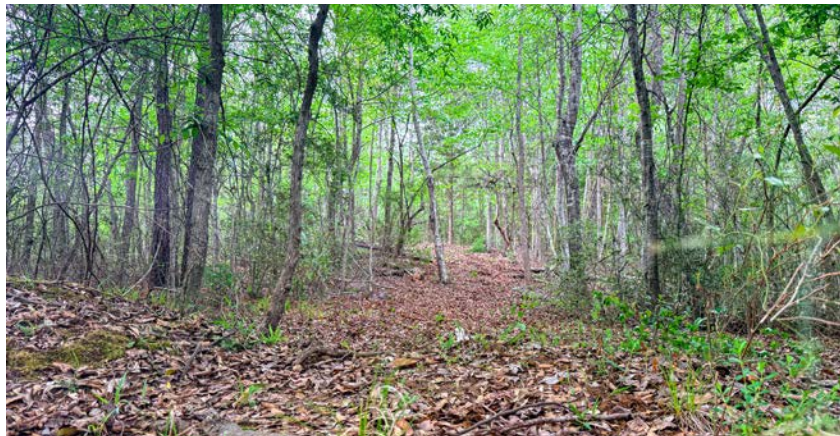


MIDWEST LAND GROUP PRESENTS



SMITH COUNTY, TEXAS

22.5 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SECLUDED EAST TEXAS HOMESITE - 22.5 +/- ACRES WITH CREEK NEAR OVERTON

Tucked away in the rolling countryside of Smith County, this 22.5 +/- acre tract offers the kind of East Texas setting that's getting harder to find. The property is heavily wooded with a beautiful mix of mature pines, cedars, and hardwoods, along with more than 60 feet of elevation change that gives the land character and multiple potential homesites. A scenic, meandering creek borders the southern boundary, adding both natural beauty and a reliable travel corridor for wildlife. The terrain, timber, and water features combine to create a peaceful, private setting that truly captures the feel of untouched East Texas.

This tract is loaded with wildlife, including whitetail deer and hogs, making it a great option for hunting, recreation, or simply enjoying the outdoors. The natural

landscape provides excellent cover, while the rolling topography offers several ideal locations for a cabin, weekend getaway, or secluded homesite. Whether you're looking for a recreational property, long-term investment, or a place to build your own private retreat, this property offers the flexibility to fit a variety of uses.

Located just 4 miles from Overton, 15 miles from Kilgore, 13 miles from Henderson, and only 18 miles from Tyler, this property offers the rare combination of privacy and convenience. You can enjoy the quiet of the country while still being within easy driving distance of multiple East Texas towns. If you're searching for a wooded tract with character, water, wildlife, and an excellent location, this 22.5 +/- acre property in Smith County is one you'll definitely want to see.



PROPERTY FEATURES

COUNTY: **SMITH** | STATE: **TEXAS** | ACRES: **22.5**

- 22.5 +/- acres of raw, wooded land in Smith County
- Rolling terrain with over 60 feet of elevation change
- Scenic, meandering creek bordering the southern boundary
- Mature timber, including pines, cedars, and hardwoods
- Beautiful natural East Texas landscape
- Very private and quiet country setting
- Loaded with wildlife, including whitetail deer and hogs
- Excellent recreational or hunting property
- Multiple potential homesites throughout the property
- Ideal for a custom home, barndominium, or cabin retreat
- Strong long-term investment opportunity
- Secluded feel while still being conveniently located
- Just 4 miles from Overton
- Approximately 15 miles to Kilgore, 13 miles to Henderson, and 18 miles to Tyler
- Great combination of privacy, elevation, timber, and water features



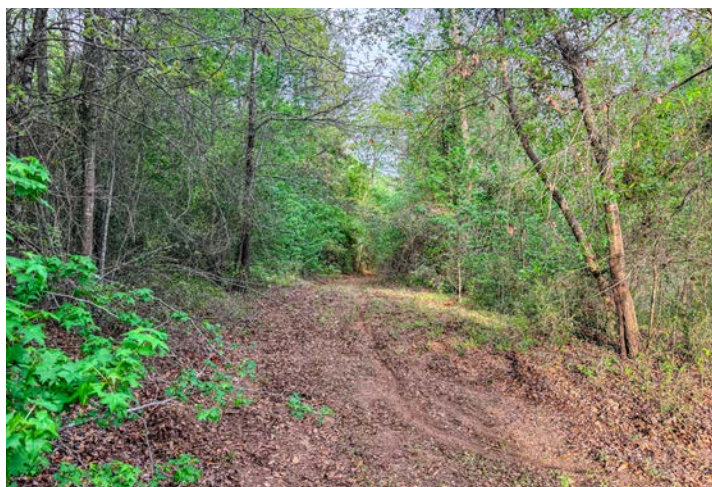
RAW, WOODED LAND



SCENIC, MEANDERING CREEK



ROLLING TERRAIN



MULTIPLE POTENTIAL HOMESITES



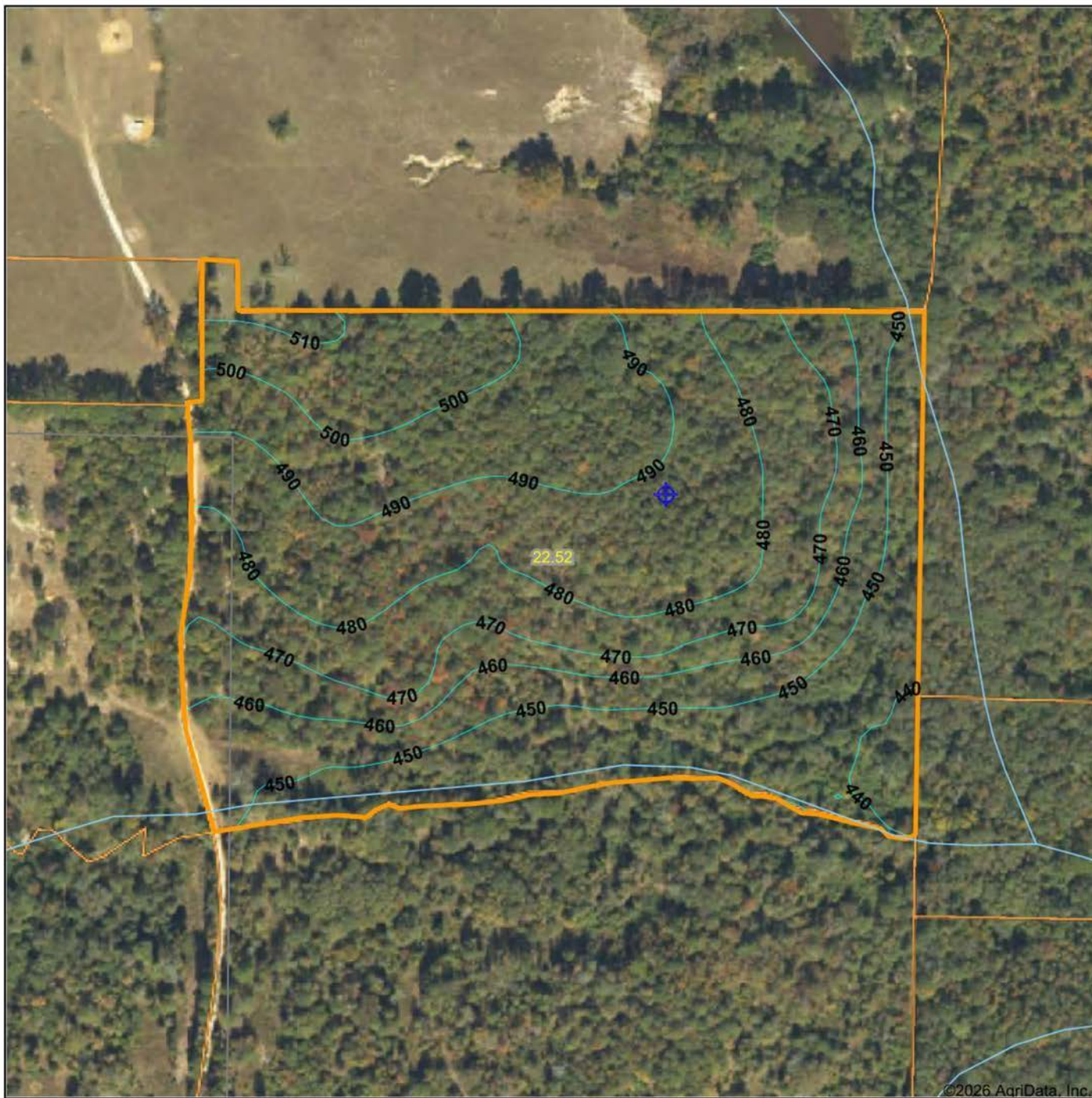
LOADED WITH WILDLIFE



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



Maps Provided By:



CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgridataInc.com

Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 437.3

Max: 514.1

Range: 76.8

Average: 471.2

Standard Deviation: 20.28 ft

0ft 257ft 514ft

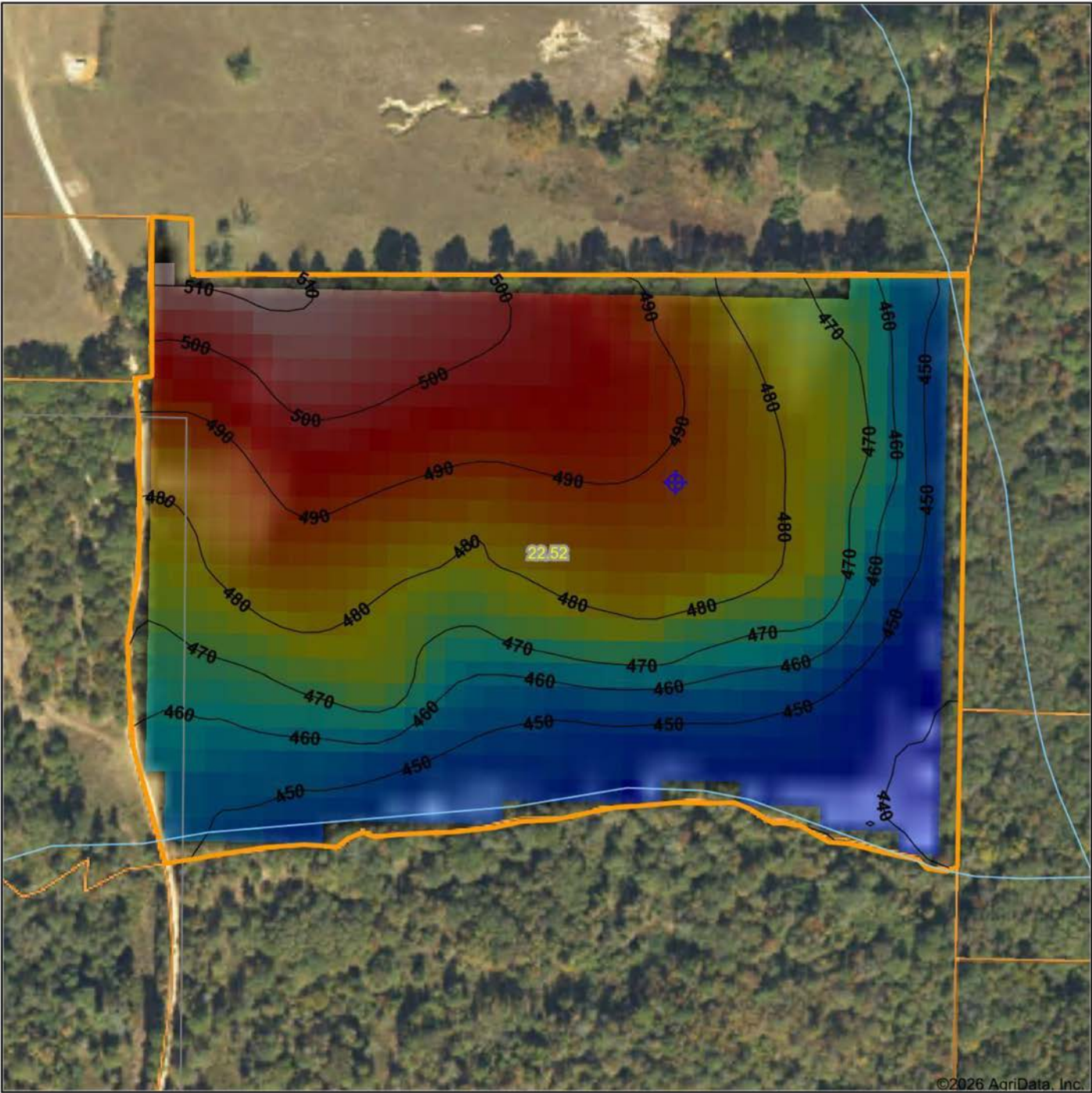


3/30/2026

Smith County
Texas

Boundary Center: 32° 14' 50.08, -94° 59' 51.7

HILLSHADE MAP



©2026 AgriData, Inc.

Low Elevation High



Maps Provided By:



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Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 437.3
 Max: 514.1
 Range: 76.8
 Average: 471.2
 Standard Deviation: 20.28 ft

0ft 227ft 454ft

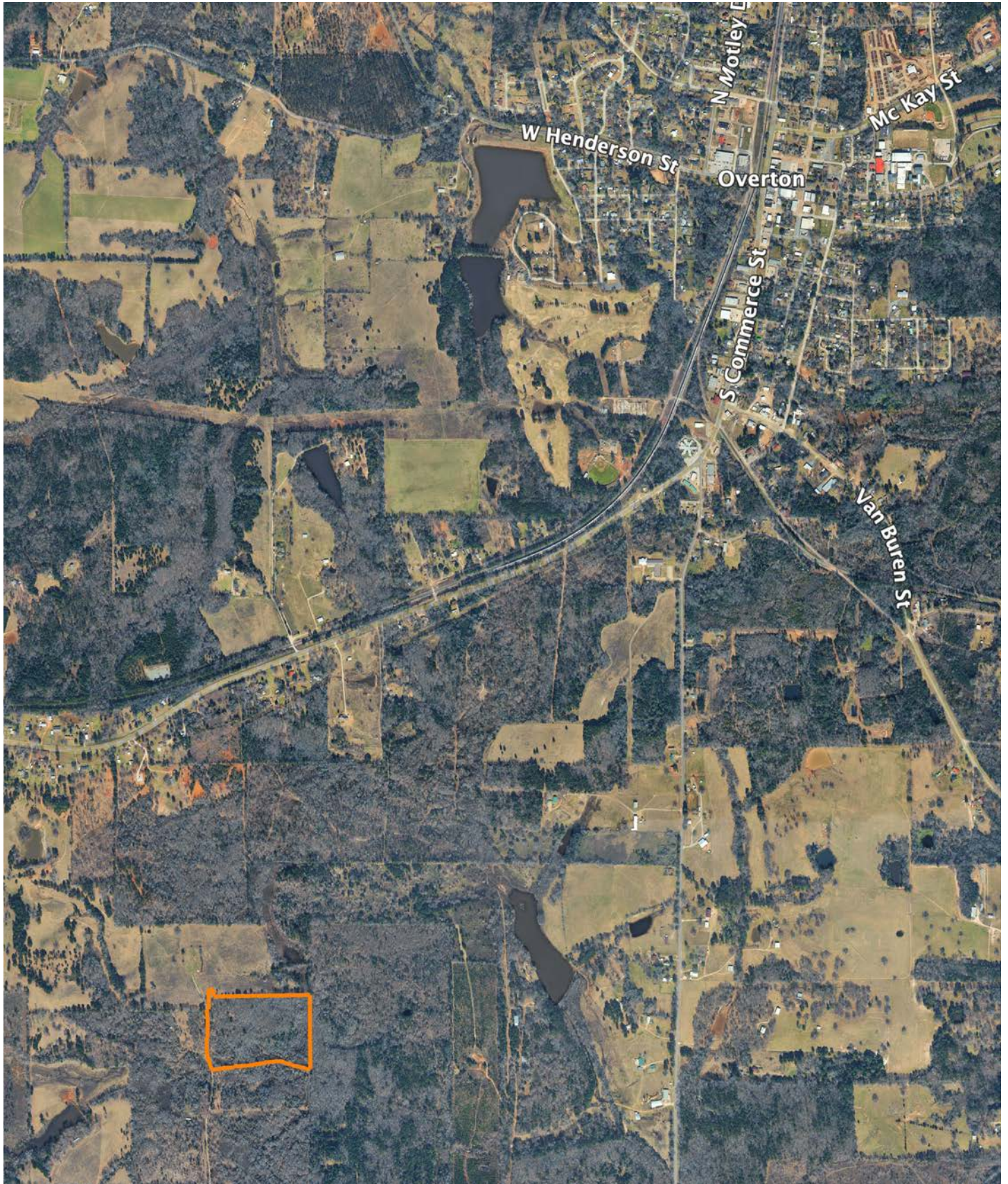


3/30/2026

Smith County
 Texas

Boundary Center: 32° 14' 50.08, -94° 59' 51.7

OVERVIEW MAP



AGENT CONTACT

Born and raised in East Texas, Mike grew up hunting on family land passed down through generations, developing a profound appreciation for land stewardship, wildlife management, and the rural way of life. With degrees in Geology and Natural Sciences from Stephen F. Austin State University, Mike possesses a scientific understanding of land, soil, and water resources that helps him evaluate properties with precision. Before transitioning to real estate, he spent over a decade as an educator and leader, teaching high school science and later serving as an assistant principal. His leadership experience instilled in him the ability to listen, problem-solve, and communicate effectively—skills he now applies to guiding clients through the complexities of buying and selling land.

Beyond real estate, Mike owns Reel Texas Outdoors, a business specializing in bait fish traps and fish-holding cages for anglers. His expertise in deer hunting, bass fishing, trapping, and land management makes him a trusted resource for clients looking to maximize their property's potential. Committed to honesty, attention to detail, and personalized service, Mike works with integrity and dedication to help clients achieve their landownership goals.

When he's not working with clients, Mike enjoys bowhunting whitetails, fishing, and spending time with his wife, Jessica, and their two sons, Wyatt and Easton. He is an active member and elder at Fredonia Hill Baptist Church in Nacogdoches and believes in serving others with the same passion and commitment he brings to every land transaction.

If you're looking for an agent who truly understands land, values relationships, and works tirelessly to get results, Mike Smith is ready to help you find your perfect property or get top dollar for your land.



MIKE SMITH

LAND AGENT

936.234.8449

MikeSmith@MidwestLandGroup.com



MidwestLandGroup.com

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