

MIDWEST LAND GROUP PRESENTS

15.5 ACRES IN

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# TITUS COUNTY TEXAS



COUNTY ROAD 1330, MOUNT PLEASANT, TX 754455

MIDWEST LAND GROUP IS HONORED TO PRESENT

# PRIME 15.5 ACRES WITH TWO PONDS - IDEAL HOMESITE & HOBBY FARM

This exceptional 15.5 +/- acre tract offers the perfect blend of functionality, beauty, and location just outside of Mount Pleasant. Featuring two ponds and a highly desirable build site, this property is well-suited for a custom home, weekend retreat, or small-scale hobby farm. The setting provides a peaceful, secluded feel while still being conveniently close to town and everyday amenities.

The land offers a versatile layout with open space for grazing, recreation, or future improvements. The ponds

provide excellent fishing opportunities and add to the overall character and usability of the property. Whether you're looking to run a few animals, enjoy the outdoors, or build your forever home, this tract checks all the boxes.

Located within the sought-after Mount Pleasant ISD, this property combines rural living with accessibility. With additional acreage available, there is flexibility for expansion, investment, or creating a larger homestead tailored to your needs.



## PROPERTY FEATURES

COUNTY: **TITUS** | STATE: **TEXAS** | ACRES: **15.5**

- Located in Mount Pleasant ISD
- Two ponds offering fishing and water features
- Excellent build site for a custom home or cabin
- Ideal setup for a hobby farm or small livestock operation
- Open space with multiple use options
- Secluded setting with privacy
- Convenient access to Mount Pleasant amenities
- Additional acreage available for expansion
- Strong combination of recreation and homesite potential

# EXCELLENT BUILD SITE

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# SECLUDED SETTING WITH PRIVACY

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# CONVENIENT ACCESS TO MOUNT PLEASANT

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# TWO PONDS OFFERING FISHING

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# ADDITIONAL PHOTOS

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# AERIAL MAP



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Boundary Center: 33° 14' 9.04, -95° 2' 34.61



Maps Provided By:



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Titus County  
Texas

5/4/2026

# TOPOGRAPHY MAP



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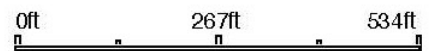


Maps Provided By:



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Source: USGS 1 meter dem  
Interval(ft): 10.0  
Min: 399.3  
Max: 423.2  
Range: 23.9  
Average: 410.2  
Standard Deviation: 3.48 ft

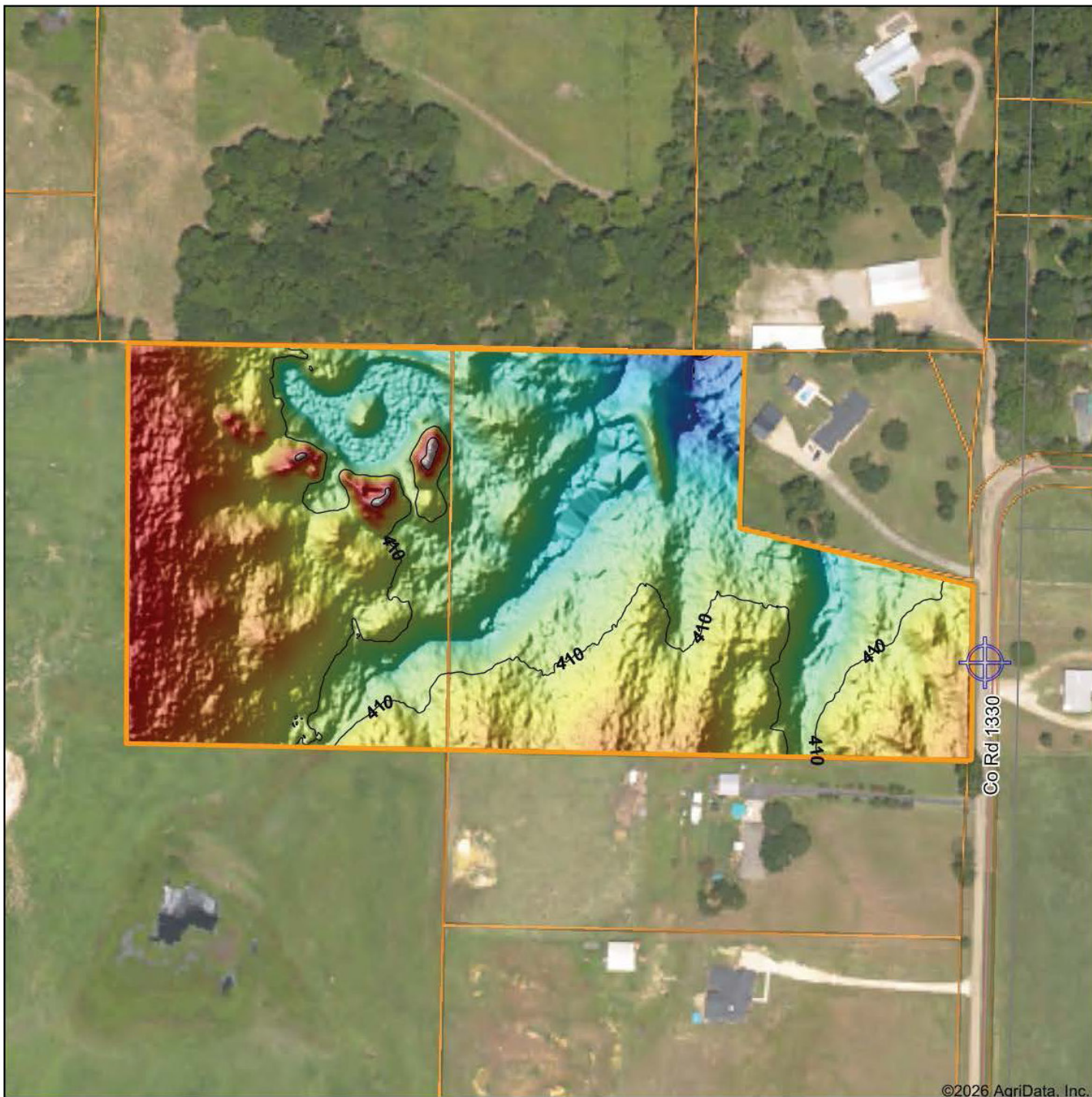


5/4/2026

Titus County  
Texas

Boundary Center: 33° 14' 9.04, -95° 2' 34.61

# HILLSHADE MAP



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Source: USGS 1 meter dem

Interval(ft): 10

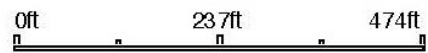
Min: 399.3

Max: 423.2

Range: 23.9

Average: 410.2

Standard Deviation: 3.48 ft



5/4/2026

**Titus County  
Texas**

Boundary Center: 33° 14' 9.04, -95° 2' 34.61

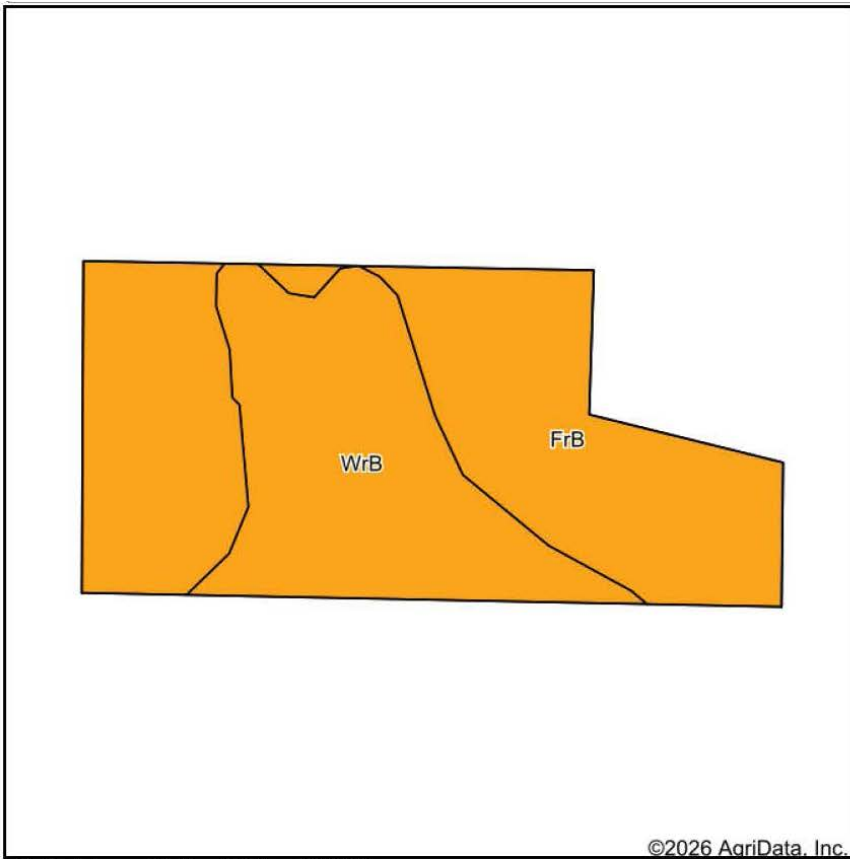


Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

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# SOILS MAP



State: **Texas**  
 County: **Titus**  
 Location: **33° 14' 9.04, -95° 2' 34.61**  
 Township: **Winfield**  
 Acres: **15.5**  
 Date: **5/4/2026**





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

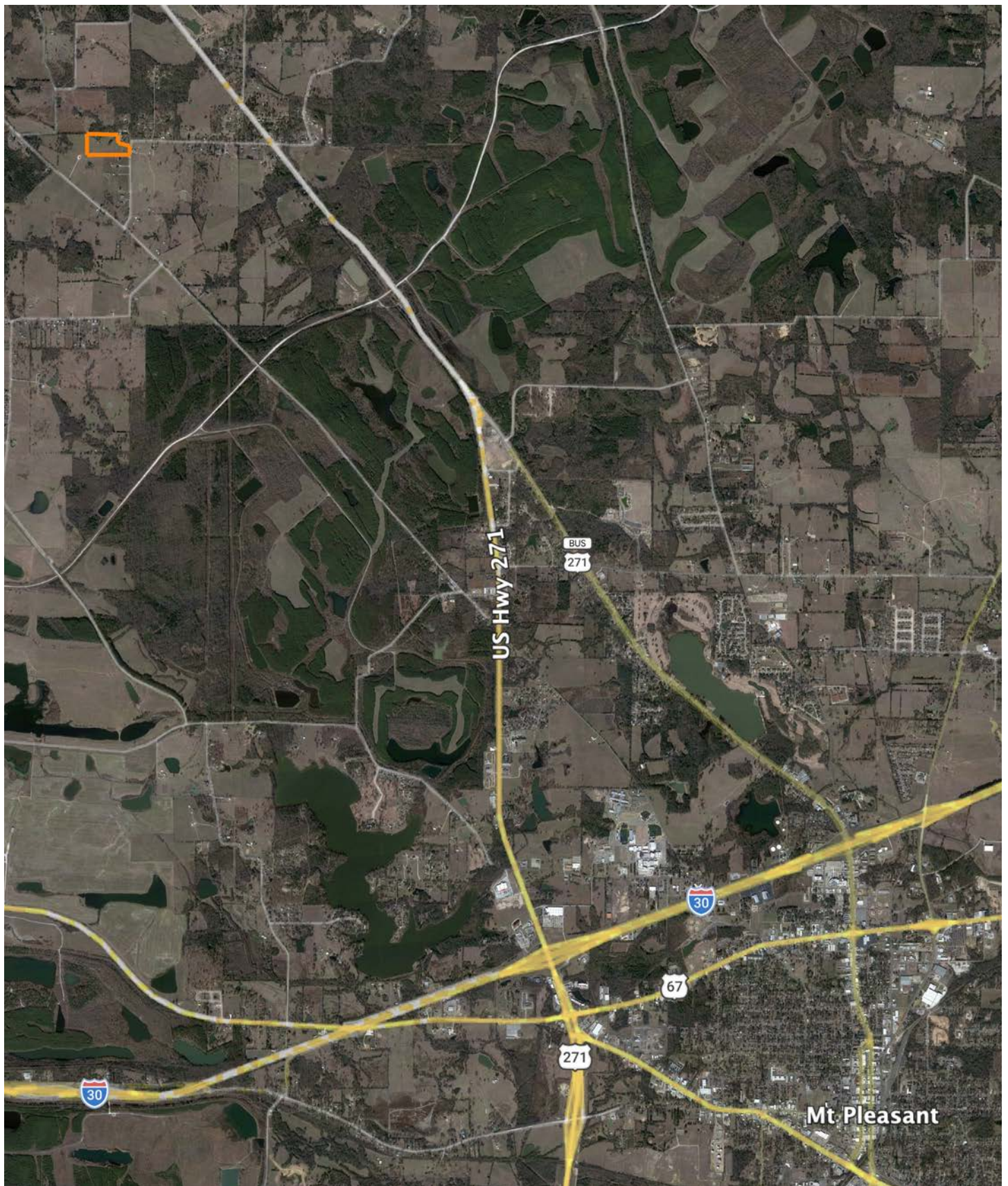
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Area Symbol: TX603, Soil Area Version: 22										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
FrB	Freestone fine sandy loam, 1 to 3 percent slopes	9.50	61.3%		> 6.5ft.	IIIe	3188	72	43	50
WrB	Woodtell-Raino complex, 1 to 3 percent slopes	6.00	38.7%		4ft. (Densic bedrock)	IIIe	0	56	44	46
<b>Weighted Average</b>						<b>3.00</b>	<b>1953.9</b>	<b>*n 65.8</b>	<b>*n 43.4</b>	<b>*n 48.5</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# OVERVIEW MAP



# AGENT CONTACT

Wes Armstrong knows what to look for in a piece of ground and how to help others see it too. A lifelong bowhunter with more than 35 years of experience chasing big game across North America, Wes has spent decades studying land, learning how to unlock its full potential, and helping others do the same.

Based in Sulphur Springs, Texas, Wes brings a strong blend of service, leadership, and business experience to his role as a land agent. He served 20 years as a firefighter with the Plano Fire Department, where he built his foundation of integrity, pressure-tested decision-making, and a calm, problem-solving mindset. He's also owned and operated multiple businesses, including a commercial real estate company and two franchise gyms, sharpening his skills in lending, investment, and negotiation.

Today, Wes pairs his outdoor passion with a results-driven approach to help clients pursue land that fits their goals — whether that means a whitetail haven, an investment opportunity, or a future legacy for their family.

He proudly serves land buyers and sellers across Northeast Texas with clarity, commitment, and the kind of firsthand knowledge that only comes from a lifetime outdoors.



**WES ARMSTRONG**

LAND AGENT

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**MidwestLandGroup.com**

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