

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

HENDERSON COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

EAST TEXAS HEAVEN - TIMBER, PASTURE, WHITETAIL HUNTING, & BUILD YOUR DREAM

Properties like this one don't come around often, and when they do, they don't last long. Sitting on County Road 4520 in the highly sought-after LaRue area of East Texas, this gorgeous 40 +/- acre tract checks every box. You've got mature timber, rolling pasture, incredible wildlife habitat, and multiple secluded homesites, all with asphalt road frontage, community water, and electric available at the property.

Step onto this land and you'll immediately feel what East Texas is all about. Towering mature hardwoods and pines timber cover approximately 21.5 acres, creating a canopy that offers both beauty and some timber value. The remaining 18.5 acres open up into beautiful rolling pasture ground, perfect for cattle, horses, or simply taking in a wide-open East Texas sky.

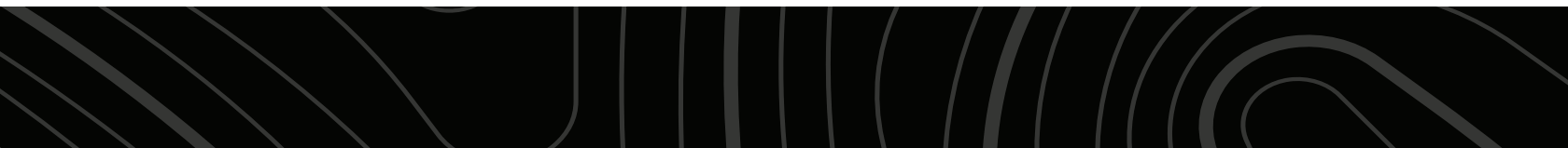
Hunters will recognize this property for what it is: a legitimate whitetail deer sanctuary. The timber edges, cleared shooting lanes, natural cover, and abundant food sources have built a thriving deer population, including some bucks with serious antler size. Fresh rubs and scrapes are scattered throughout the property and

tell you everything you need to know. The deer are here, and they're comfortable.

One of the most unique features you'll find anywhere in the region is the productive blueberry trees growing on the property, harvestable every year right from your own backyard. It's the kind of detail that turns a great piece of land into something you'll never want to leave.

Whether your vision is a quiet custom home tucked back in the pines, a small working ranch with room for horses or cattle, a serious hunting property, or all of the above, this tract delivers. Multiple private homesite options give you the freedom to build exactly where you want, surrounded by nature, with utilities already within reach.

On top of everything this property has to offer, the location is hard to beat. You're just 15 minutes from Athens, 14 minutes from Frankston, about 30 minutes from Jacksonville, and roughly 40 minutes from Tyler. You get the peace and privacy of the country without being far from the towns and amenities you need.



PROPERTY FEATURES

COUNTY: **HENDERSON** | STATE: **TEXAS** | ACRES: **40**

- Brand new current survey
- Community water available
- Electric available at property
- Asphalt road frontage
- Mature hardwoods & pines
- Harvestable blueberry trees
- Cleared hunting lanes
- Pasture/timber combo
- Trophy whitetail deer habitat
- Deer rubs & scrapes present
- Multiple secluded homesites
- Horse & cattle ready pasture
- ~15 min to Athens
- ~14 min from Frankston
- ~30 min to Jacksonville
- ~40 min to Tyler



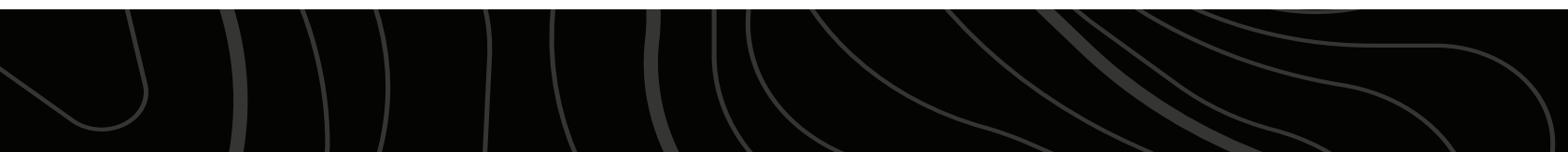
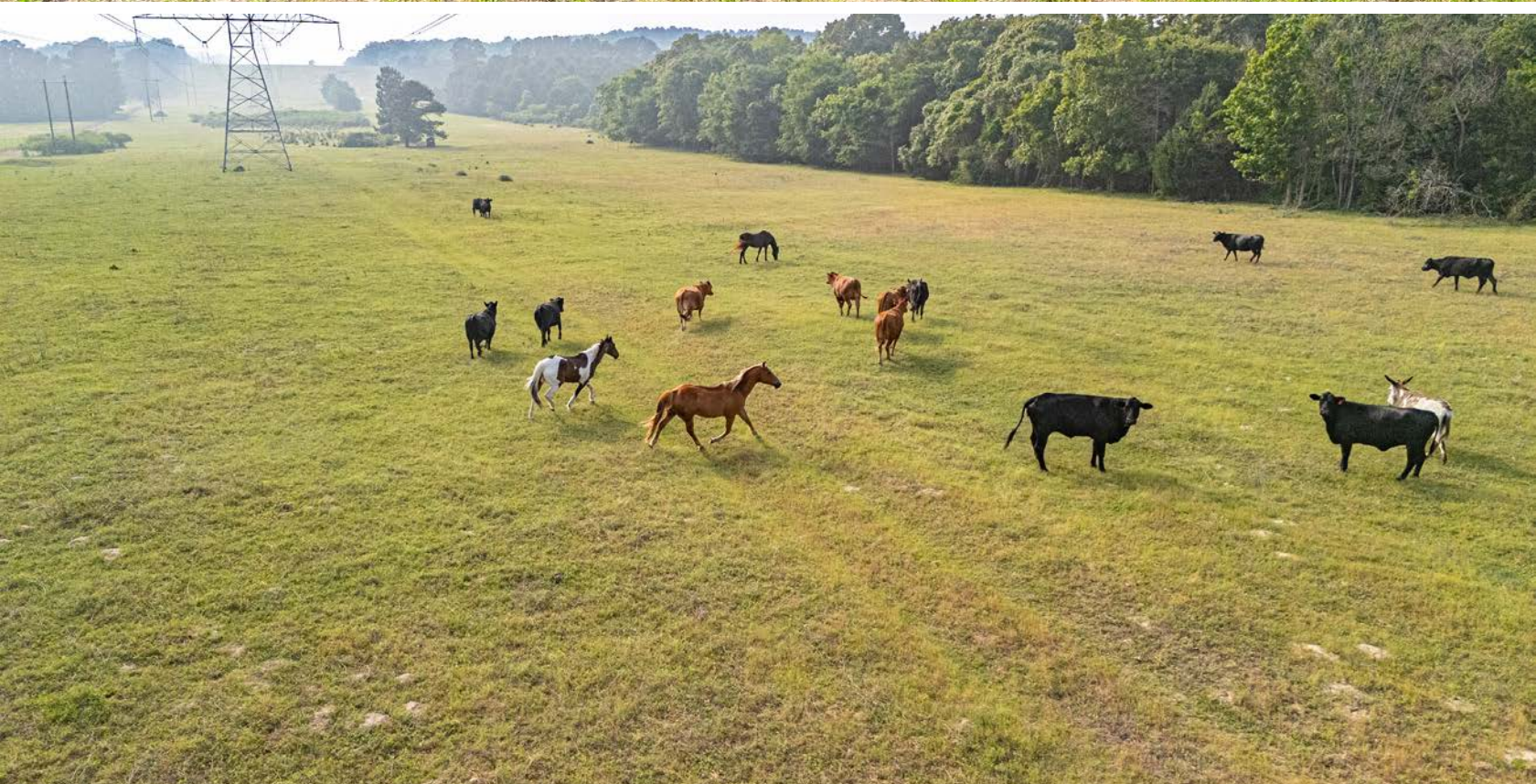
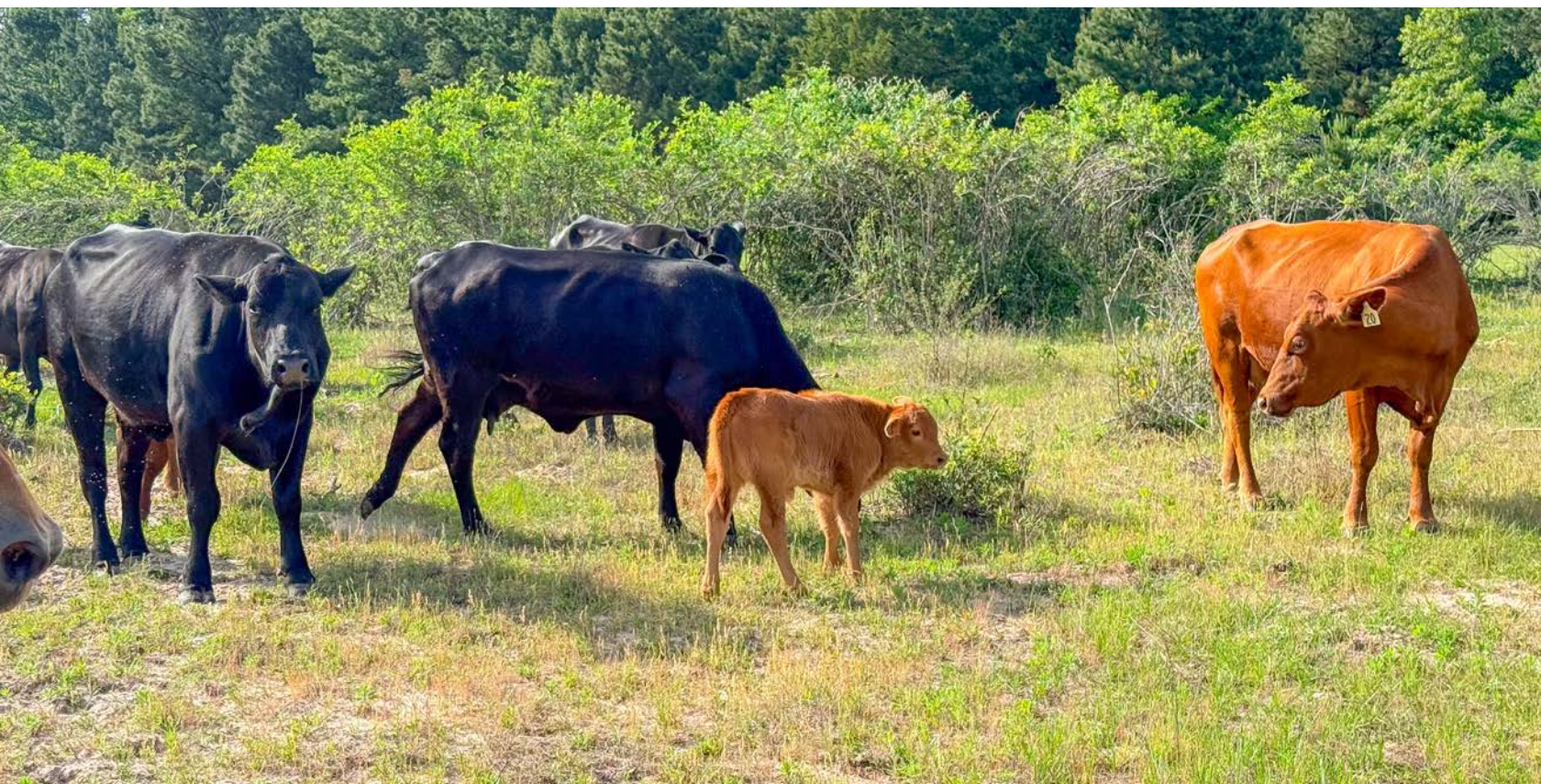
MATURE HARDWOODS & PINES



HARVESTABLE BLUEBERRY TREES



HORSE & CATTLE READY PASTURE

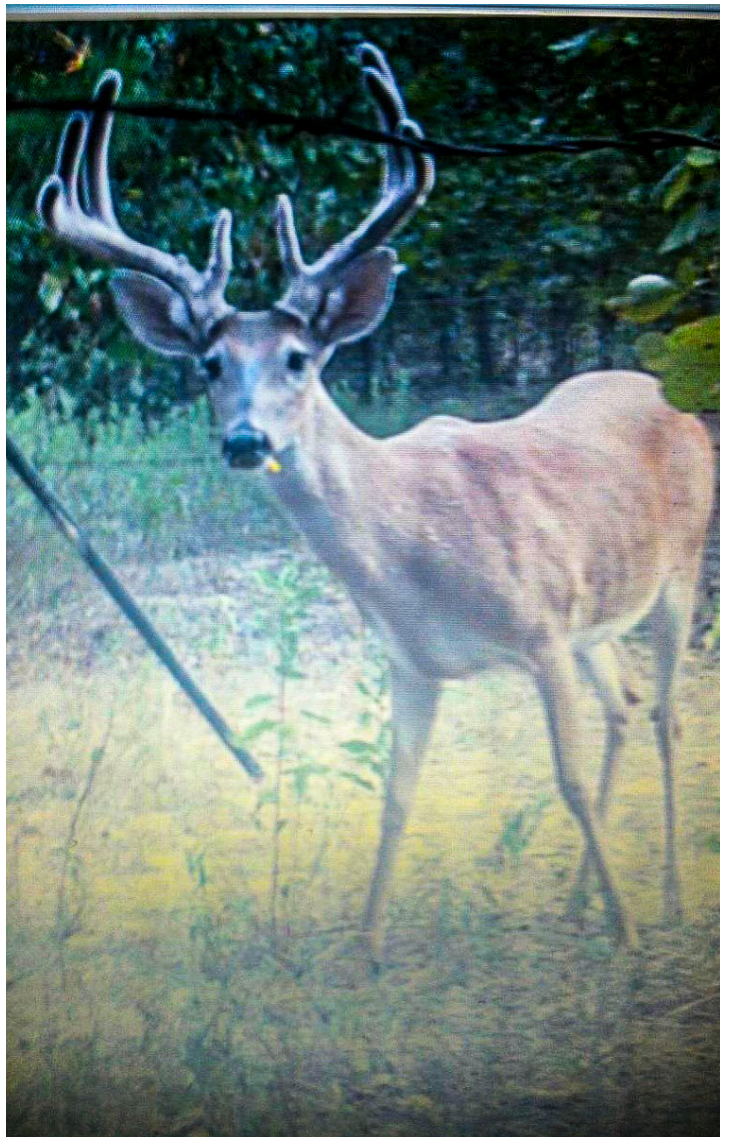


TROPHY WHITETAIL DEER HABITAT

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TROPHY WHITETAIL DEER HABITAT



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 10.0
Min: 490.5
Max: 565.5
Range: 75.0
Average: 522.2
Standard Deviation: 20.96 ft

0ft 344ft 688ft

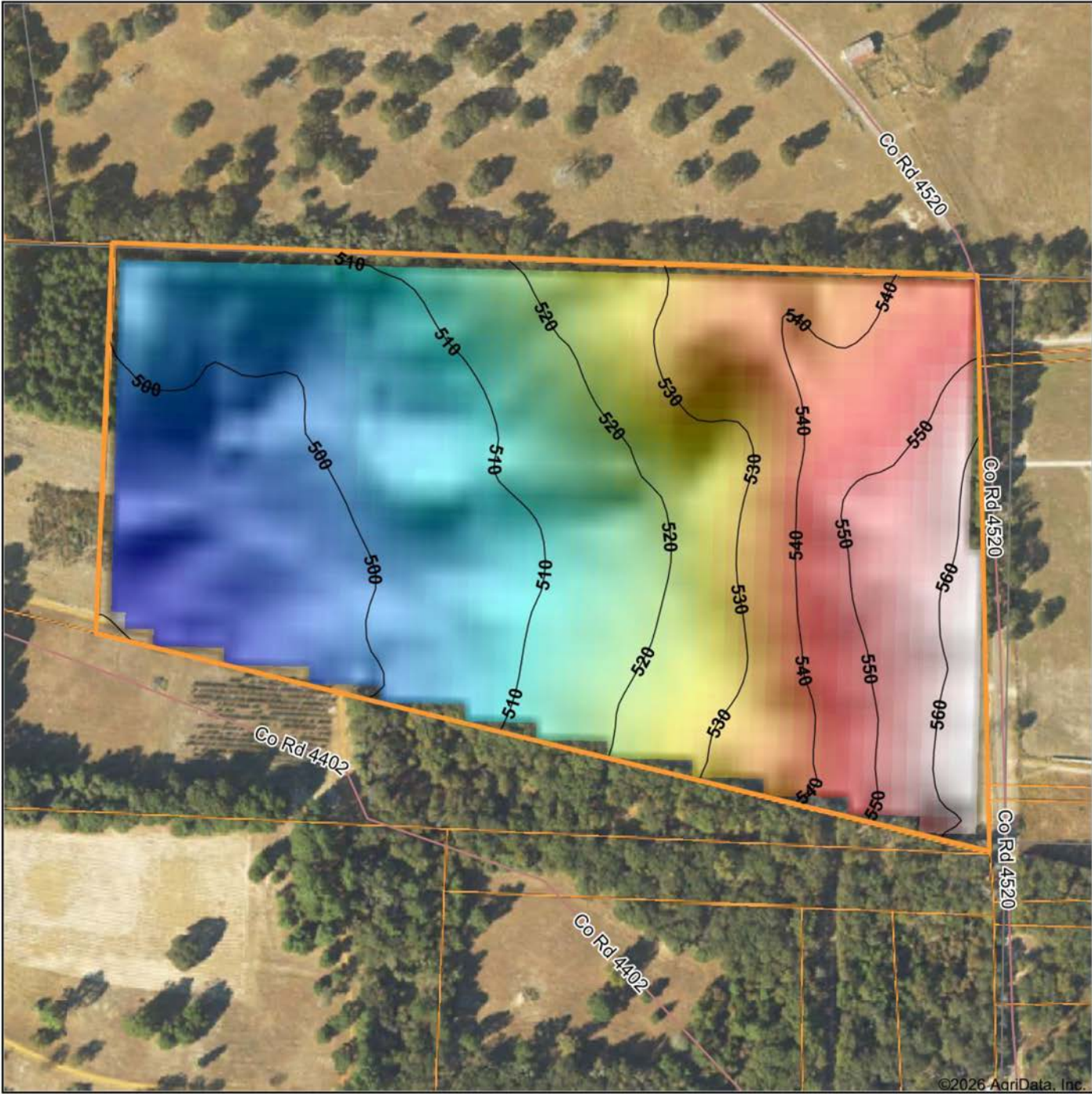


4/23/2026

Henderson County
Texas

Boundary Center: 32° 4' 22.42, -95° 41' 28.59

HILLSHADE MAP



Low Elevation High

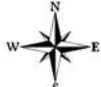


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Henderson County
 Texas

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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

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