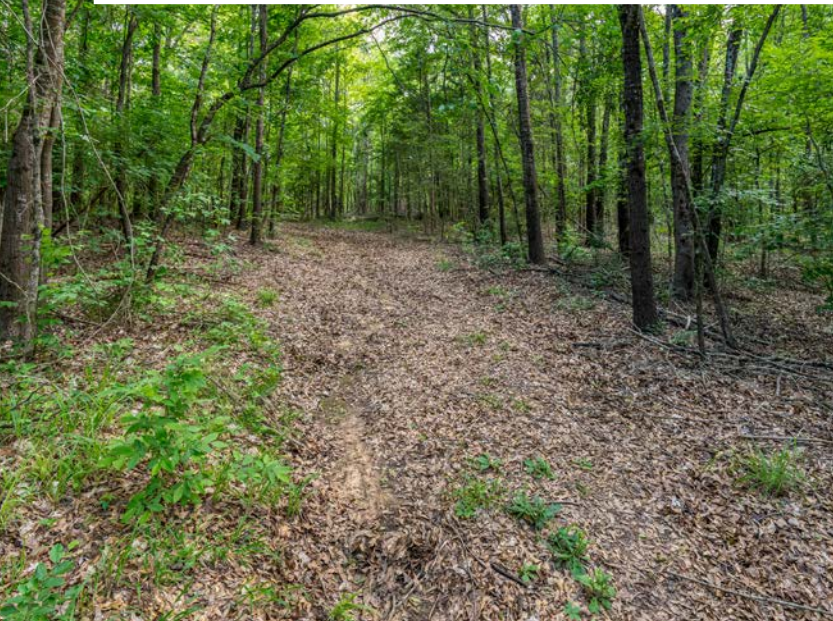


MIDWEST LAND GROUP PRESENTS



115.4 ACRES
SMITH COUNTY, TEXAS

12581 FM 2607, Arp, TX 75750



MIDWEST LAND GROUP IS HONORED TO PRESENT

115.4 +/- ACRES WITH PRIVATE LAKE, SHOP, BUILD SITES, AND HUNTING

The standout feature is the gorgeous private lake, approximately 6 +/- acres in size, with some areas reaching up to 10 feet deep. Fed by a natural spring, the lake provides excellent fishing, peaceful waterfront views, and an incredible setting for a future home. If you've been looking for a place to build overlooking the water, this one is hard to beat.

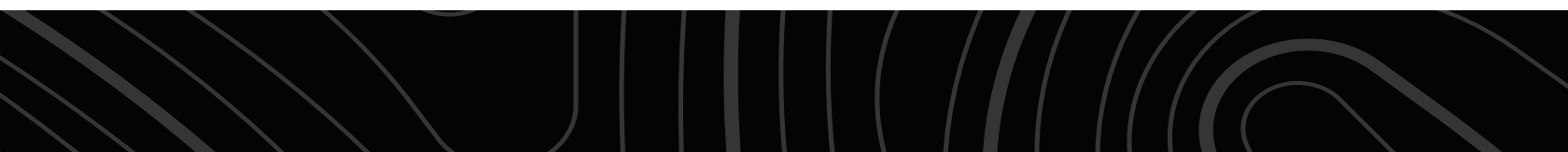
The land has a strong trail system throughout, making it easy to explore for hunting, riding, or simply enjoying the outdoors. Deer and wildlife are abundant, and the mature timber gives the property a secluded feel while still offering beautiful views throughout. In the back of the property, there is a slough area that attracts ducks and adds even more recreational appeal for hunters and outdoor enthusiasts.

Improvements include a 30'x45' metal shop, pavilion with grill, Cherokee County power pole onsite, Jackson water, and fiber optic at the road.

The property has light oil and gas activity in place, and the sellers are conveying their owned 1/8 mineral interest with the sale, adding long-term investment value. A timber exemption is currently in place.

Restrictions are in place, with no permanent mobile homes allowed.

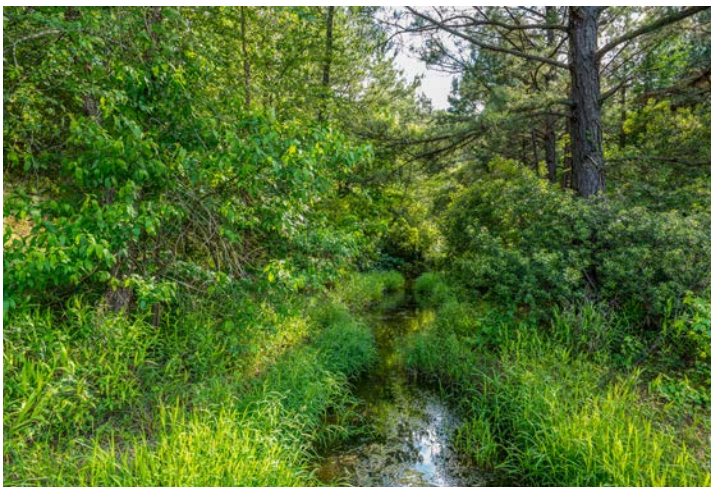
With excellent fishing, duck hunting opportunities, strong deer hunting, beautiful timber, proximity to Lake Tyler, and one of the prettiest private lakes you'll find in the area, this is truly a one-of-a-kind East Texas property.



PROPERTY FEATURES

COUNTY: **SMITH** | STATE: **TEXAS** | ACRES: **115.4**

- 115.4 acres, surveyed
- Stunning spring-fed lake
- Approximately 6 +/- acres, up to 10' deep
- Great fishing
- Great trail system
- Abundant wildlife
- Deer, duck, hogs
- Timber exempt
- 30'x45' metal shop
- Utilities onsite or available
- 1/8 mineral interest conveys



STUNNING SPRING-FED LAKE

The standout feature is the gorgeous private lake, approximately 6 +/- acres in size, with some areas reaching up to 10 feet deep. Fed by a natural spring, the lake provides excellent fishing, peaceful waterfront views, and an incredible setting for a future home.



TRAIL SYSTEM



GREAT FISHING



30'X45' METAL SHOP

Improvements include a 30'x45' metal shop, pavilion with grill, Cherokee County power pole onsite, Jackson water, and fiber optic at the road.

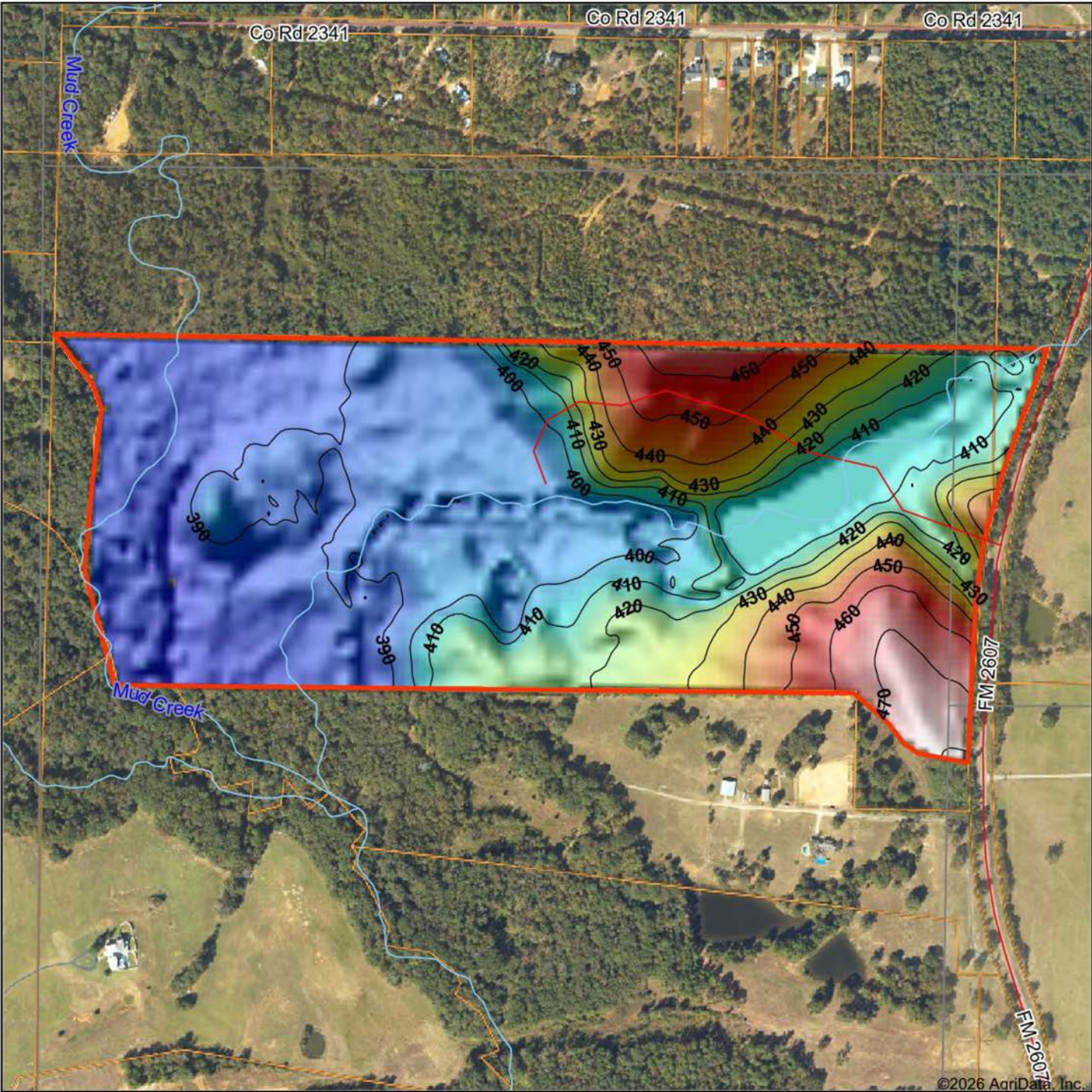


ABUNDANT WILDLIFE

Deer and wildlife are abundant, and the mature timber gives the property a secluded feel while still offering beautiful views throughout. In the back of the property, there is a slough area that attracts ducks and adds even more recreational appeal for hunters and outdoor enthusiasts.



HILLSHADE MAP



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Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 382.1
 Max: 480.7
 Range: 98.6
 Average: 410.3
 Standard Deviation: 25.16 ft



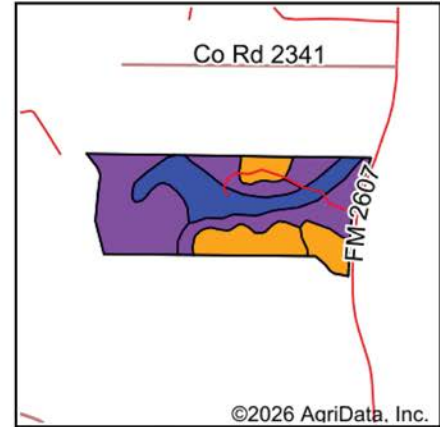
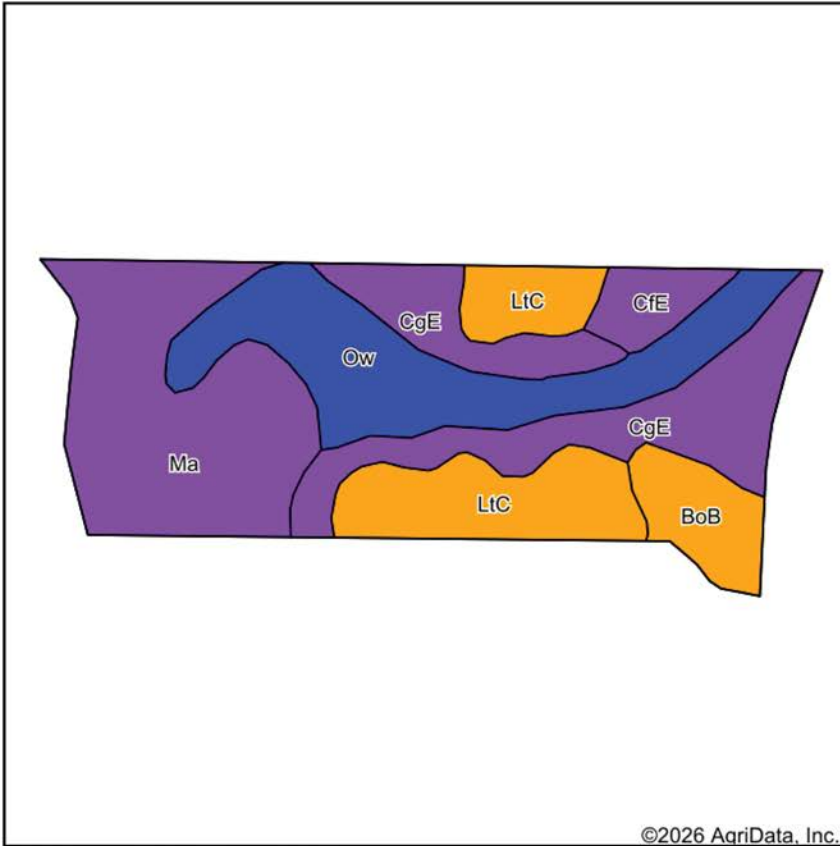
**Smith County
 Texas**

Boundary Center: 32° 17' 55.71, -95° 6' 8.55



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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SOILS MAP



State: **Texas**
 County: **Smith**
 Location: **32° 17' 55.71, -95° 6' 8.55**
 Township: **Tyler East**
 Acres: **123.54**
 Date: **4/14/2026**



Maps Provided By:
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Soils data provided by USDA and NRCS.

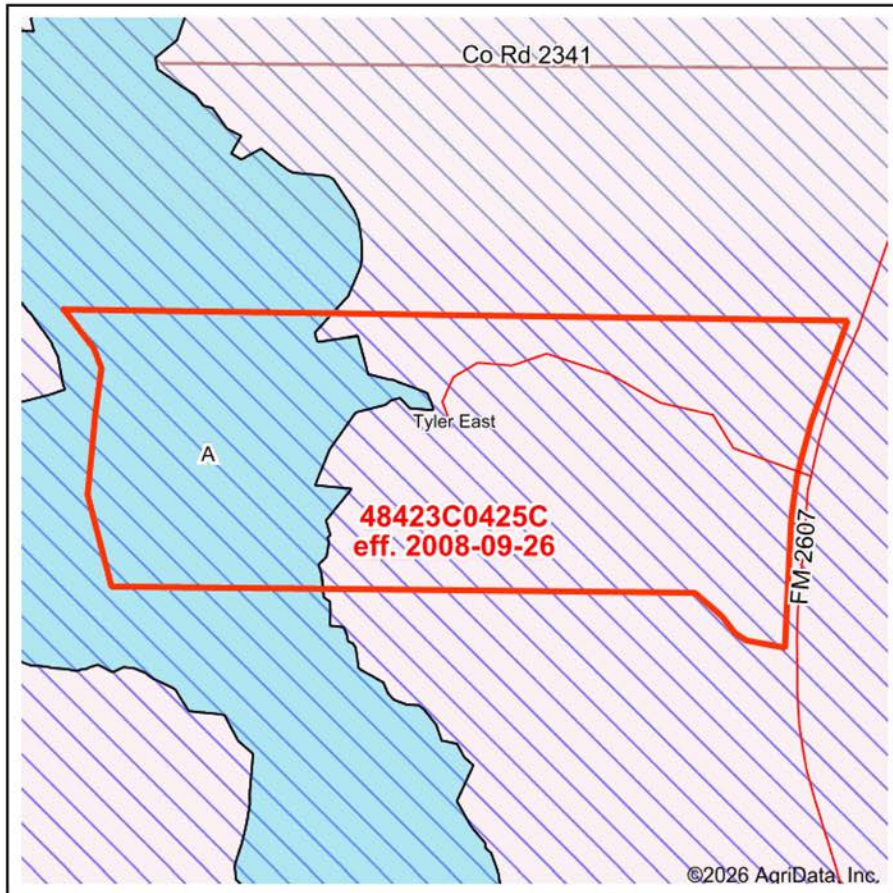
Area Symbol: TX423, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
Ma	Mattex loam, 0 to 1 percent slopes, frequently flooded	34.09	27.5%		> 6.5ft.	Vw	66	43	47
CgE	Cuthbert gravelly fine sandy loam, 12 to 30 percent slopes	28.60	23.2%		2.3ft. (Densic bedrock)	Vlle	39	21	21
Ow	Owentown loamy fine sand, occasionally flooded	27.54	22.3%		> 6.5ft.	llw	65	54	49
LtC	Lilbert loamy fine sand, 1 to 6 percent slopes	20.39	16.5%		> 6.5ft.	llle	37	29	27
BoB	Bowie fine sandy loam, 1 to 5 percent slopes	7.99	6.5%		> 6.5ft.	llle	80	51	48
CfE	Cuthbert fine sandy loam, 5 to 20 percent slopes	4.93	4.0%		> 6.5ft.	Vle	59	32	37
Weighted Average						4.37	*n 55.4	*n 38.1	*n 37.8

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

FEMA MAP



Map Center: 32° 17' 57.13, -95° 6' 8.49
 State: TX Acres: 123.54
 County: Smith Date: 4/14/2026
 Location:
 Township: Tyler East



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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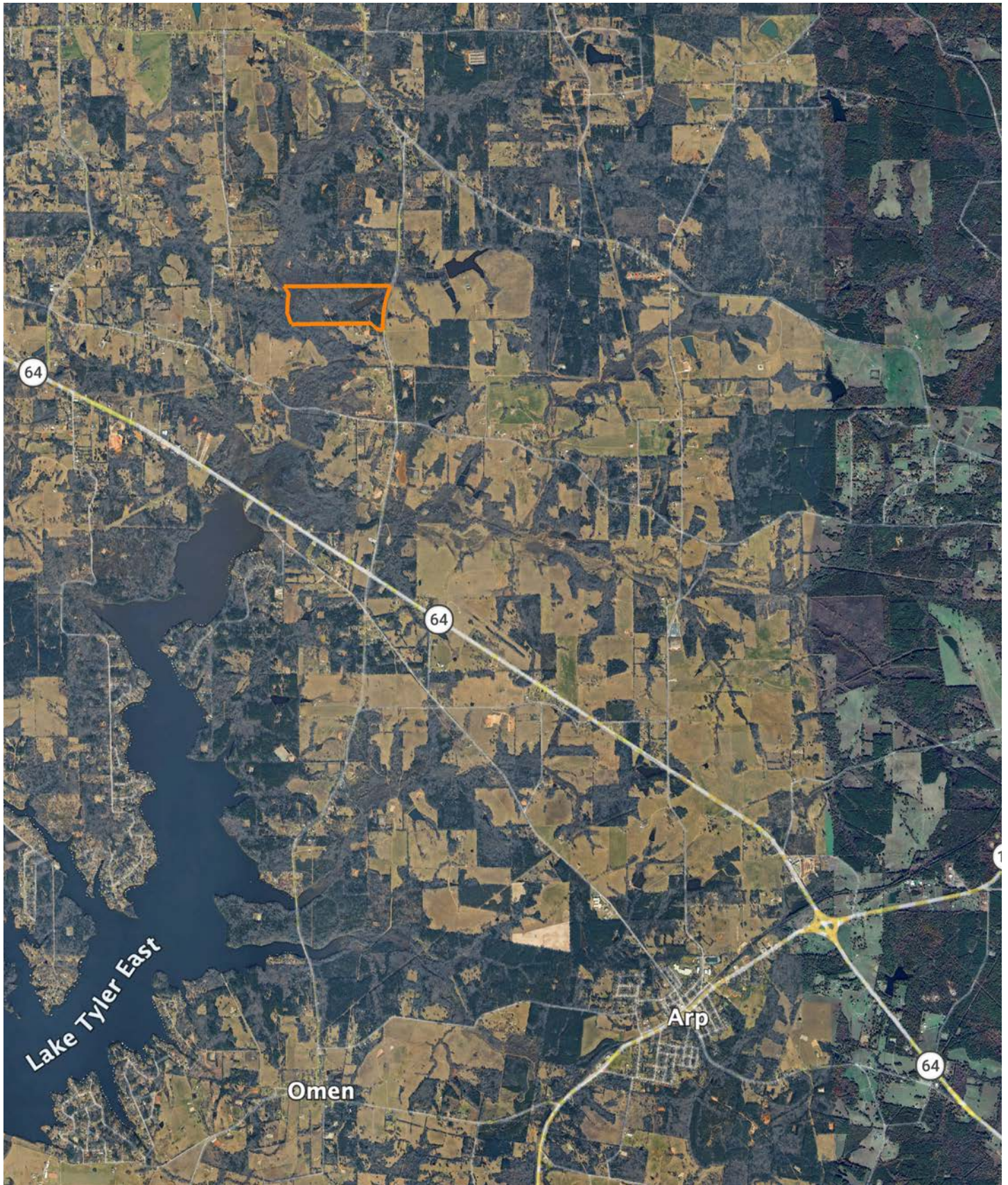
Name	Number	County	NFIP Participation	Acres	Percent
Smith County Unincorporated Areas	481185	Smith	Regular	123.54	100%
Total				123.54	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	80.79	65.4%
A		100-year Floodplain	42.75	34.6%
Total			123.54	100%

Panel	Effective Date	Acres	Percent
48423C0425C	9/26/2008	123.54	100%
Total		123.54	100%

OVERVIEW MAP



AGENT CONTACT

Before joining Midwest Land Group, Matt captained charter fishing boats in Seward, Alaska, and worked in commercial crab fishing out of San Francisco. These experiences honed his ability to connect with people through the outdoors. Born and raised in Longview, Texas, Matt graduated from Hallsville High School and went on to earn a BS in Health Education from Texas A&M University.

Matt's love for the outdoors began on his grandparents' land, where he spent weekends and summers riding around with cousins, fishing ponds, and exploring the woods. This early connection to rural property laid the foundation for his career in land sales. Matt enjoys cultivating his family's land and hauling hay in the summers. An avid hunter, his adventures have taken him across the country, from whitetails in Texas to mule deer in Colorado and elk in Wyoming.

Matt resides in Bullard, with his wife, Jill, and their children, Jack and Lainey. Matt is actively involved in his community through Grace Community Church and the Tyler/Smith County A&M Club. His commitment to serving others is evident in his approach to land sales, where he strives to answer clients' questions before they even ask. For Matt, owning land in Texas represents freedom and opportunity. His goal is to help clients find their dream property or pass on their cherished land to new owners who will respect and care for it as much as they did.



MATT SMITH

LAND AGENT

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MSmith@MidwestLandGroup.com



MidwestLandGroup.com

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