

MIDWEST LAND GROUP PRESENTS

182 ACRES IN

MARION COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

MARION COUNTY HUNTING, RECREATION, AND INVESTMENT

Discover 182 beautiful acres in Marion County, Texas, located on Flarity Road just outside of historic Jefferson. This property offers an excellent mix of recreation, hunting, and long-term investment potential. Conveniently located only 15 minutes from historic downtown Jefferson and approximately 2.5 hours from Dallas, this property combines hunting camp seclusion with the liveliness and amenities of downtown Jefferson.

Well-established roads and trails provide easy access throughout the tract, making it ideal for ATVs and hunting. An active creek winds through the eastern portion of the property, providing a water source for wildlife and adding pond construction potential. Multiple campsite locations are already in place, giving you the perfect opportunity to quickly set up a hunting camp and/or an off-grid cabin.



PROPERTY FEATURES

COUNTY: **MARION** | STATE: **TEXAS** | ACRES: **182**

- Located on Flarity Road just outside historic Jefferson
- Only 15 minutes from downtown Jefferson and 2.5 hours from Dallas
- Excellent mix of recreation, hunting, and investment potential
- Well-established roads and trails throughout the property
- Ideal for ATVs and hunting
- Active creek running through the eastern portion of the tract
- Creek provides a reliable wildlife water source and pond potential
- Multiple campsite locations already established
- Perfect setup for a hunting camp, weekend retreat, or off-grid cabin



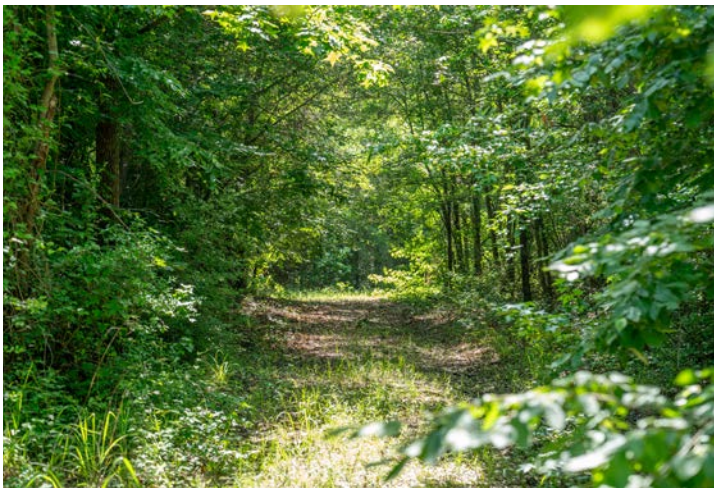
182 SECLUDED ACRES

Conveniently located only 15 minutes from historic downtown Jefferson and approximately 2.5 hours from Dallas, this property combines hunting camp seclusion with the liveliness and amenities of downtown Jefferson.

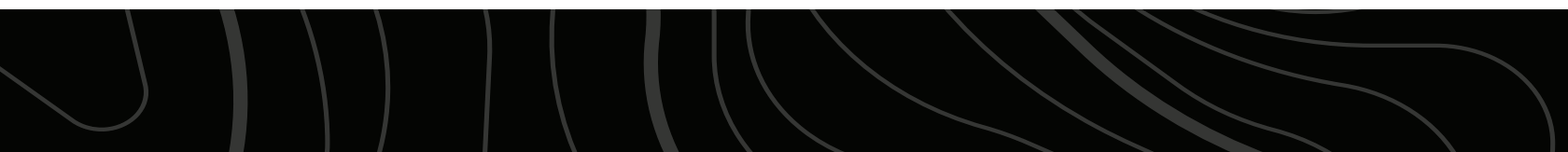


ESTABLISHED ROADS & TRAILS

Well-established roads and trails provide easy access throughout the tract, making it ideal for ATVs and hunting.

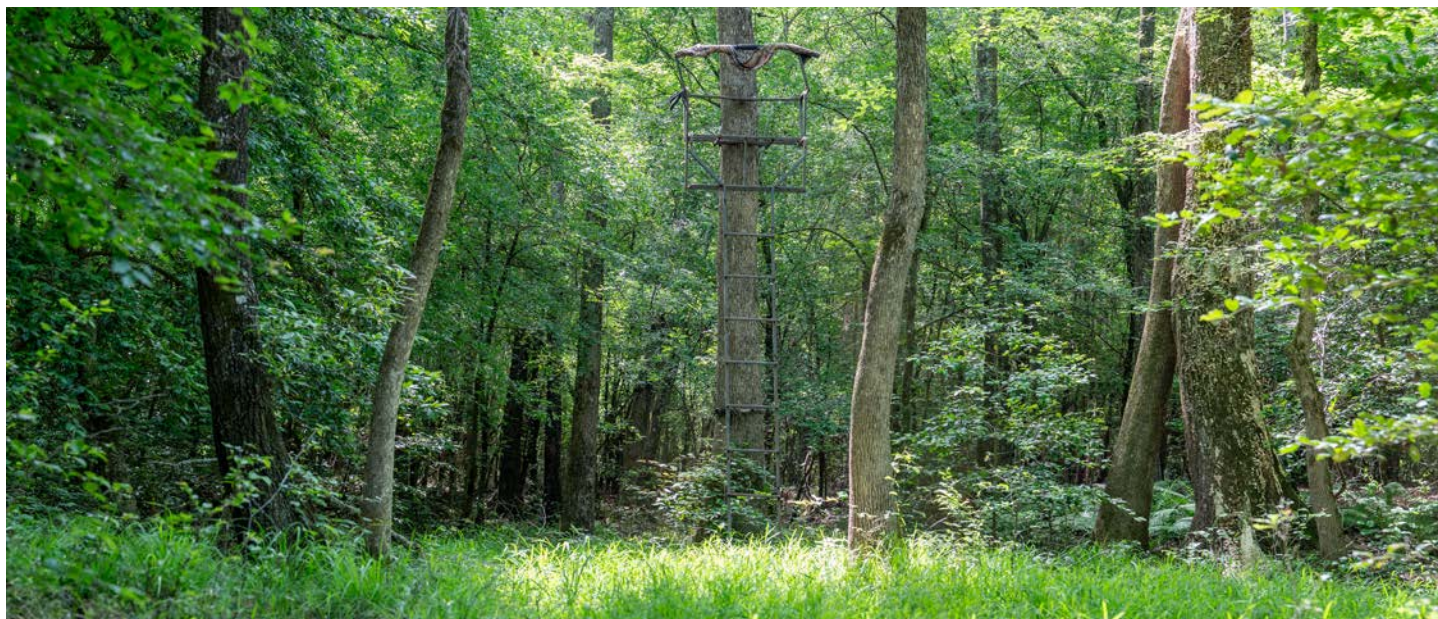


ACTIVE CREEK



MULTIPLE HUNTING CAMPSITES

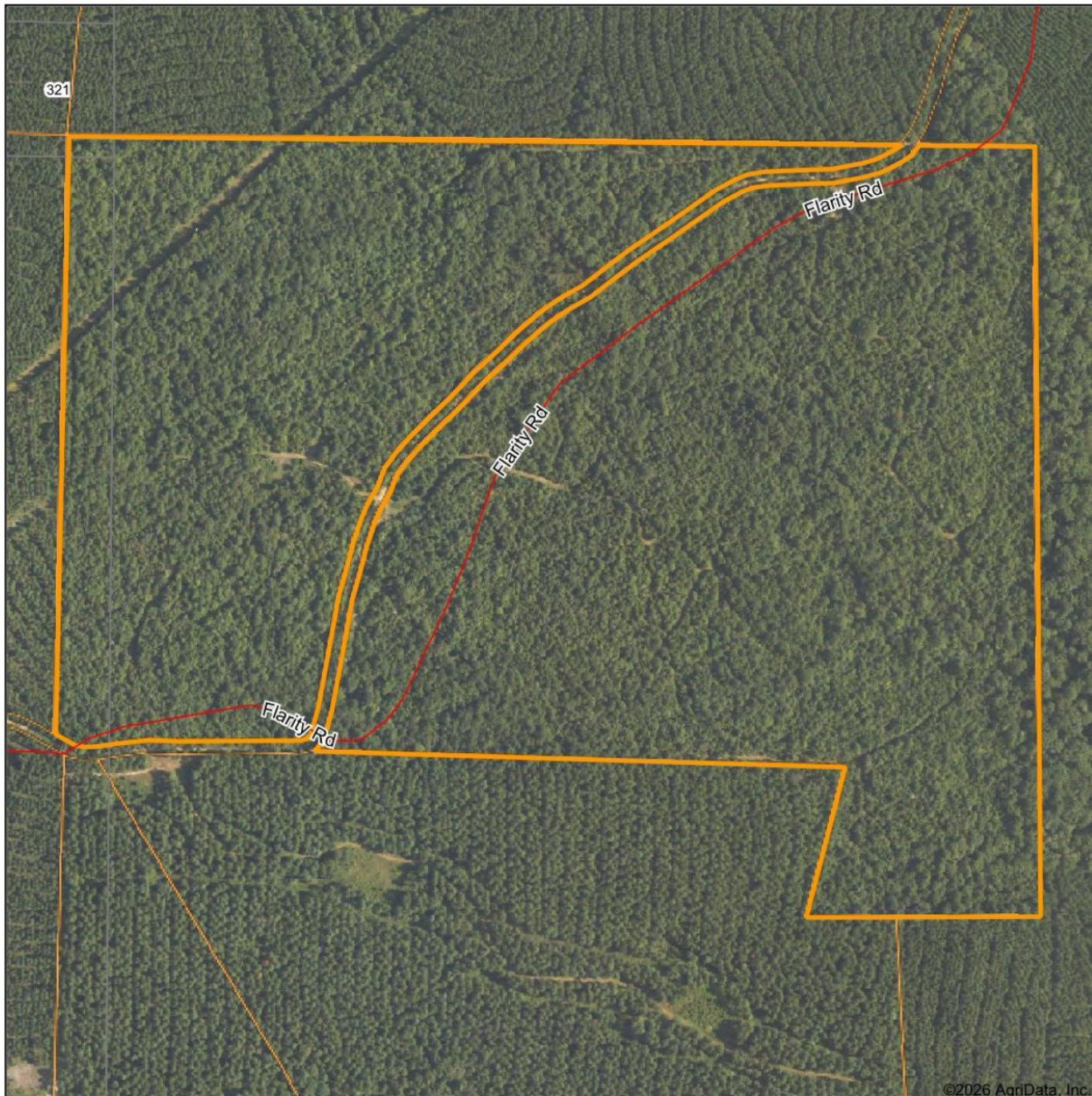
Multiple campsite locations are already in place, giving you the perfect opportunity to quickly set up a hunting camp and/or an off-grid cabin.



TRAIL CAM PHOTOS



AERIAL MAP



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Boundary Center: 32° 51' 10.03, -94° 18' 24.56

0ft 558ft 1116ft



Maps Provided By



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Marion County
Texas



5/13/2026

TOPOGRAPHY MAP



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 265.8

Max: 371.0

Range: 105.2

Average: 310.5

Standard Deviation: 20.8 ft

0ft 591ft 1182ft

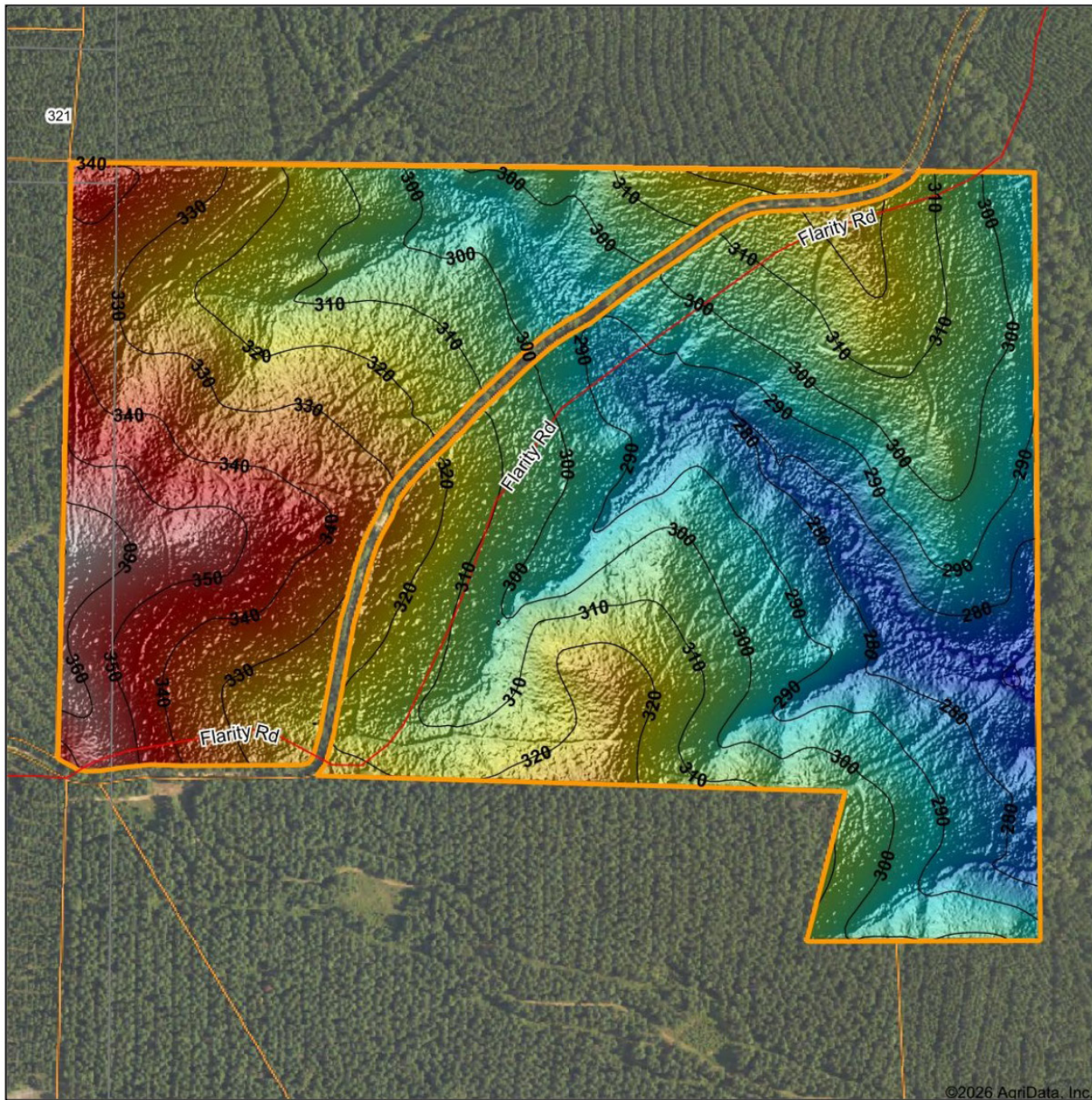


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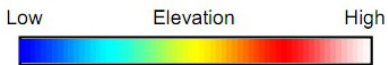
Marion County
Texas

Boundary Center: 32° 51' 10.03, -94° 18' 24.56

HILLSHADE MAP



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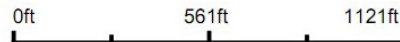


Maps Provided By

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CUSTOMIZED ONLINE MAPPING

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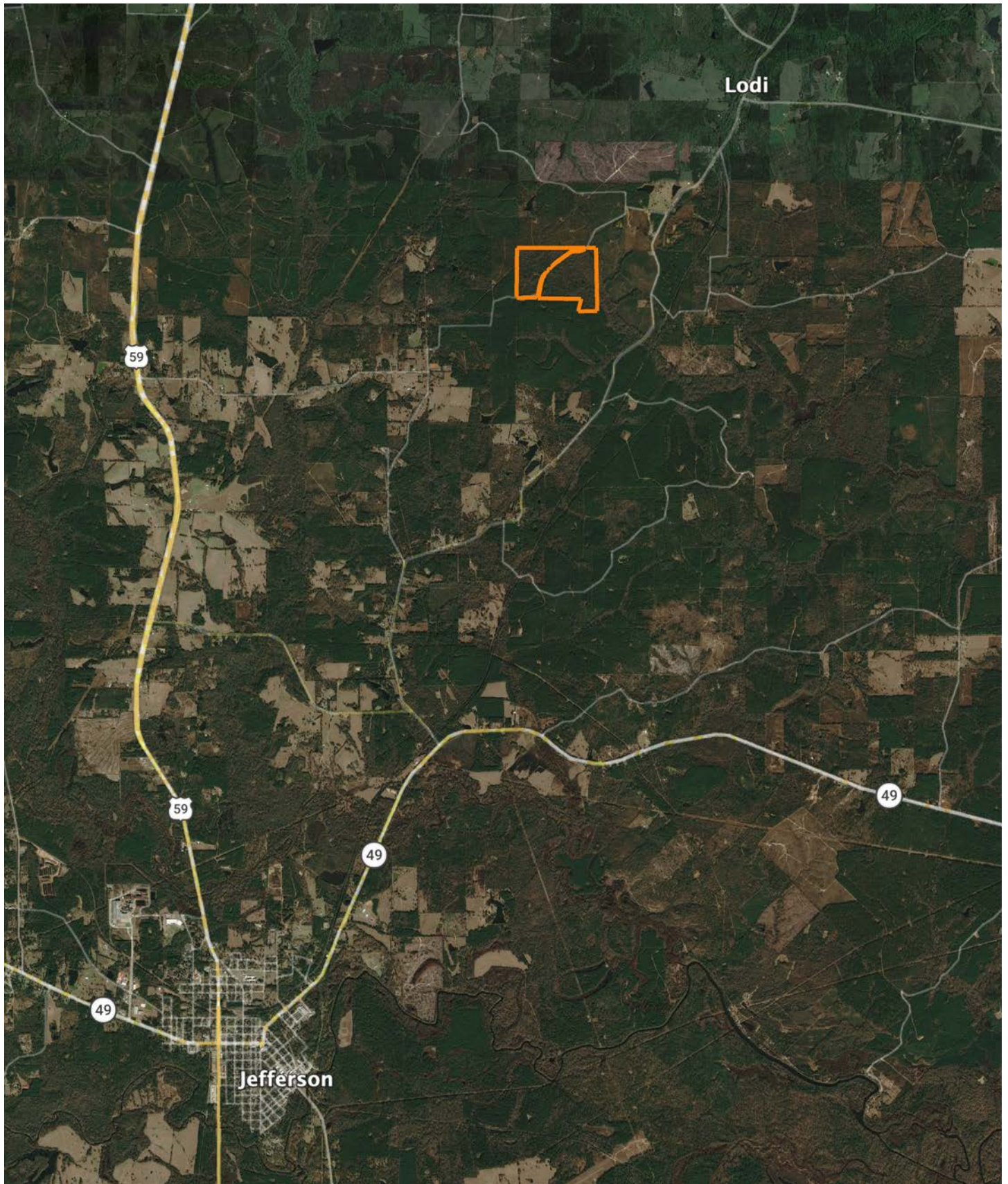


5/13/2026

Marion County
Texas

Boundary Center: 32° 51' 10.03, -94° 18' 24.56

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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