

MIDWEST LAND GROUP PRESENTS

16 ACRES IN

SHELBY COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

WOODED 16 +/- ACRES WITH POND, TIMBER, & UTILITIES READY

Tucked just outside of Timpson in the heart of Shelby County, this 16 +/- acre tract offers a solid foundation for the buyer with a vision. The property is wooded and private, with a mix of mature hardwoods and younger pines that give it real long-term potential, both as a homesite and as a timber investment down the road. Like most natural East Texas tracts, some light selective clearing would go a long way toward opening up the land and revealing its full character. The bones are here, and with a little work and the right owner, this can turn into something special.

From a utility and access standpoint, this property is well-positioned. Electric service is already available and runs through the tract near where a homesite would naturally lie, and community water is accessible along the road, two infrastructure items that can be surprisingly hard to find on rural acreage at this price point. A small pond sits on the property and could be

expanded with some dozer work into a functional fishing pond or wildlife watering hole. With over 900 feet of frontage along CR 4789, getting equipment in is easy, and you'll have plenty of flexibility on where to set your entrance. No known deed restrictions means no one is telling you what to build or how to build it.

The location adds quiet appeal without putting you out in the middle of nowhere. Timpson sits at the junction of US Highway 59, the future Interstate 69, and US Highway 84, so everyday conveniences are close without the noise and congestion that comes with them. Lake Timpson, a reservoir on Blackwater Creek, offers fishing, boating, and picnicking just a short drive away, and the larger towns of Nacogdoches, Center, and Carthage are all within reasonable range for shopping, dining, and medical needs. If you're looking for a workable piece of East Texas land with good utilities, solid frontage, and room to make it your own, this one is worth a look.

PROPERTY FEATURES

COUNTY: **SHELBY** | STATE: **TEXAS** | ACRES: **16**

- 16 +/- acres in Shelby County, Texas
- Less than 1 mile from downtown Timpson
- 900+ feet of road frontage along CR 4789
- Electric service available, runs near ideal homesite area
- Community water available along the road
- Small pond on property, expandable with dozer work
- A mix of mature hardwoods and younger pines with future timber potential
- Natural wooded setting, some selective clearing would really make it shine
- No known deed restrictions, build what you want
- Easy access via US Hwy 59 (Future I-69) and US Hwy 84
- Near Lake Timpson for fishing, boating, and recreation
- Short drive to Nacogdoches, Center, and Carthage
- Quiet county road setting with low traffic

LESS THAN 1 MILE TO TIMPSON



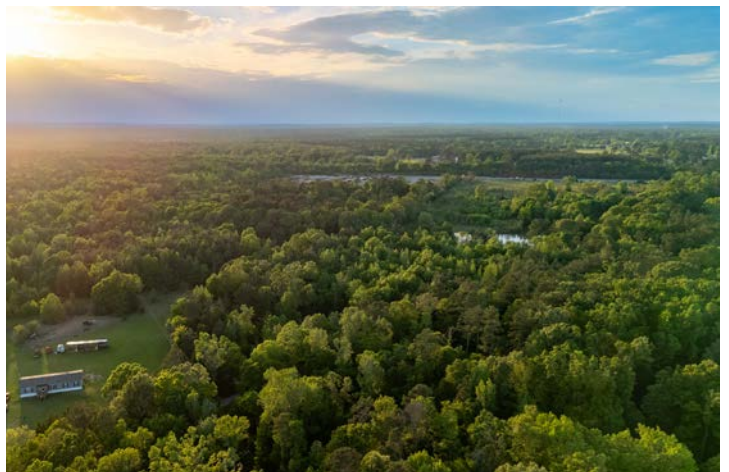
ELECTRIC AND WATER AVAILABLE



SMALL POND



NATURAL WOODED SETTING



TOPOGRAPHY MAP



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Source: USGS 10 meter dem
Interval(ft): 10.0
Min: 366.3
Max: 394.5
Range: 28.2
Average: 381.5
Standard Deviation: 6.59 ft

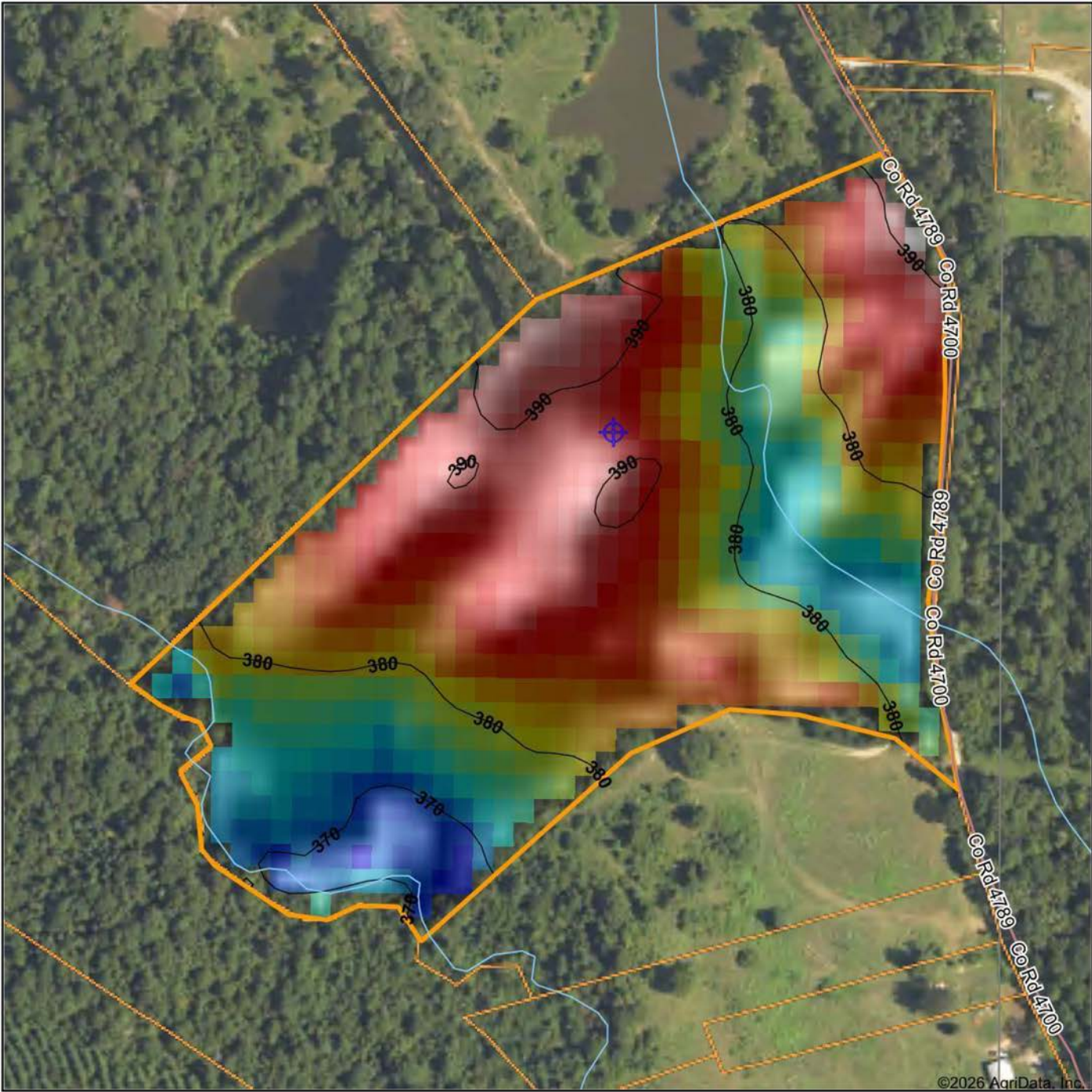


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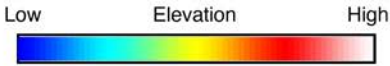
Shelby County
Texas

Boundary Center: 31° 53' 31.02, -94° 24' 23.31

HILLSHADE MAP

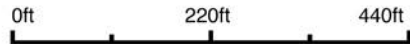


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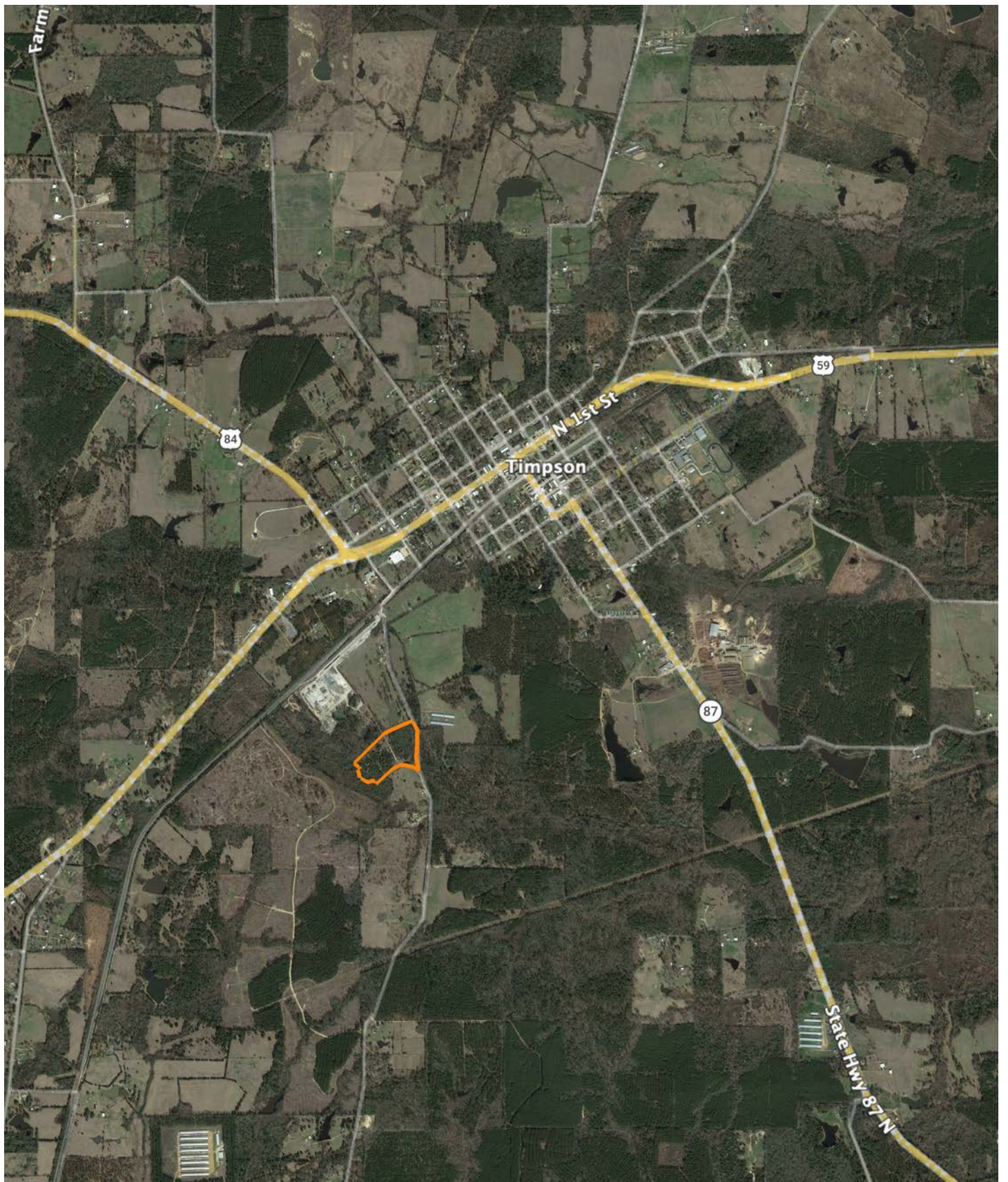


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**Shelby County
 Texas**

Boundary Center: 31° 53' 31.02, -94° 24' 23.31

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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