

MIDWEST LAND GROUP PRESENTS



# SMITH COUNTY, TX

162 ACRES



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# MIDWEST LAND GROUP IS HONORED TO PRESENT

# MOORE CENTURY FARM

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This is the kind of East Texas property families dream about owning. Held by the same family since the early 1940's, this beautiful 162 +/- acre ranch carries a sense of history and pride that's hard to put into words the moment you step onto it. From the towering 100-year-old white oaks to the rolling pasture and winding creeks, this land feels untouched in all the right ways.

Located just minutes from Arp and Lake Tyler, the ranch offers the perfect mix of convenience and privacy. Expansive pastureland provides plenty of room for cattle, horses, or simply enjoying the wide-open views East Texas is known for. Multiple creeks run throughout the property, supplying natural water sources for livestock and wildlife while also creating several incredible potential lake sites.

The owners have never hunted the property, and the amount of deer sign throughout the ranch tells the story. Thick bedding areas, mature timber, natural funnels, and several secluded "bulletproof" food plot locations create a setup that is hard to replicate. Whether you enjoy hunting, trail riding, or simply spending quiet evenings outdoors, this property gives you the space to do it all.

Multiple access points and perimeter barbed wire fencing make the ranch easy to use and manage, while the combination of pasture, hardwoods, and creek bottoms creates several beautiful build sites for a future home, cabin, or weekend getaway.



## PROPERTY FEATURES

COUNTY: **SMITH** | STATE: **TEXAS** | ACRES: **162**

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- Just 5 minutes from Arp, Texas
- 5 minutes from Lake Tyler
- 10 minutes to Chapel Hill
- Expansive pasture
- Perimeter barbed wire fencing
- Multiple creeks for a water source
- Lake sites
- Hunting opportunities
- Great food plot locations
- Multiple access points
- Owners have never hunted the property
- 100-year-old white oaks
- Mature timber

# EXPANSIVE PASTURE

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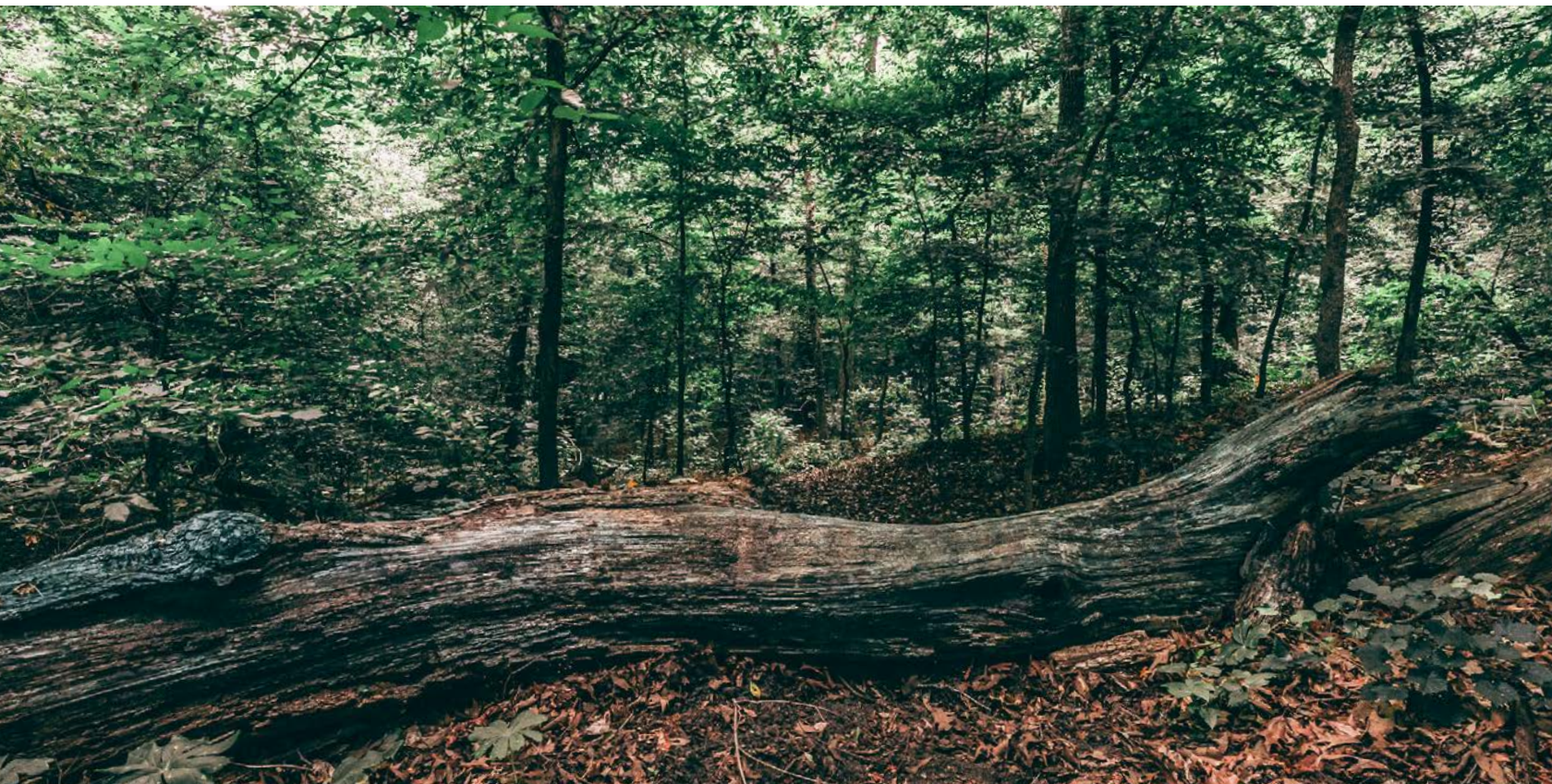
# PERIMETER BARBED WIRE FENCING

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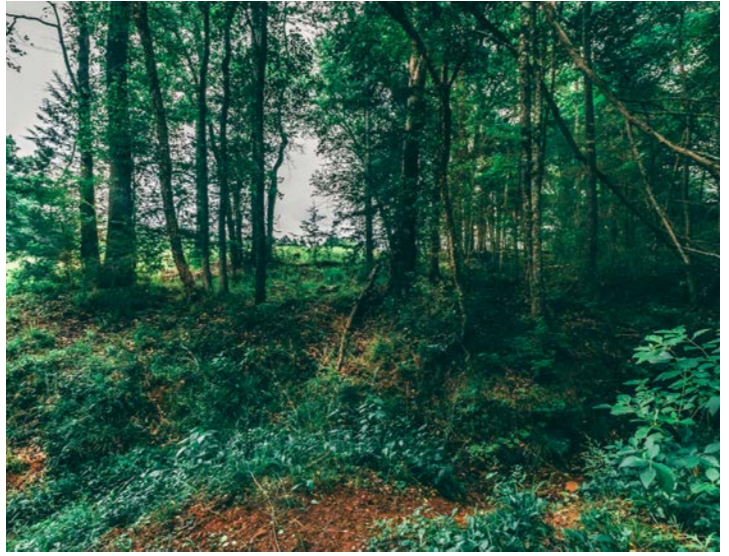
# MATURE TIMBER

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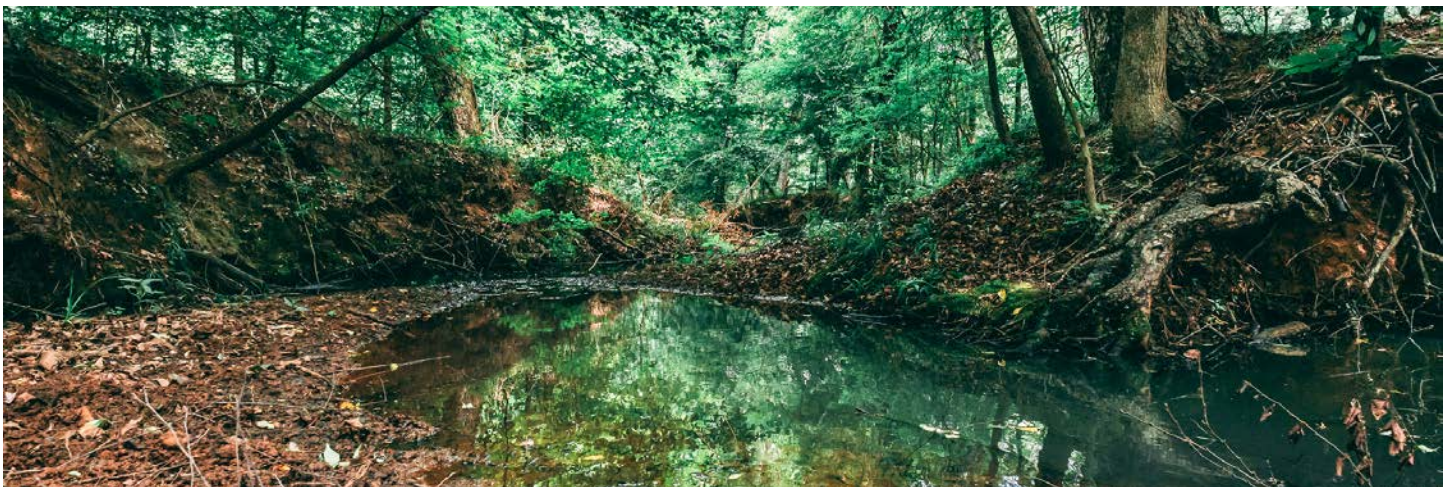
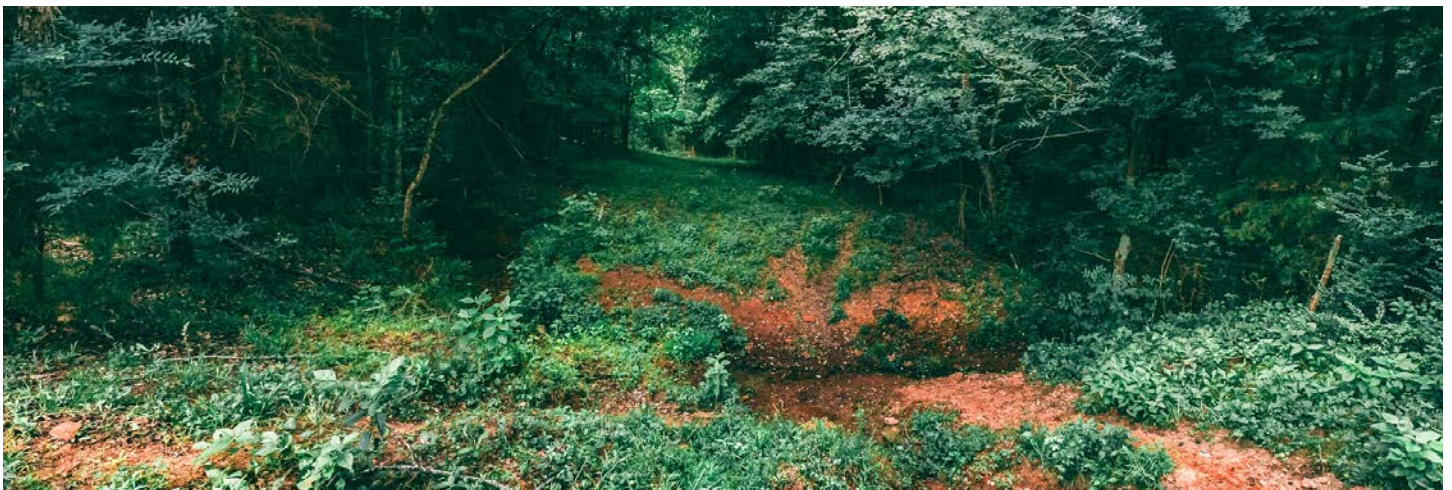
# HUNTING OPPORTUNITIES

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# MULTIPLE CREEKS FOR WATER SOURCE

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# AERIAL MAP

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# OVERVIEW MAP



# AGENT CONTACT

Cameron is a wizard at seeing land for what it is – and what it could be. With a vision-driven approach, he helps clients uncover what others might miss. Whether it's evaluating timber, building access, designing food plots, or imagining a lake where there isn't one yet, Cameron brings both experience and a woodsman's intuition to every property he walks. A lifelong hunter, angler and outdoor enthusiast, plus a skilled developer, he understands the value of land because he's done a bit of it all — owning and improving everything from East Texas subdivisions to Midwestern farms.

Born and raised in Tyler, Texas, Cameron grew up on a working farm in Rusk County, where the Angelina River cuts through hardwood bottoms and pine-covered hills. It's where he first learned to hunt, fish, and many woodsmanship skills from his dad and grandfather. Today, Cameron is dedicated to honoring his great-grandfather's legacy by continuing the work they began on the family farm together.

He earned his associate's degree from Tyler Junior College and launched his first business at 16. Over the years, his hands-on experience in land development has deepened his ability to guide clients with confidence, honesty, and care.

Cameron lives in Bullard with his wife, Meredith, and their son, Stetson. He's an Eagle Scout, a landowner, and a trusted partner for anyone looking to buy or sell land in East Texas.



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