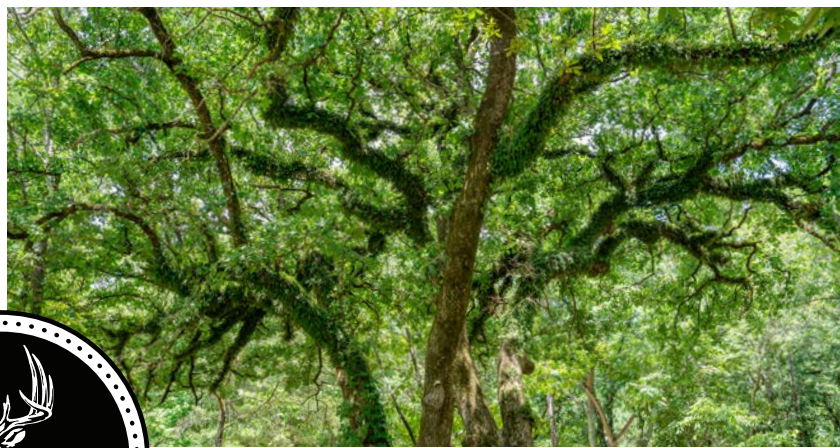


MIDWEST LAND GROUP PRESENTS

66 ACRES
CASS COUNTY, TX

1412 COUNTY ROAD 1239, LINDEN, TEXAS 75563



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

66 +/- ACRES OF WELL-MAINTAINED EAST TEXAS HARDWOODS WITH HOME

Sitting in the rolling Cass County countryside near Linden, Texas, this remarkable 66 +/- acre property offers well-managed timberland, abundant wildlife, and comfortable country living.

The land has been meticulously maintained, with clearly marked boundaries and nearly one-half mile of county road frontage providing excellent access. Surrounded on three sides by larger timber tracts, the property enjoys privacy while creating an ideal habitat for whitetail deer and other East Texas wildlife.

A beautiful stand of predominantly mature hardwood timber covers most of the acreage, providing a large acorn crop for deer, shade, and recreational opportunities.

The forest is highly walkable, allowing easy enjoyment of the land for hiking, hunting, wildlife observation, or simply exploring your own private woodland.

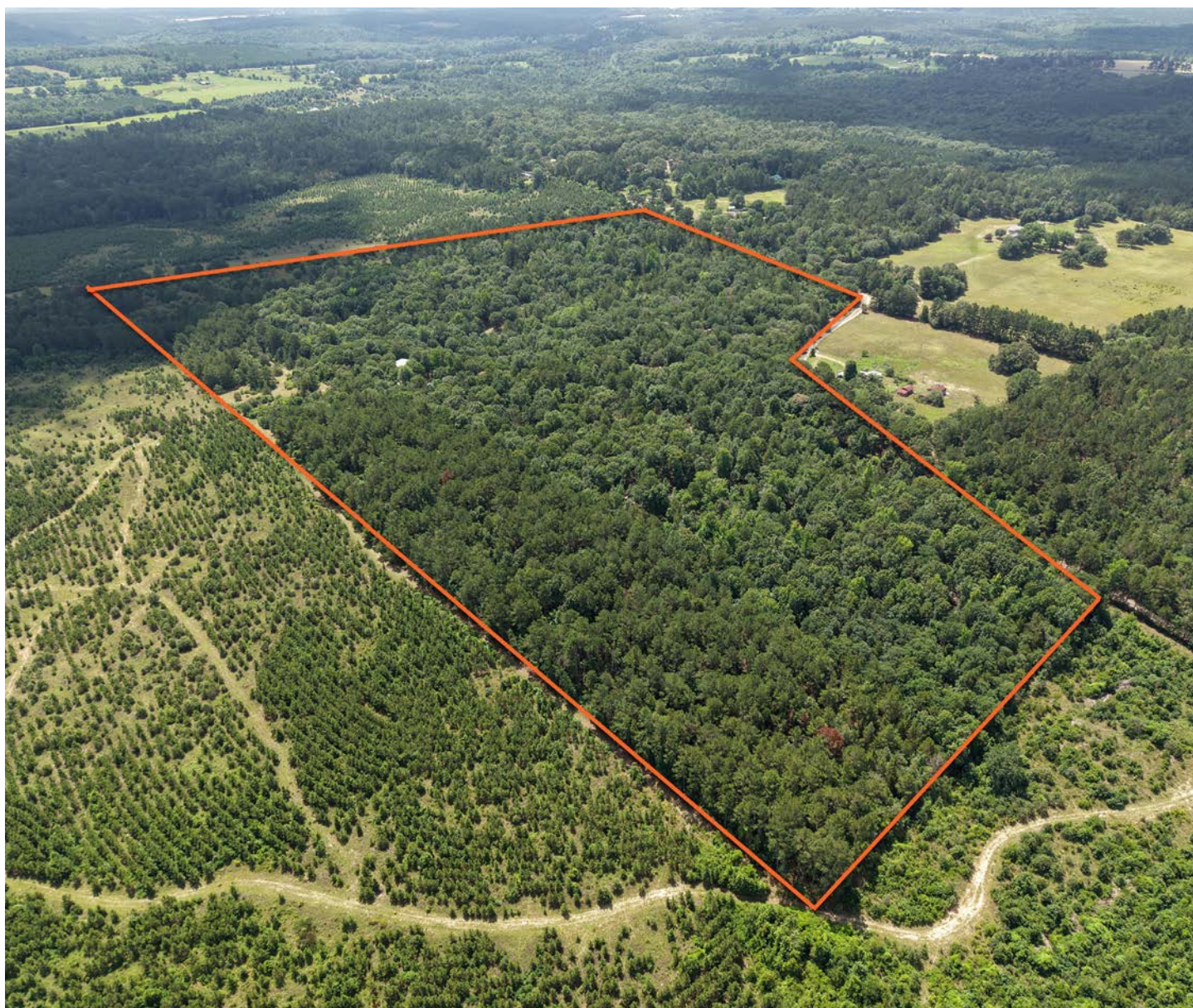
Hidden among the woods sits a comfortable 2 bedroom, 1 bath home offering approximately 1,500 square feet of living space. A spacious patio and screened porch create the perfect setting for relaxing outdoors, entertaining guests, or enjoying peaceful evenings overlooking the property. Adding to the property's unique character, an artesian spring flows at the base of the hill below the home, providing a beautiful natural feature and attracting wildlife throughout the year. Additional improvements include two utility carports, offering convenient storage for equipment, vehicles, ATVs, or recreational gear.



PROPERTY FEATURES

COUNTY: **CASS** | STATE: **TEXAS** | ACRES: **66**

- 66 +/- acres in Cass County near Linden, Texas
- Approximately 1,500 square-foot home
- 2 bedrooms, 1 bathroom
- Large patio with screened porch area
- Artesian spring on the property
- Nearly one-half mile of county road frontage
- Well-maintained and clearly marked boundaries
- Predominantly mature hardwood timber
- Planted pine stand along the north boundary
- Surrounded on three sides by larger timber tracts
- Excellent deer and wildlife habitat
- Highly walkable forest with outstanding recreational opportunities
- Two utility carports
- Ideal for full-time living, a hunting retreat, or weekend getaway



1,500 SQ. FT. HOME

Hidden among the woods sits a comfortable 2 bedroom, 1 bath home offering approximately 1,500 square feet of living space.



SCREENED-IN PORCH



LARGE PATIO



MATURE HARDWOOD TIMBER

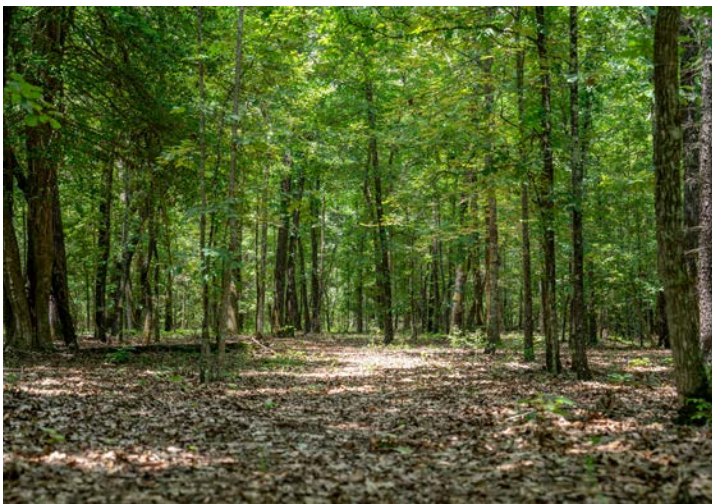
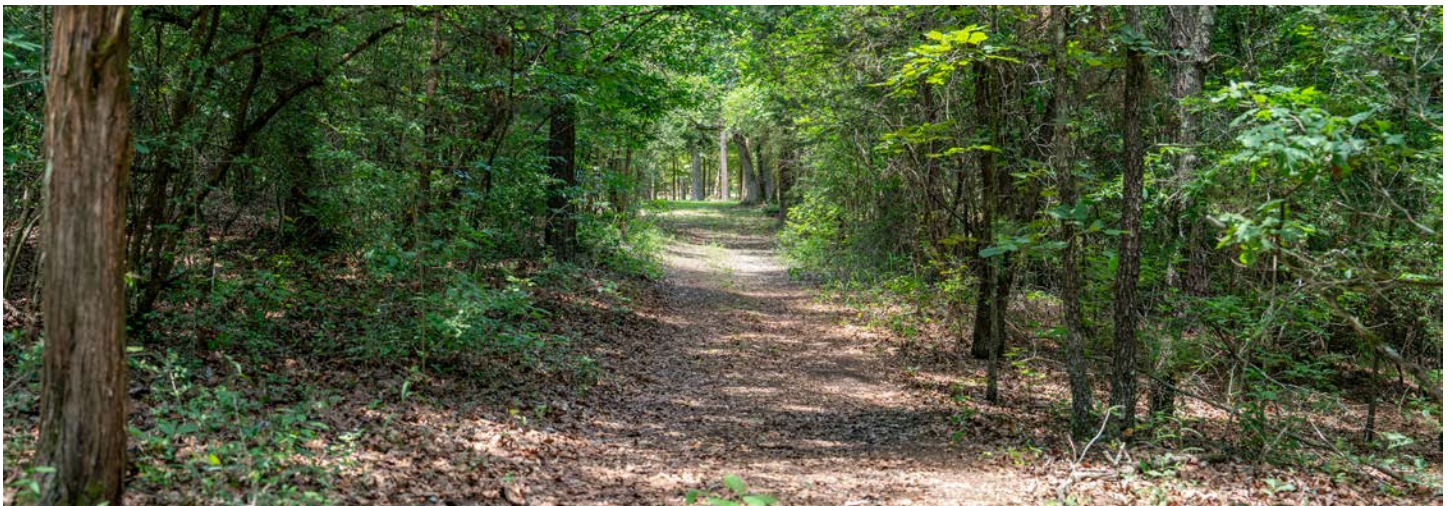
A beautiful stand of predominantly mature hardwood timber covers most of the acreage, providing a large acorn crop for deer, shade, and recreational opportunities.



ARTESIAN SPRING



HIGHLY WALKABLE FOREST



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 33° 5' 33.88, -94° 24' 13.1

0ft 420ft 840ft



Maps Provided By



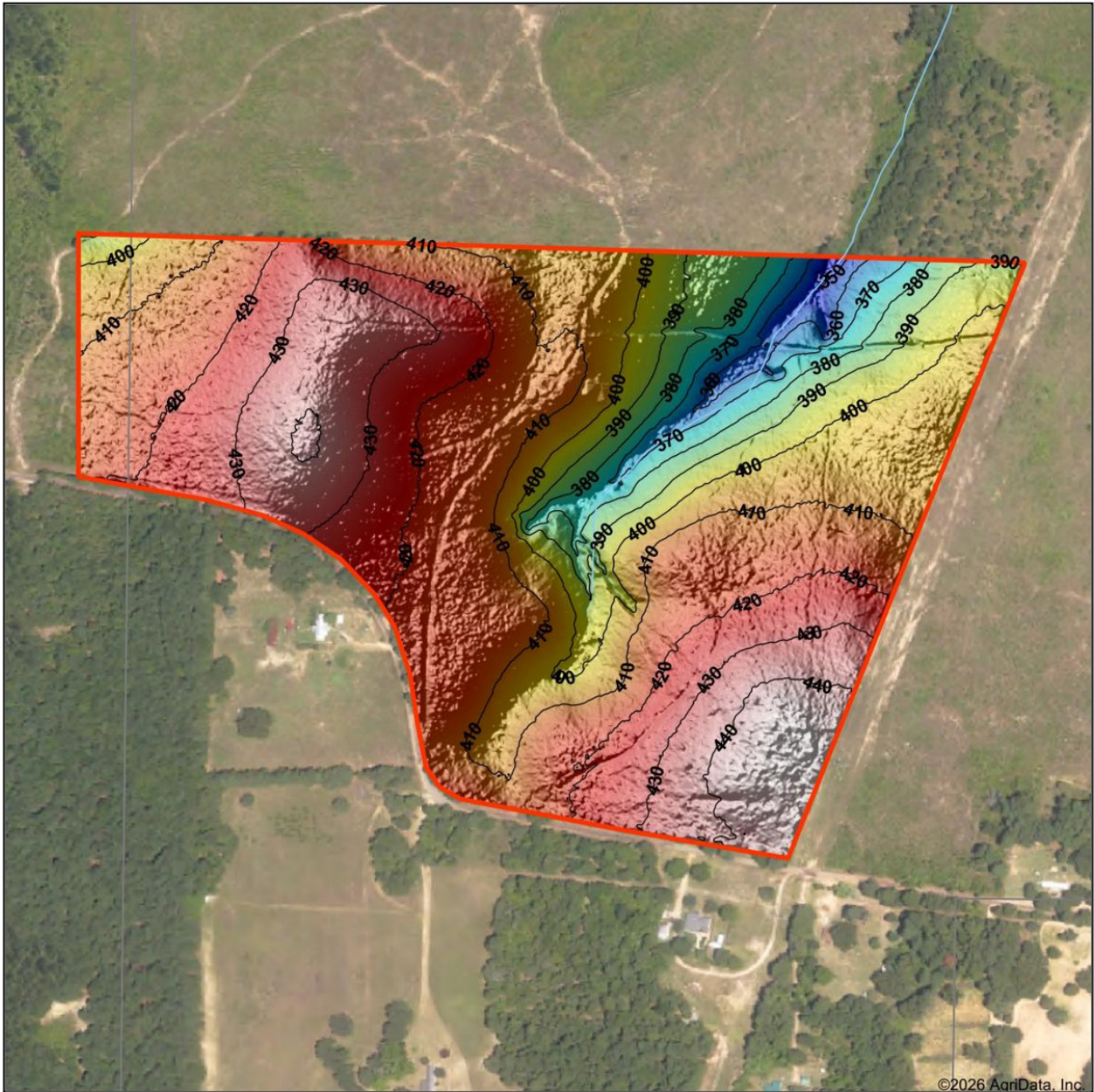
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Cass County
Texas

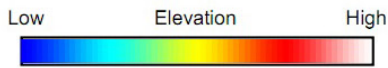


6/17/2026

HILLSHADE MAP



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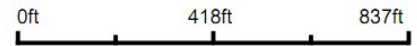


Maps Provided By

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem
Interval(ft): 10
Min: 348.1
Max: 447.4
Range: 99.3
Average: 411.5
Standard Deviation: 19.16 ft

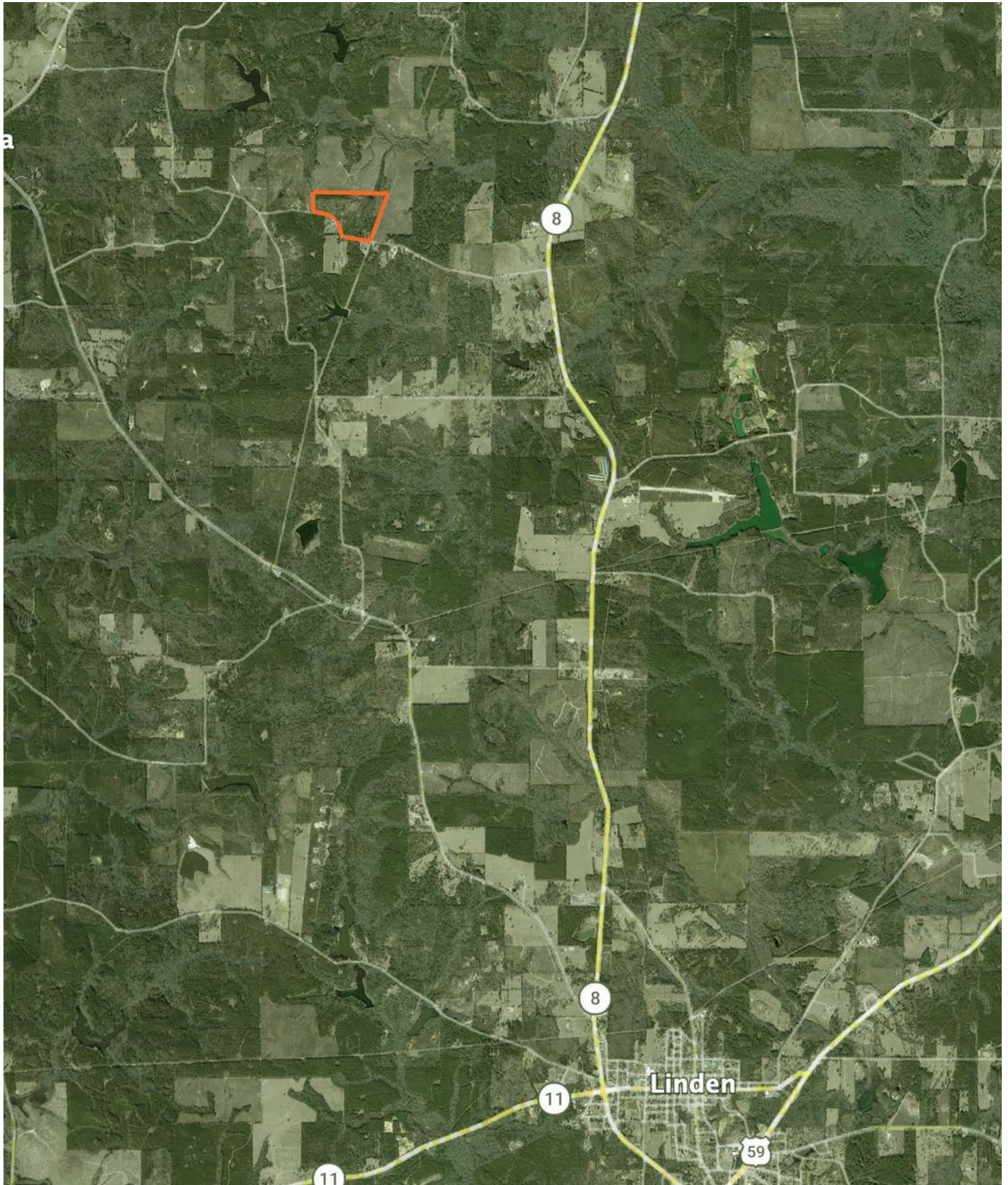


6/17/2026

**Cass County
Texas**

Boundary Center: 33° 5' 33.88, -94° 24' 13.1

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
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