

MIDWEST LAND GROUP PRESENTS

47 ACRES IN

---

# CASS COUNTY TEXAS



[MidwestLandGroup.com](http://MidwestLandGroup.com)

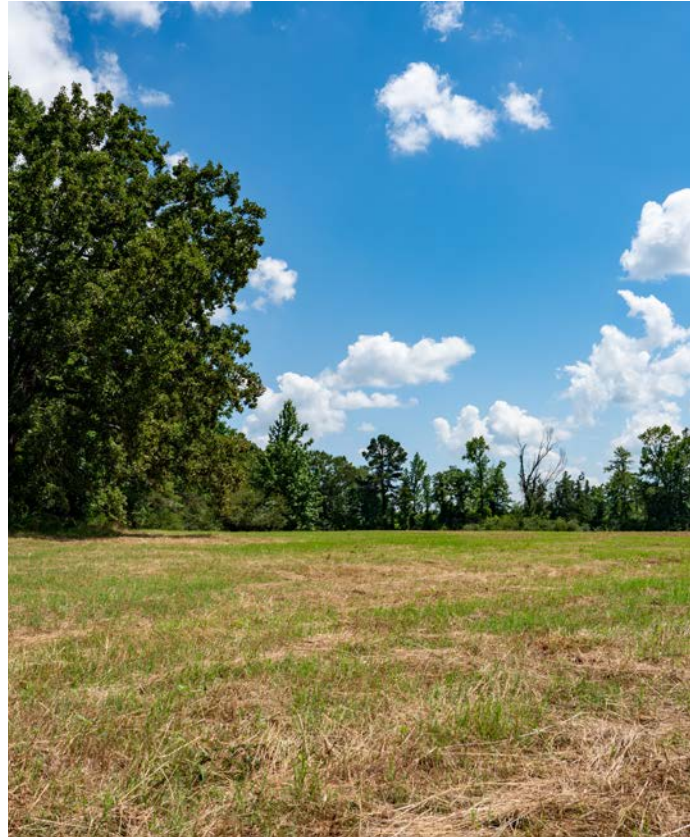
MIDWEST LAND GROUP IS HONORED TO PRESENT

# 47 +/- ACRES OF IMPROVED HAY MEADOW WITH POND

Discover this beautiful 47 acre open tract located on County Road 4810 just outside Atlanta, Texas. This well-maintained property features an open hay meadow ideal for livestock, hay production, farming, or building your dream home.

The land is completely fenced, making it ready for cattle, horses, or other agricultural uses. A pond provides a reliable water source for livestock and adds to the property's beauty.

With county road frontage and wide-open views, this property presents an outstanding opportunity for ranching, recreation, investment, or a future homesite. Enjoy the peace and privacy of East Texas while remaining conveniently close to Atlanta and area amenities.



# PROPERTY FEATURES

COUNTY: **CASS** | STATE: **TEXAS** | ACRES: **47**

---

- 47 acres in Cass County, Texas
- Located on County Road 4810 near Atlanta, Texas
- Open and productive hay meadow
- Fully fenced perimeter
- Pond providing a water source for livestock and wildlife
- County road frontage with easy access
- Electric service available at the road
- Rural water available at the road
- Ideal for livestock, hay production, or agricultural use
- Excellent homesite



# OPEN & PRODUCTIVE HAY MEADOW

---



# FULLY FENCED PERIMETER

---



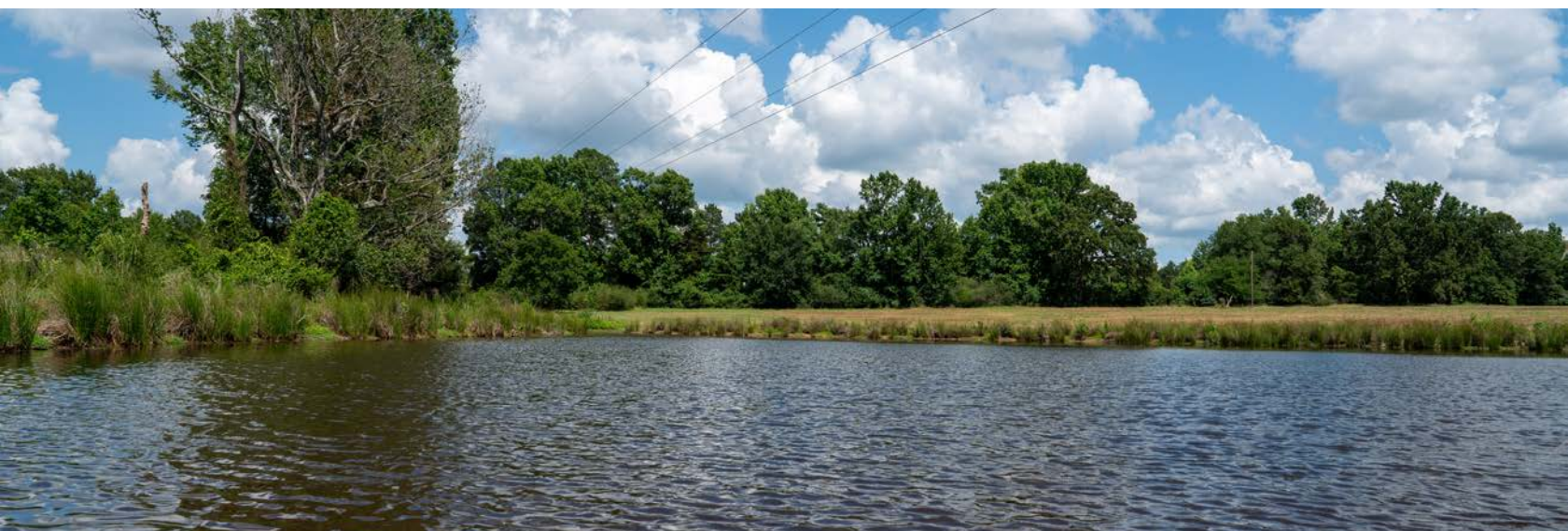
# EXCELLENT HOMESITE

---



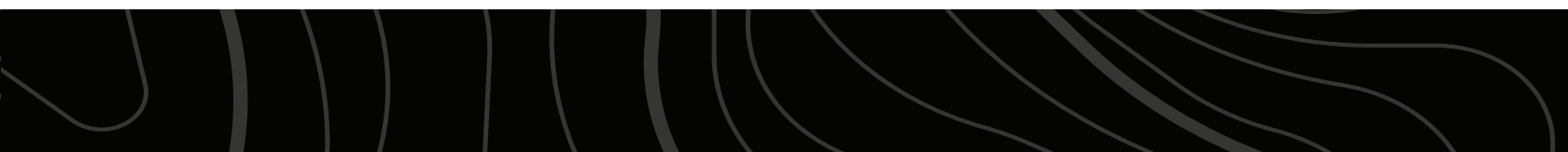
# POND

---

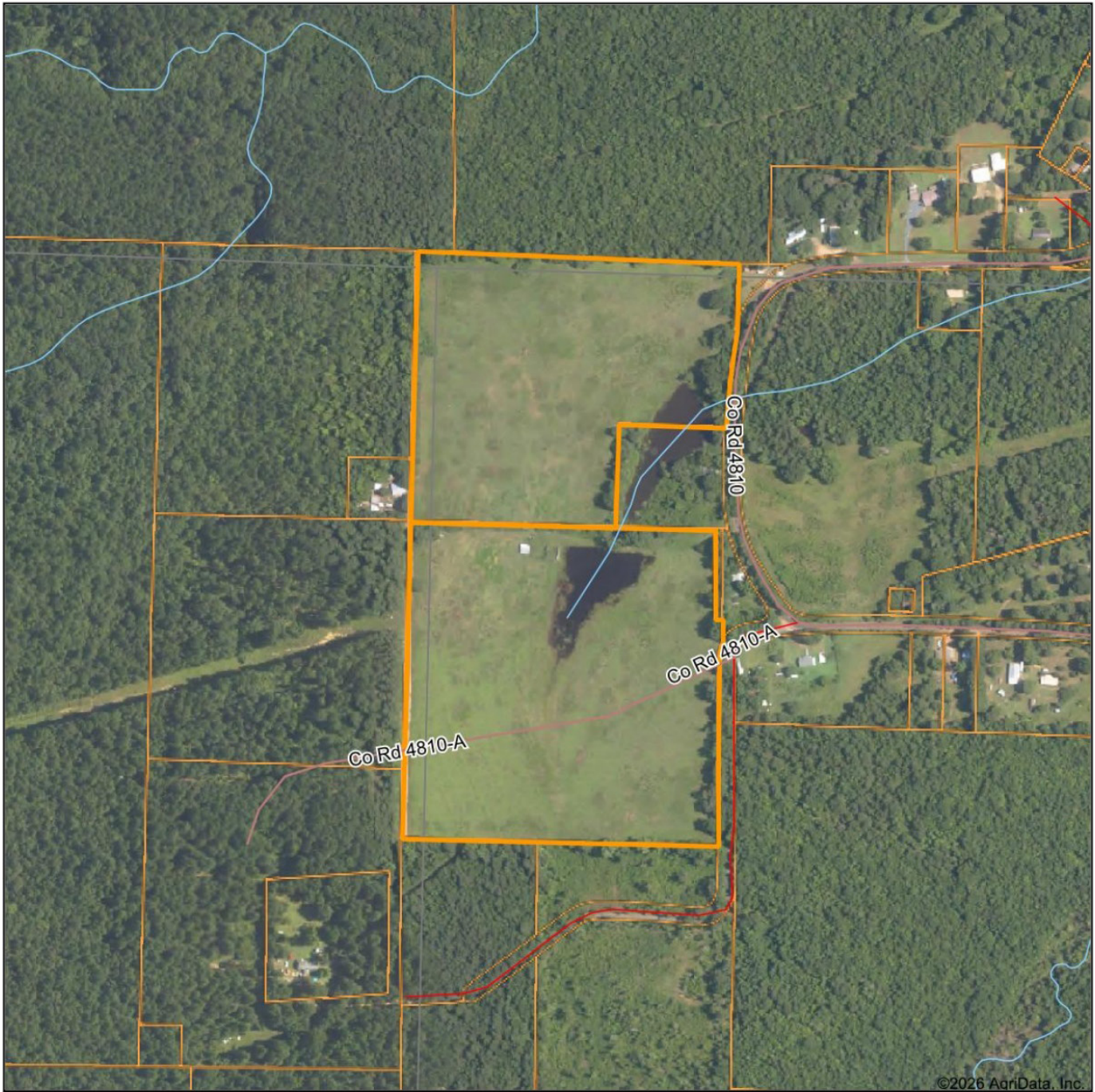


# ADDITIONAL PHOTOS

---



# AERIAL MAP



©2026 AgriData, Inc.

Boundary Center: 33° 7' 10.84, -94° 6' 7.19

0ft 525ft 1051ft



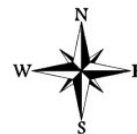
Maps Provided By



© AgriData, Inc. 2025

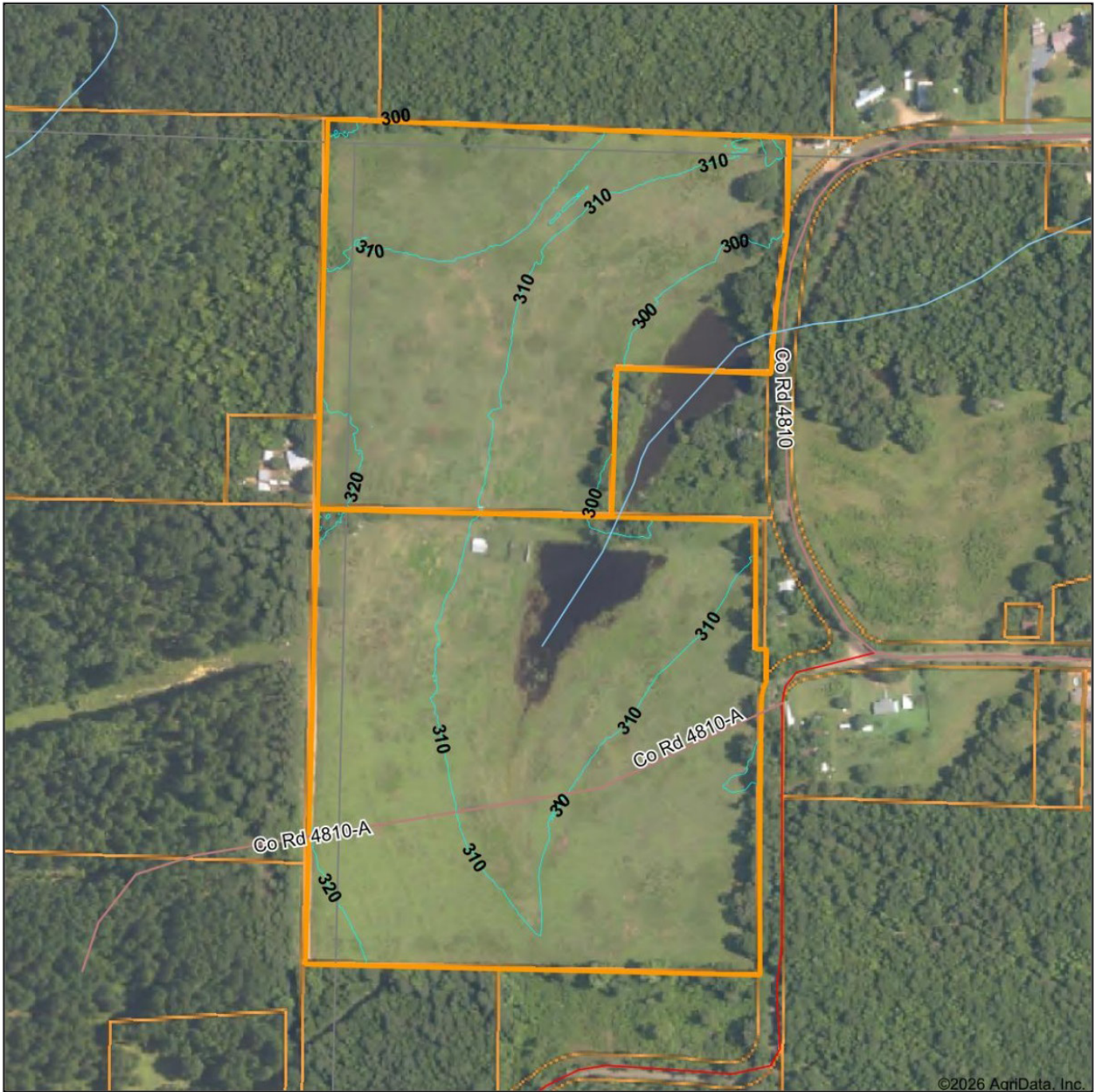
www.AgriDataInc.com

Cass County  
Texas



6/15/2026

# TOPOGRAPHY MAP



Maps Provided By



© AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 289.9

Max: 324.3

Range: 34.4

Average: 310.0

Standard Deviation: 5.94 ft

0ft 366ft 731ft

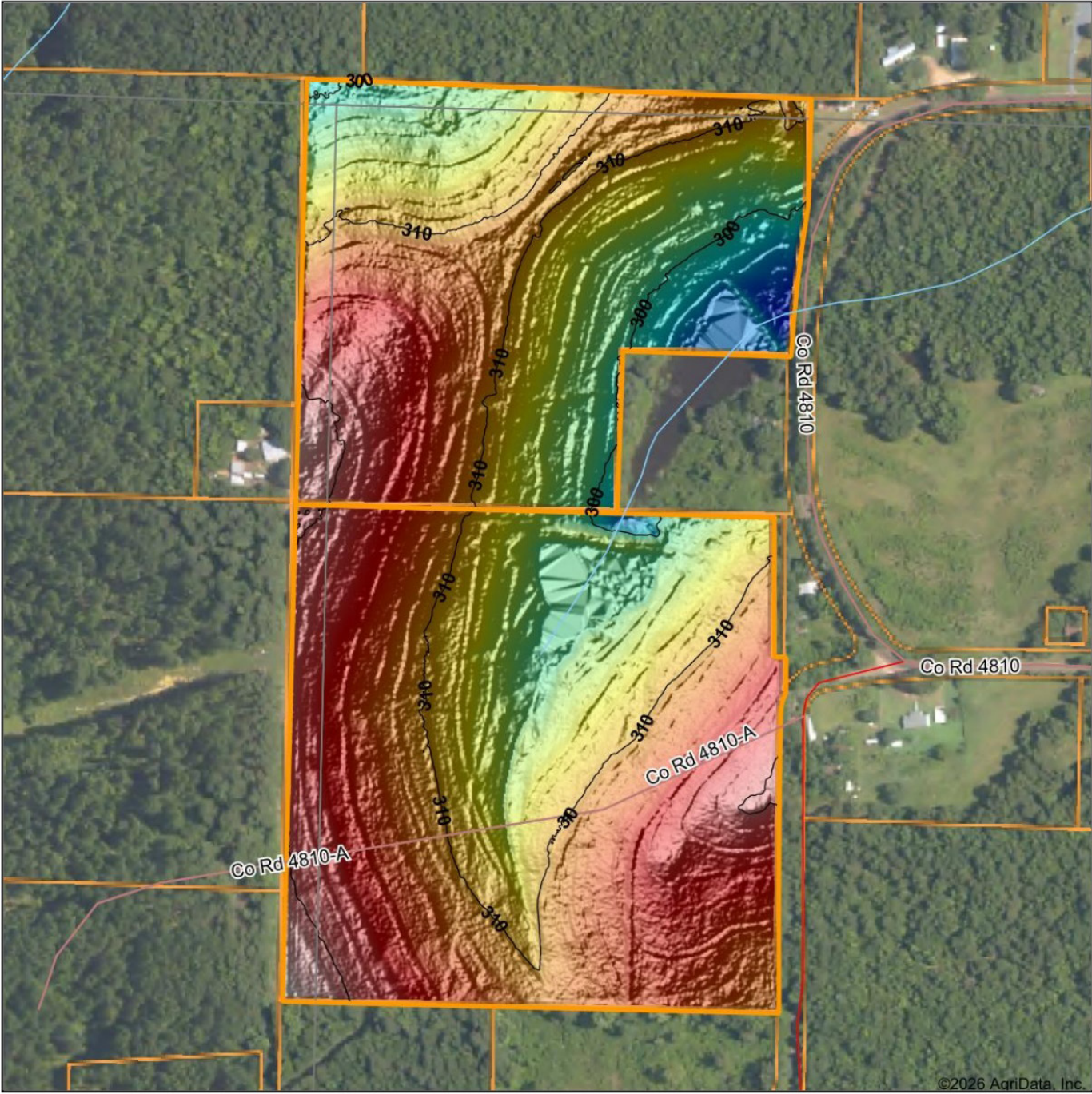


6/15/2026

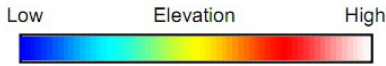
Cass County  
Texas

Boundary Center: 33° 7' 10.84, -94° 6' 7.19

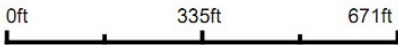
# HILLSHADE MAP



©2026 AgriData, Inc.



Source: USGS 1 meter dem  
 Interval(ft): 10  
 Min: 289.9  
 Max: 324.3  
 Range: 34.4  
 Average: 310.0  
 Standard Deviation: 5.94 ft



6/15/2026

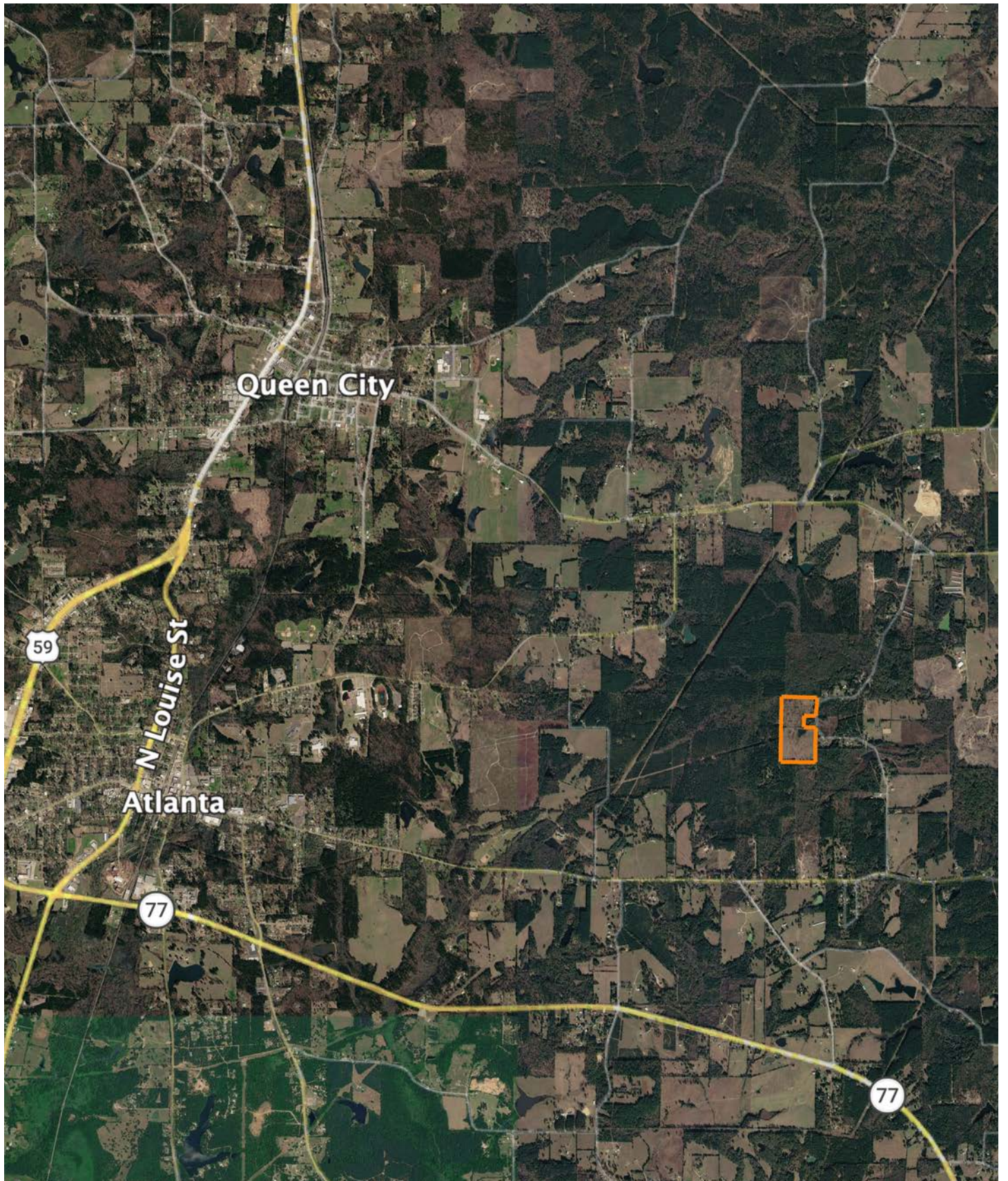
Cass County  
 Texas

Boundary Center: 33° 7' 10.84, -94° 6' 7.19



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2025 www.AgriDataInc.com

# 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.



**KYLE SNOW**, LAND AGENT  
**903.472.7091**  
KSnow@MidwestLandGroup.com



**MidwestLandGroup.com**

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, North Dakota, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.