

MIDWEST LAND GROUP PRESENTS

30 ACRES IN

SMITH COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

QUIET PIECE OF EAST TEXAS TIMBERLAND

Just 22 minutes from downtown Tyler, this wooded tract is ready for your next adventure! Tucked away in a quiet East Texas setting yet conveniently close to town, the property gives you the opportunity to shape the land around your own vision.

A well-established trail system winds through the tract, making it easy to explore and navigate. The land is relatively flat, opening the door for an easy build whether you're planning a full-time residence, weekend cabin, or future barndominium. Scattered mature oaks mixed with a healthy stand of pines create a beautiful

setting while providing ideal cover and habitat for the abundant wildlife that call this place home.

With approximately 1,200 feet of road frontage, plus water and electricity available, this property has features buyers want without sacrificing the privacy and recreational appeal that make a tract truly special. Whether your plans include hunting, riding trails, building a homesite, or simply owning a quiet piece of East Texas timberland, this blank-slate property is ready for whatever comes next.



PROPERTY FEATURES

COUNTY: **SMITH** | STATE: **TEXAS** | ACRES: **30**

- 22 minutes to downtown Tyler
- 12 minutes to Arp
- 8 minutes to Chapel Hill
- Beautiful wooded tract
- Trail system
- Flat buildable tract
- Water available
- Electric available
- Abundant wildlife
- 1200 feet of road frontage

BEAUTIFUL WOODED TRACT



TRAIL SYSTEM



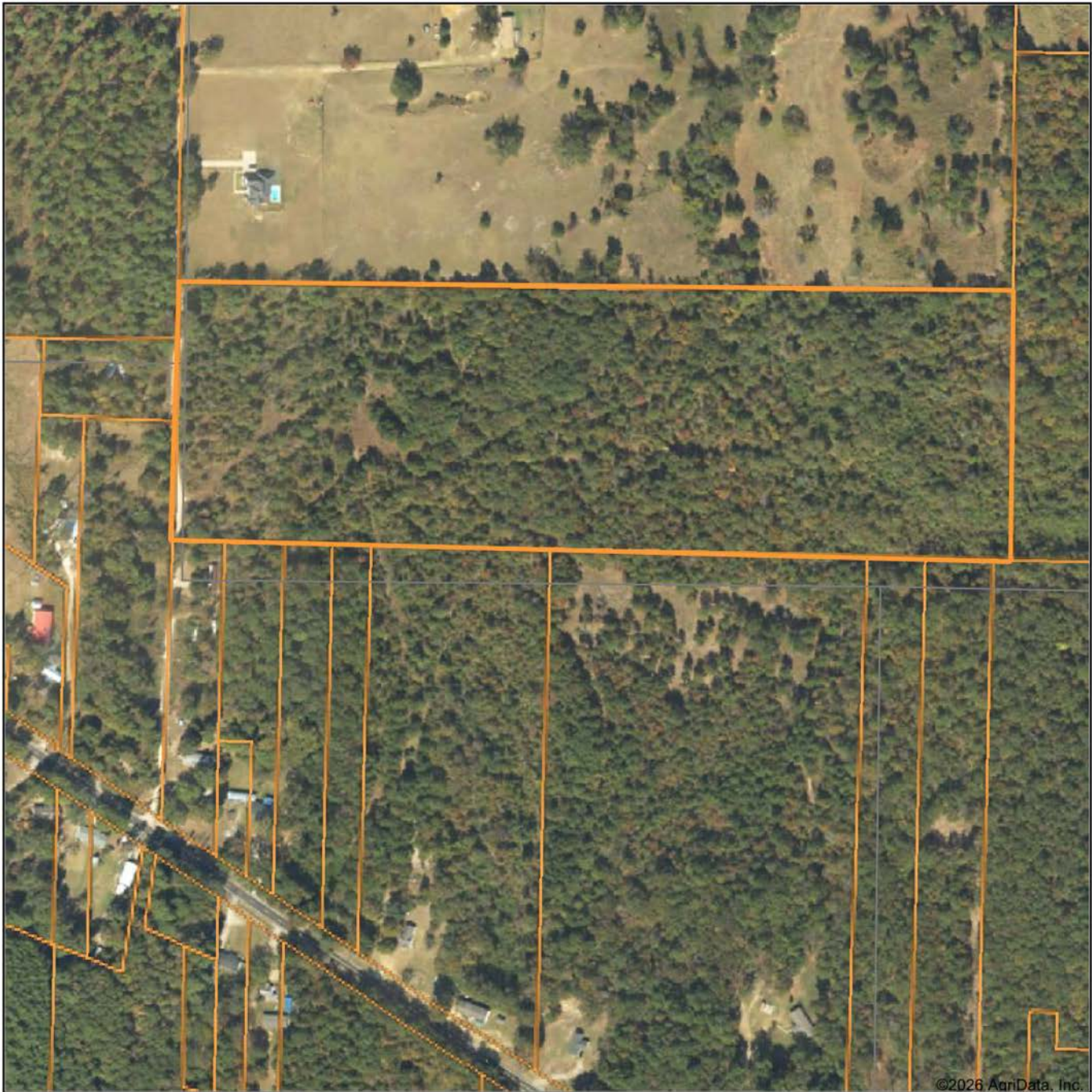
1200 FEET OF ROAD FRONTAGE



ADDITIONAL PHOTOS

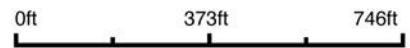


AERIAL MAP



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Boundary Center: 32° 18' 45.27, -95° 4' 49.01



Maps Provided By:



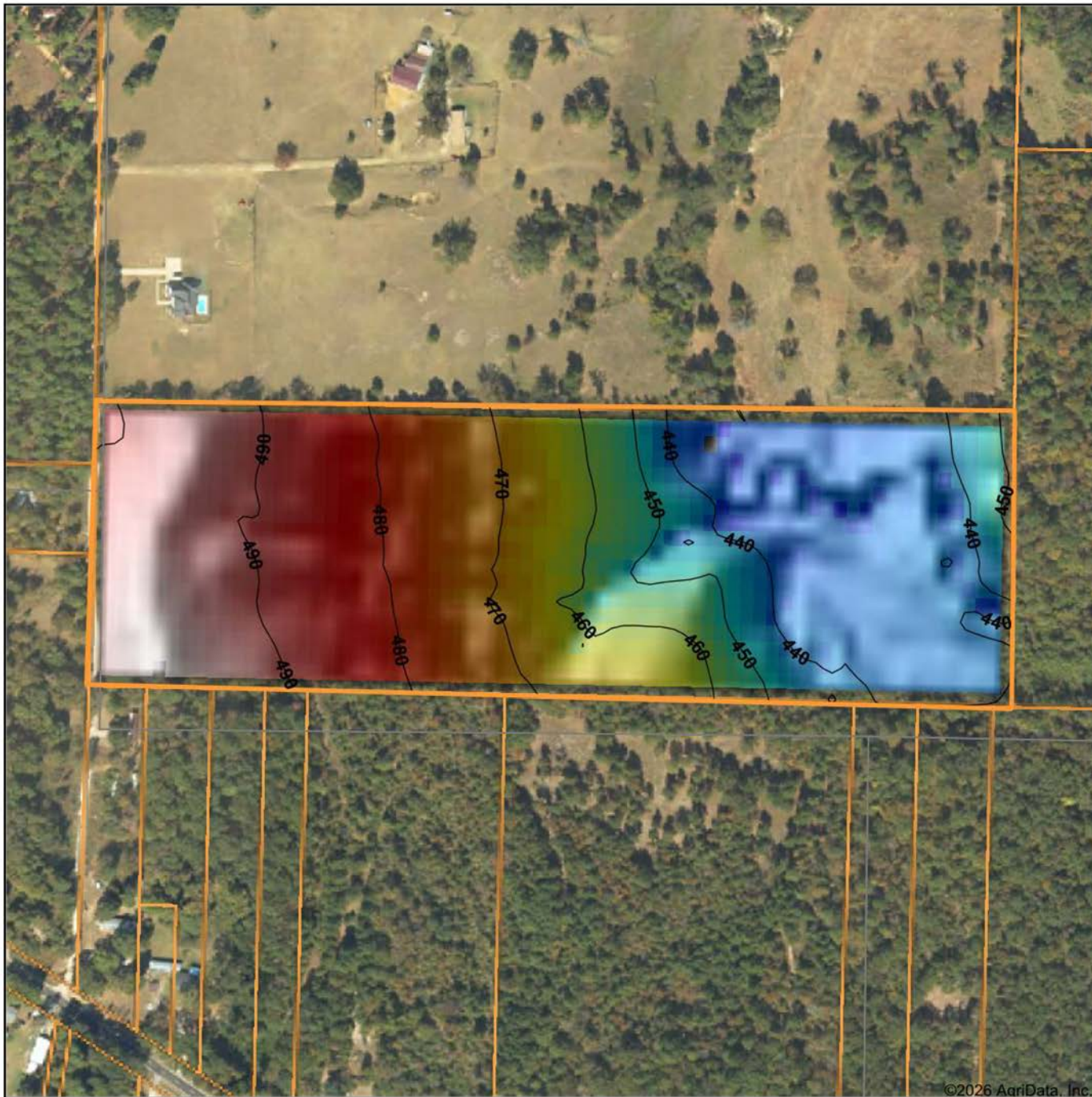
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Smith County
Texas

4/29/2026

HILLSHADE MAP



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Maps Provided By:



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Source: USGS 10 meter dem
Interval(ft): 10
Min: 429.5
Max: 499.8
Range: 70.3
Average: 464.2
Standard Deviation: 21.49 ft

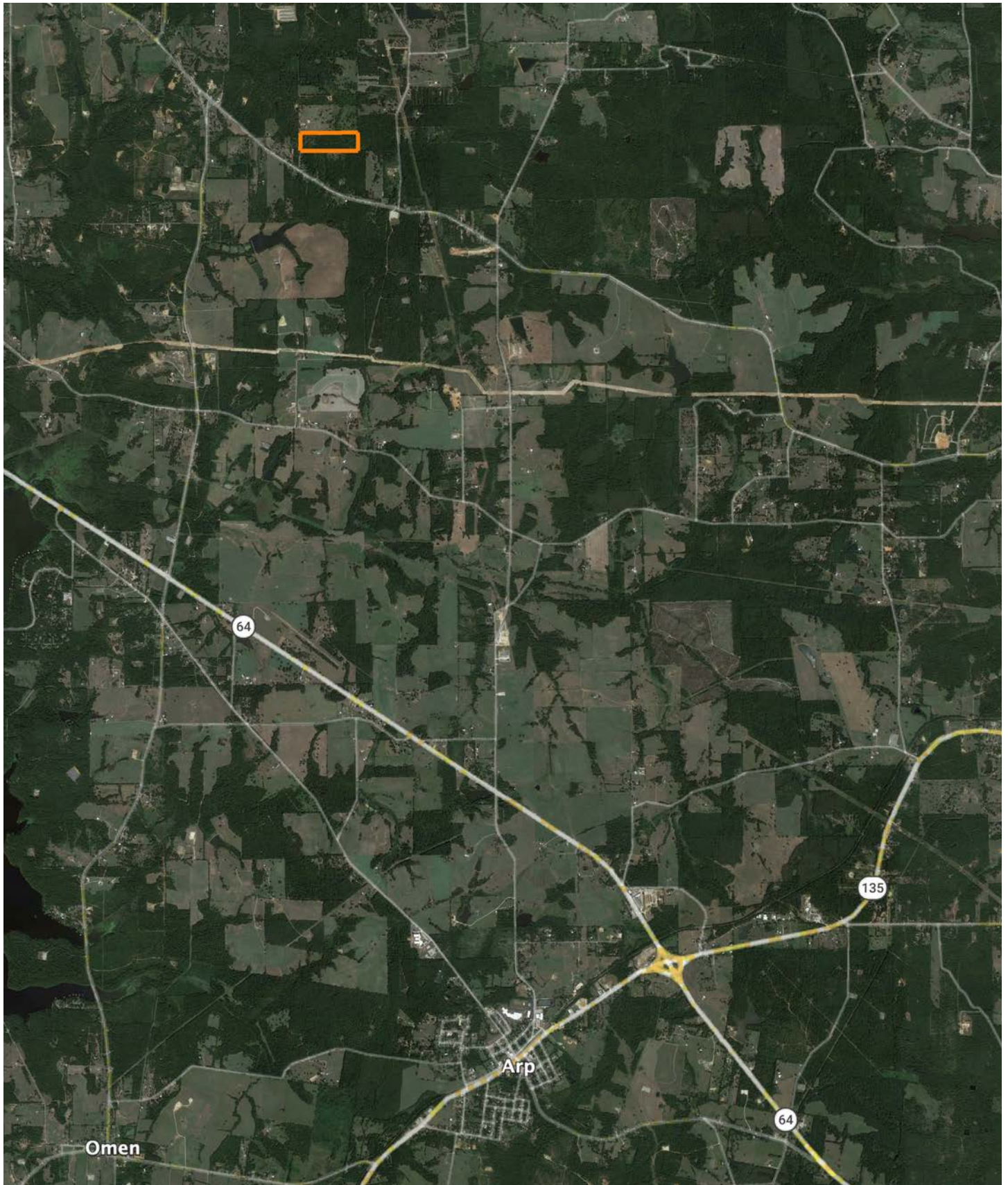


4/29/2026

Smith County
Texas

Boundary Center: 32° 18' 45.27, -95° 4' 49.01

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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