

MIDWEST LAND GROUP PRESENTS



**27 ACRES**  
**WOOD COUNTY, TEXAS**

**County Road 2680, Hawkins, TX 75765**



MIDWEST LAND GROUP IS HONORED TO PRESENT

# SMALL ACREAGE PARADISE IN WOOD COUNTY

Set among the scenic countryside of Wood County, this remarkable 27 +/- acre tract offers an exceptional blend of natural beauty, agricultural functionality, and peaceful rural living. Towering mature hardwoods create a picturesque backdrop throughout the property, while gently rolling pastureland provides sweeping views and an ideal setting for livestock, recreation, or a future homesite.

The land is well-suited for those seeking a country retreat, small farm, vineyard operation, or weekend getaway. The 1.5 +/- acre vineyard, complete with irrigation, offers both visual appeal and agricultural potential. Whether you envision expanding the vineyard, producing boutique wines, or simply enjoying the charm of vineyard living, this feature makes the property truly one of a kind.

Additional improvements include a versatile workshop with an attached greenhouse, perfect for gardening, equipment storage, hobbies, or agricultural use. The greenhouse provides an excellent space for year-round growing and complements the property's agricultural capabilities.

With its combination of towering hardwoods, rolling terrain, productive vineyard, and functional improvements, this unique East Texas property delivers the perfect balance of beauty and opportunity within convenient reach of nearby communities, dining, and shopping.



# PROPERTY FEATURES

COUNTY: **WOOD** | STATE: **TEXAS** | ACRES: **27**

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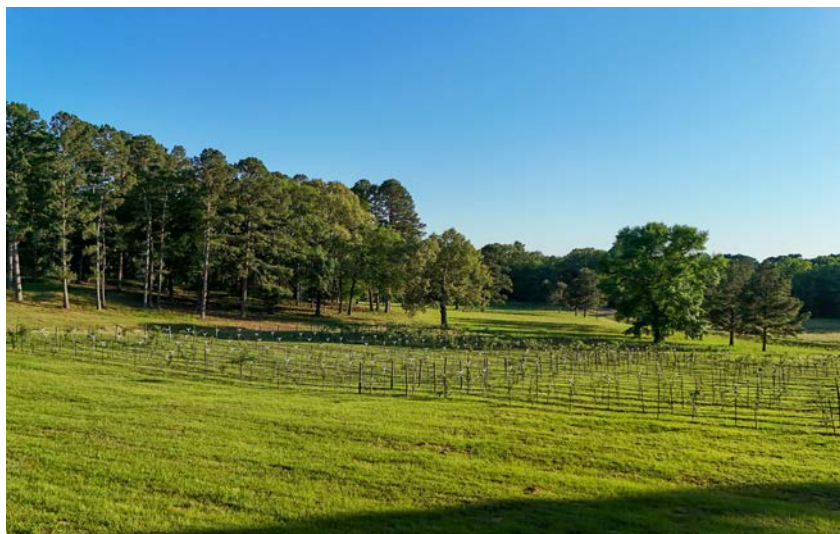
- Small vineyard
- Workshop
- Greenhouse
- Scenic views
- Rolling topography
- Hawkins ISD
- Short drive to Mineola, TX
- Towering hardwoods
- Utilities on site
- Great build site



# SMALL VINEYARD

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The 1.5 +/- acre vineyard, complete with irrigation, offers both visual appeal and agricultural potential. Whether you envision expanding the vineyard, producing boutique wines, or simply enjoying the charm of vineyard living, this feature makes the property truly one of a kind.



# GREENHOUSE

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# WORKSHOP

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# TOWERING HARDWOODS

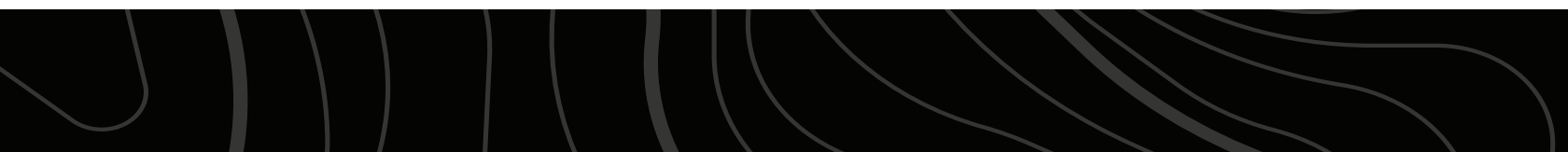
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Towering mature hardwoods create a picturesque backdrop throughout the property, while gently rolling pastureland provides sweeping views and an ideal setting for livestock, recreation, or a future homesite.

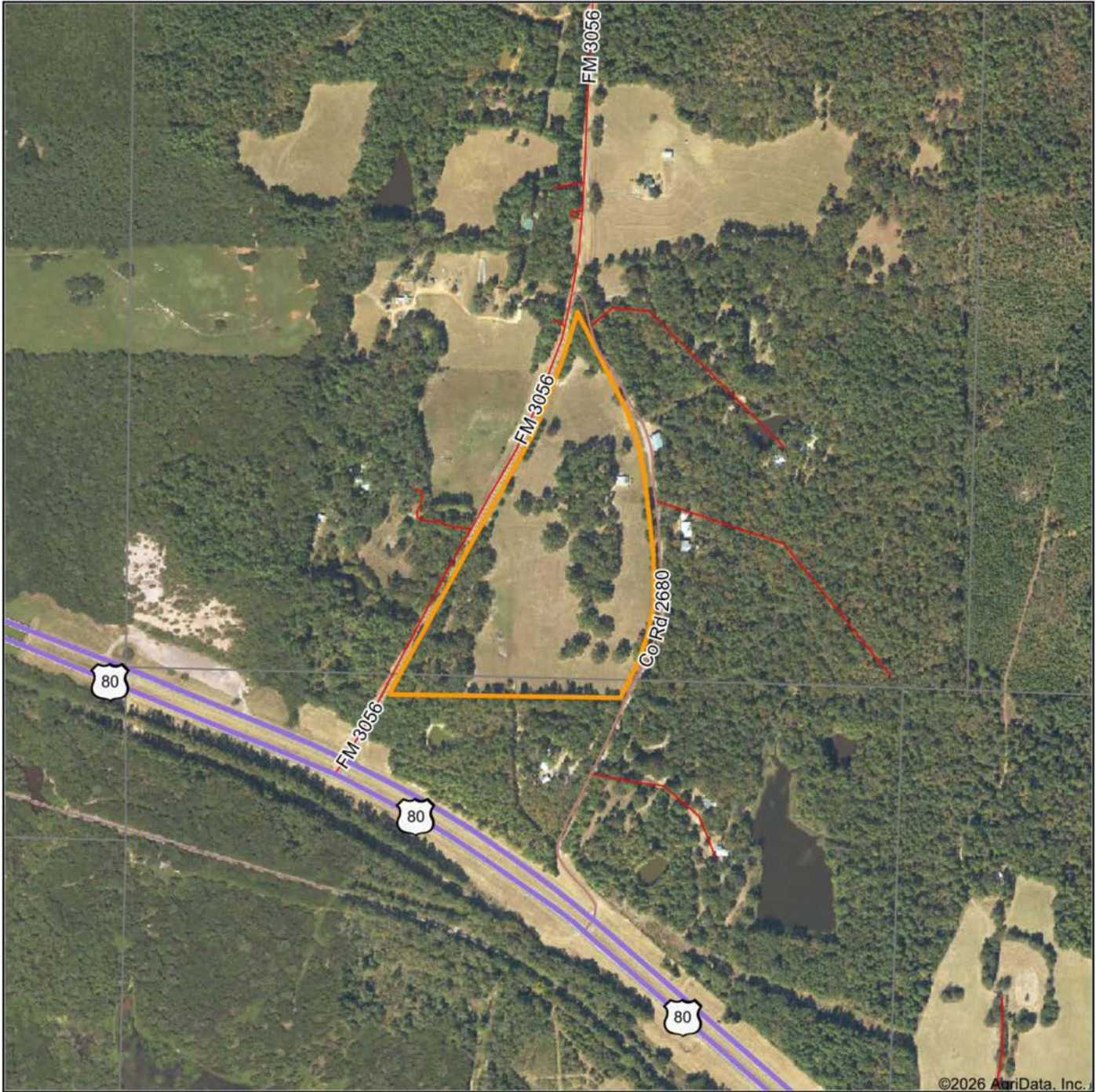


# ADDITIONAL PHOTOS

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# AERIAL MAP



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Boundary Center: 32° 37' 50.36, -95° 20' 1.56



Maps Provided By:



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Wood County  
Texas



5/13/2026

# TOPOGRAPHY MAP



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Maps Provided By:



CUSTOMIZED ONLINE MAPPING  
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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 329.4

Max: 400.6

Range: 71.2

Average: 367.4

Standard Deviation: 18.01 ft

0ft 342ft 684ft

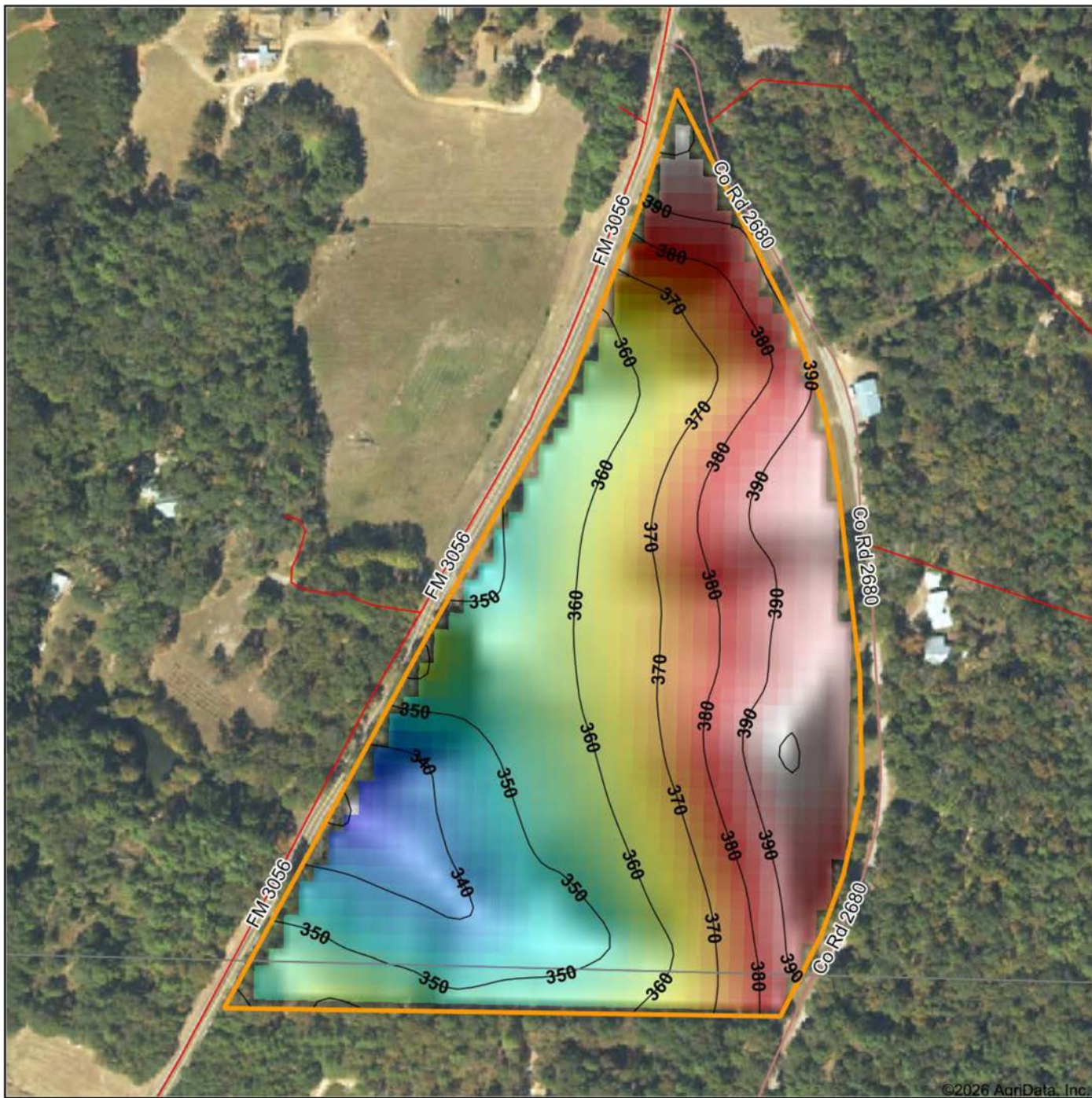


5/13/2026

Wood County  
Texas

Boundary Center: 32° 37' 50.36, -95° 20' 1.56

# HILLSHADE MAP



©2026 AgriData, Inc.

Low Elevation High



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10

Min: 329.4

Max: 400.6

Range: 71.2

Average: 367.4

Standard Deviation: 18.01 ft

0ft 312ft 624ft



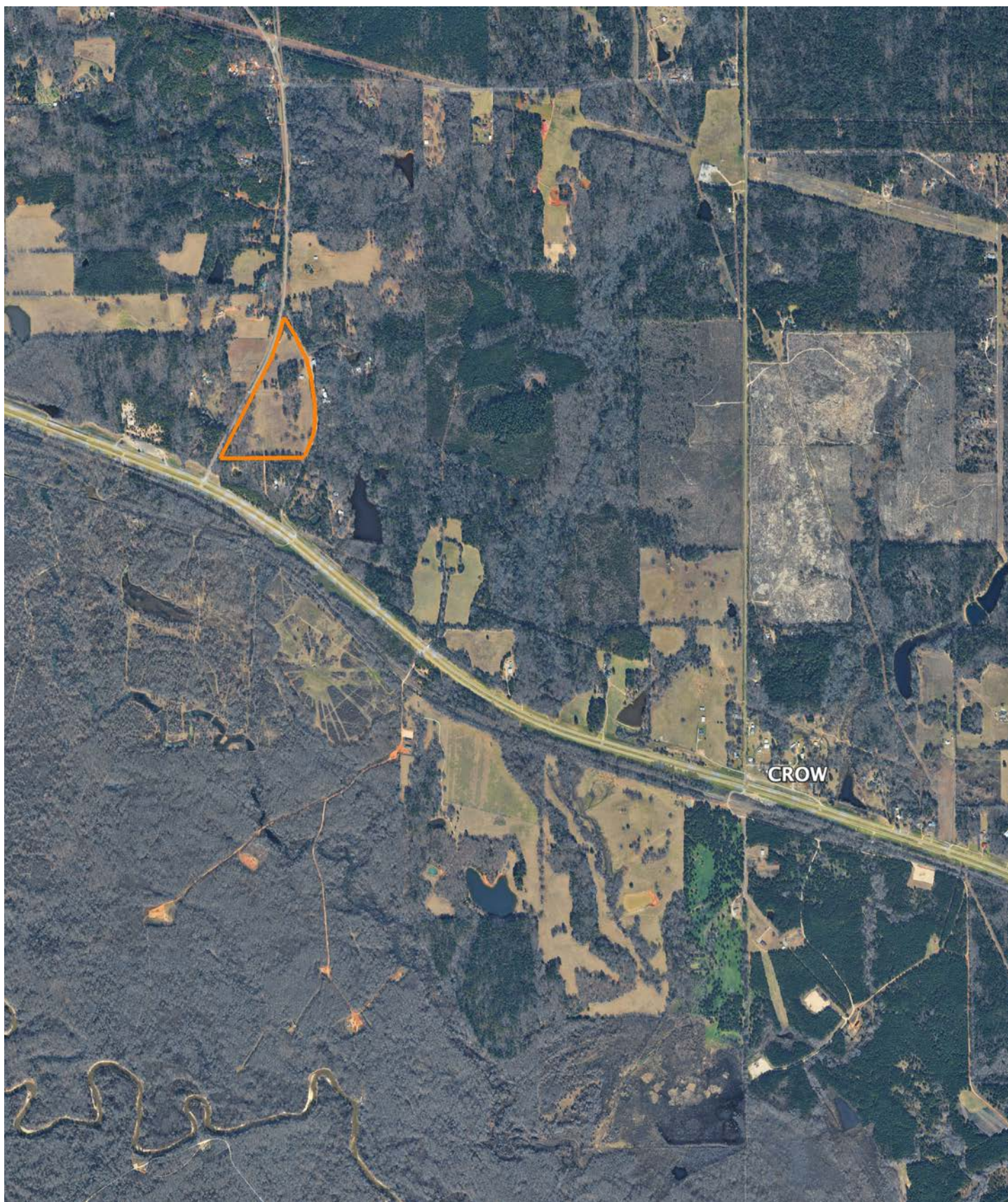
5/13/2026

Wood County  
Texas

Boundary Center: 32° 37' 50.36, -95° 20' 1.56

# OVERVIEW MAP

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## BROKER CONTACT

Jason Redding, a distinguished land broker with Midwest Land Group, brings a wealth of experience and a deep-rooted passion for the land to the real estate industry. Licensed in both Texas and Kansas, Jason specializes in serving Texas, a state he knows intimately not only through his professional endeavors but also due to his personal connections to the land. Born in Tyler, Texas, and raised in Mineola, where he currently resides with his beloved family—Mindy, Cale, and Canyon—Jason’s journey in real estate began in 1999. His transition from the commercial sector to founding his own company in 2012 reflects his love for deal-making and his commitment to facilitating significant life transactions for his clients.

Jason’s connection to land is deeply personal, stemming from childhood hunting experiences with his father and managing a farm in Delphos, Kansas. His background in business management and marketing, coupled with extensive real estate experience, equips him with unique insights into maximizing land value and potential. Jason’s hobbies, including hunting and supporting his children’s sports endeavors, further solidify his bond with the land and community.

What sets Jason apart is his unwavering dedication to his clients and his ability to see the untapped potential in properties. His hands-on approach, persistence, and unparalleled follow-through ensure that every client receives exceptional service tailored to their needs. Jason’s expertise is not just in land sales but in creating a legacy of satisfied clients through respect, availability, and putting their interests first. Choosing Jason Redding as your land broker means partnering with a professional who not only understands the market but lives and breathes the very essence of what makes a property truly valuable.



**JASON REDDING**, LAND BROKER  
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**MidwestLandGroup.com**

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