

MIDWEST LAND GROUP PRESENTS



CASS COUNTY, TX

273 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

273 +/- ACRES WITH 20,000 SQUARE FOOT COVERED ARENA, BARN, & HOMES

Located in Cass County near Atlanta, Texas, this exceptional 273 +/- acre ranch features equestrian facilities, productive pastureland, event hosting capabilities, and comfortable on-site accommodations. The acreage is fenced and cross-fenced pasture and cleared land, making it an outstanding place for horse operations, livestock production, training programs, and ranch management. The open terrain offers excellent visibility and plenty of room for future expansion.

Serving as the centerpiece of the property is a 20,000 square foot covered horse arena designed for year-round riding, training, competitions, and special events. Supporting the arena is a 2,000 square foot barn featuring six horse stalls, a tack room, and additional space for future stall expansion.

Two separate one bedroom, one bath residences provide flexible accommodations for owners, trainers, ranch managers, guests, or short-term rental opportunities. Multiple RV hookups allow for guests to set up for horse shows, rodeos, livestock events, and other large-scale functions.

A deep water well supplies reliable water throughout the property, while two ponds provide additional water sources for livestock. The fencing and cross-fencing are set up for rotational grazing and livestock management. Conveniently situated approximately 30 minutes from Texarkana and 3 hours from Dallas.



PROPERTY FEATURES

COUNTY: **CASS** | STATE: **TEXAS** | ACRES: **273**

- 273 +/- acres in Cass County near Atlanta, TX
- Approximately 30 minutes to Texarkana
- Approximately 3 hours to Dallas
- 20,000 sq. ft. covered horse arena
- 2,000 sq. ft. barn
- Six horse stalls with room for expansion
- Tack room
- Two one bedroom, one bath residences
- Multiple RV hookups for guests and events
- Deep water well
- Two ponds
- Fenced and cross-fenced pastureland
- Equestrian, livestock, recreational, and event-hosting potential
- Turn-key operation with infrastructure already in place

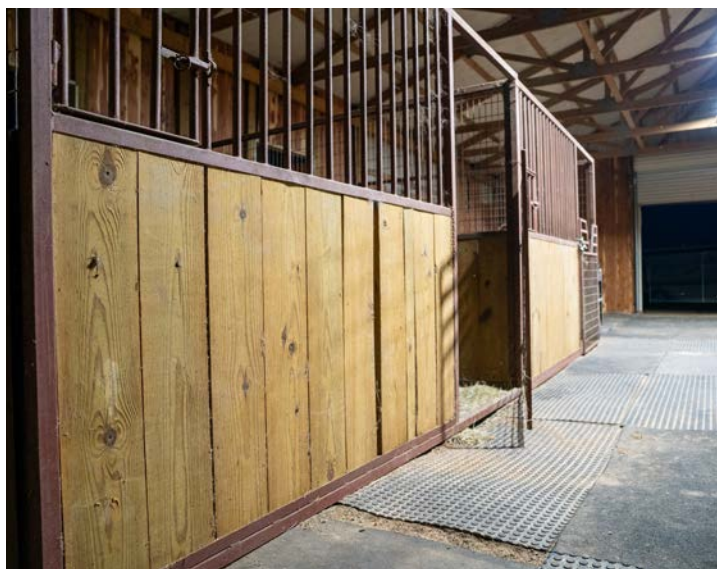
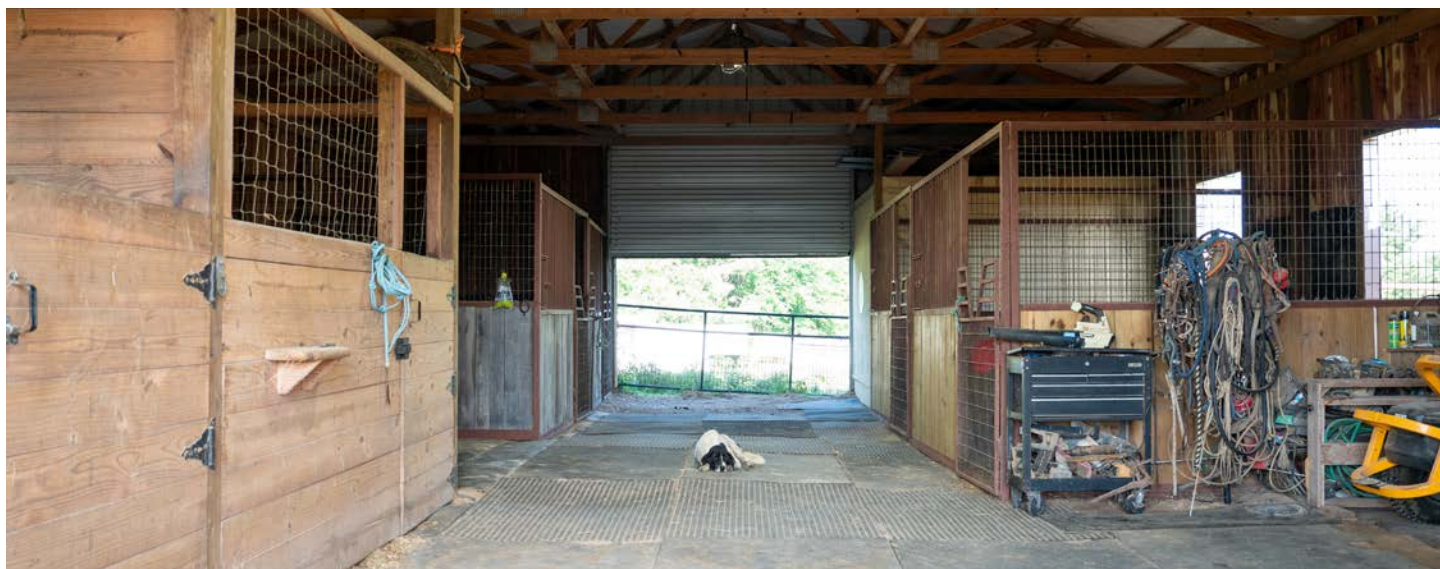


20,000 SQ. FT. COVERED HORSE ARENA

Serving as the centerpiece of the property is a 20,000 square foot covered horse arena designed for year-round riding, training, competitions, and special events.



2,000 SQ. FT. BARN



2 - ONE BEDROOM, ONE BATH RESIDENCES

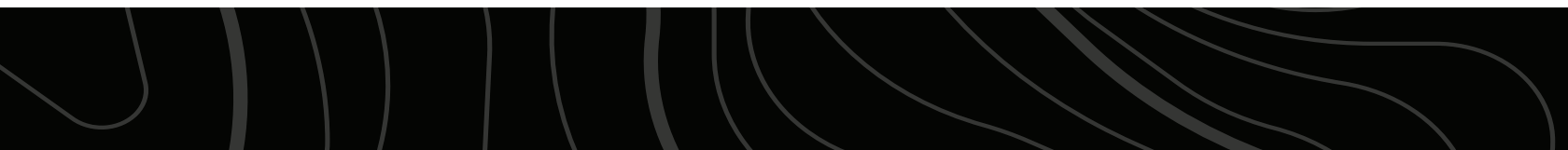


2 PONDS



FENCED & CROSS-FENCED PASTURELAND

A deep water well supplies reliable water throughout the property, while two ponds provide additional water sources for livestock. The fencing and cross-fencing are set up for rotational grazing and livestock management.



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



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Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 10.0
Min: 252.2
Max: 312.1
Range: 59.9
Average: 276.8
Standard Deviation: 14.4 ft

0ft 686ft 1373ft

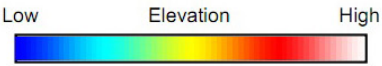
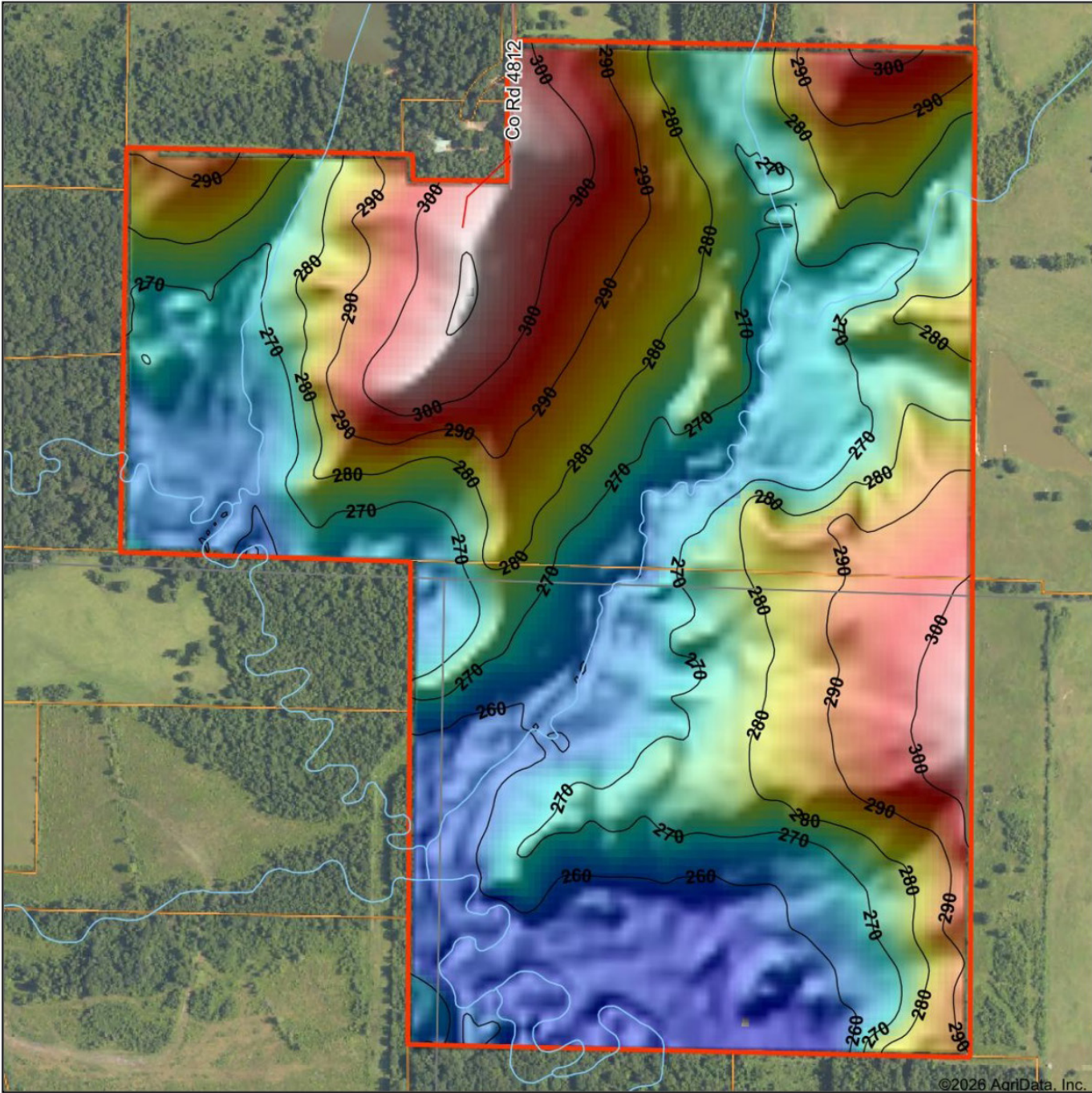


6/5/2026

Cass County
Texas

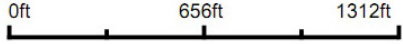
Boundary Center: 33° 7' 20.35, -94° 5' 5

HILLSHADE MAP



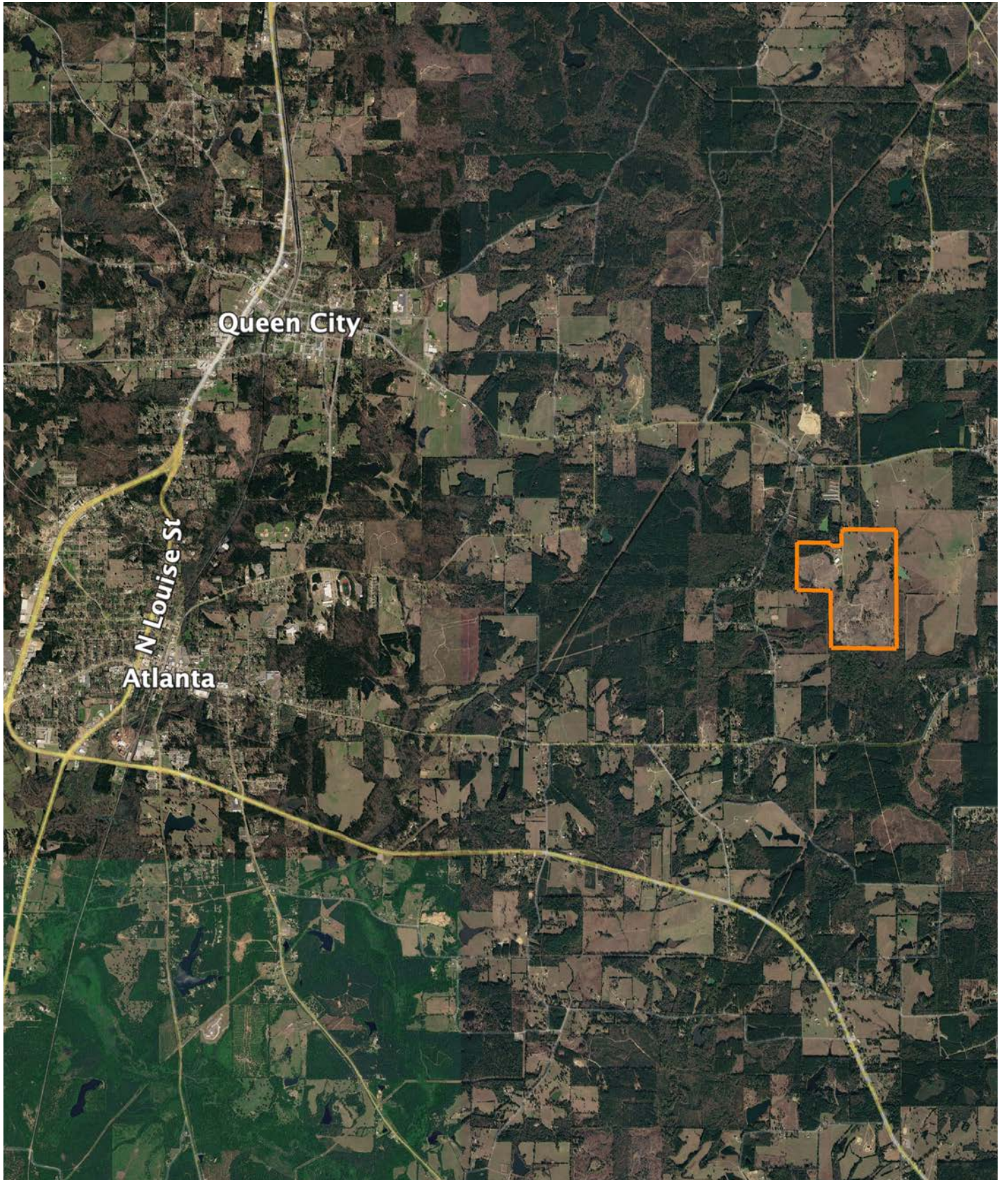
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6/5/2026
**Cass County
 Texas**
 Boundary Center: 33° 7' 20.35, -94° 5' 5

OVERVIEW MAP



AGENT CONTACT

Born and raised in Northeast Texas, Kyle Snow grew up with a deep appreciation for land, wildlife, and the generational value rural properties hold. After graduating from Queen City High School, he studied Kinesiology at the University of Texas at Tyler before spending more than a decade in manufacturing management, leading large teams in fast-paced environments. That experience ingrained in him a strong sense of urgency, clear communication, and the importance of building trust - qualities he now brings to serving landowners.

Although Kyle's professional skills define how he operates, his outdoor experiences shape how he sees the land. From hunting whitetail with his father and brother in the oak bottoms of Texas, to baiting bears in the Ouachita Mountains, to duck hunts in flooded timber and bayou wetlands, he has spent his life exploring and understanding the terrain that makes this region special. Today, he shares those same traditions with his children, and his love for the outdoors fuels his passion for helping others achieve their land goals.

A man grounded in faith, family, and service to others, Kyle is committed to guiding clients honestly and humbly. Whether a small recreational getaway or a multi-generation family farm, Kyle approaches every property as if it were his own.



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