

MIDWEST LAND GROUP PRESENTS

49 ACRES IN

KAUFMAN COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

EXCEPTIONAL PASTURE WITH TOP TIER HAY PRODUCTION NEAR DALLAS

The cattle market is at an all-time high, and exceptional pasture is getting harder to find, so take a look at this top-shelf tract in Kaufman County!

The Kaufman 49 is a highly productive cattle and hay property designed with both ranchers and investors in mind. Boasting over 1,200 feet of FM 148 frontage, this tract offers excellent accessibility, strong agricultural potential, and the infrastructure needed to put livestock to work from day one.

The fertile pasture has consistently produced more than 300 round bales per cutting, making it an outstanding hay operation or supplemental feed source for an existing ranch. A stock tank provides a reliable water source for livestock and wildlife, while a pipe-gate entrance creates a clean and functional entry to the property. Water and electricity are available at the road, making future

improvements or a ranch headquarters easily attainable. Beyond its agricultural value, the property offers recreational appeal as well. Whitetail deer are frequent visitors, and the large neighboring ranches to the north and south help preserve the area's rural character while supporting healthy wildlife populations.

Conveniently located just 12 minutes from Kemp, 10 minutes from Cedar Creek Lake, 40 minutes from Dallas, and approximately one hour from Dallas-Fort Worth International Airport, this property combines farm life functionality with a short commute to many amenities.

Whether you're expanding a cattle operation, seeking a productive hay farm, or investing in quality Texas land, the Kaufman 49 delivers the kind of versatility and long-term value that buyers are searching for.

PROPERTY FEATURES

COUNTY: **KAUFMAN** | STATE: **TEXAS** | ACRES: **49**

- 10 minutes to Cedar Creek Lake
- 12 minutes to Kemp, TX
- 40 minutes to Dallas
- 1 hour to DFW International Airport
- 1,200 ft. of road frontage on FM 148
- Exceptional hay production
- 300+ round bales per cutting
- Livestock ready
- Stock tank
- Pipe gate entrance
- Water/electric at road
- Whitetail deer
- Large neighboring tracts north and south

EXCEPTIONAL HAY PRODUCTION



LIVESTOCK READY



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 32° 24' 27.22, -96° 21' 10.2

0ft 327ft 655ft



Maps Provided By:



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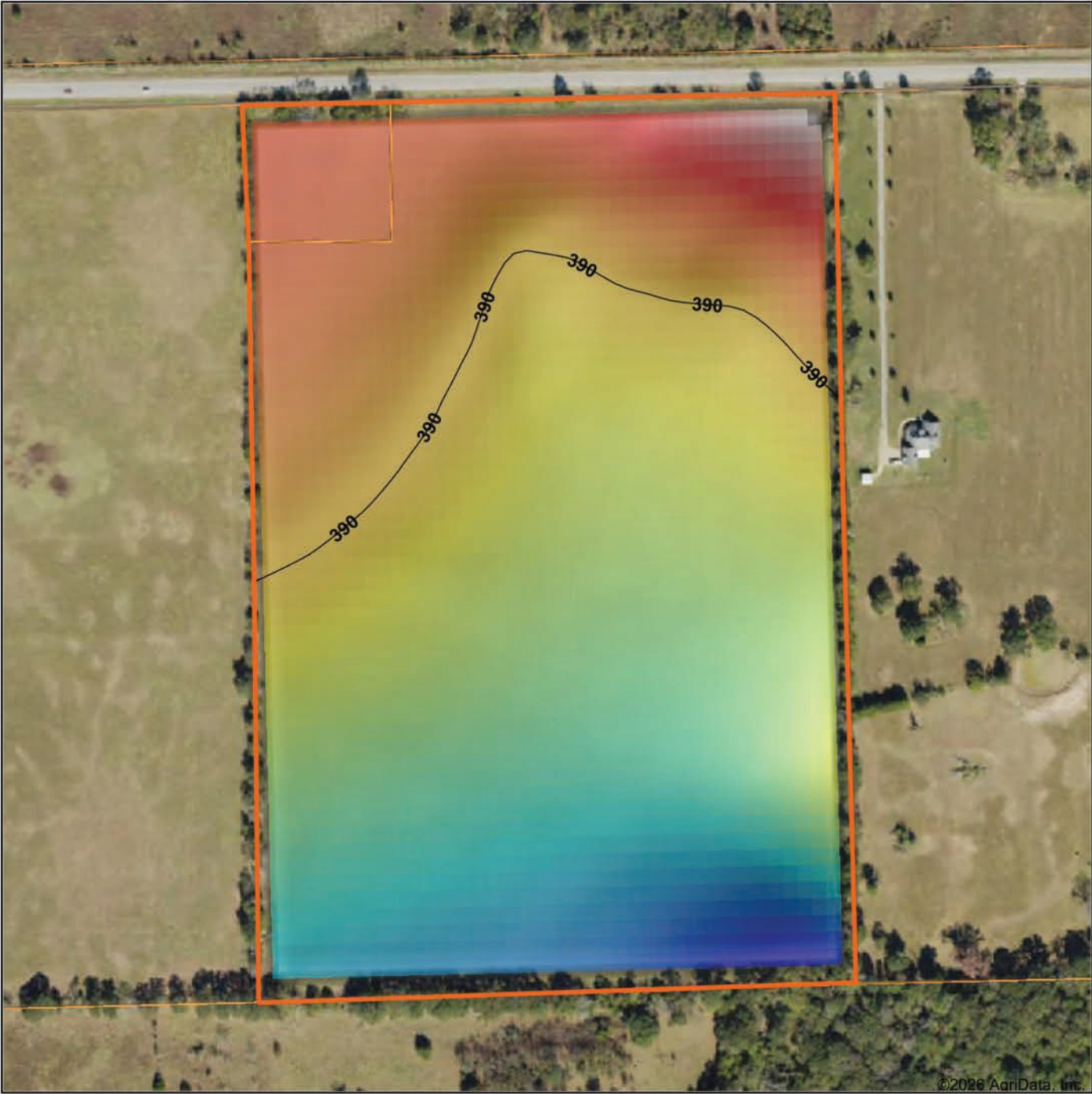
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Kaufman County
Texas



6/4/2026

HILLSHADE MAP

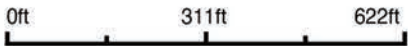


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Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 380.8
 Max: 397.3
 Range: 16.5
 Average: 388.5
 Standard Deviation: 2.79 ft

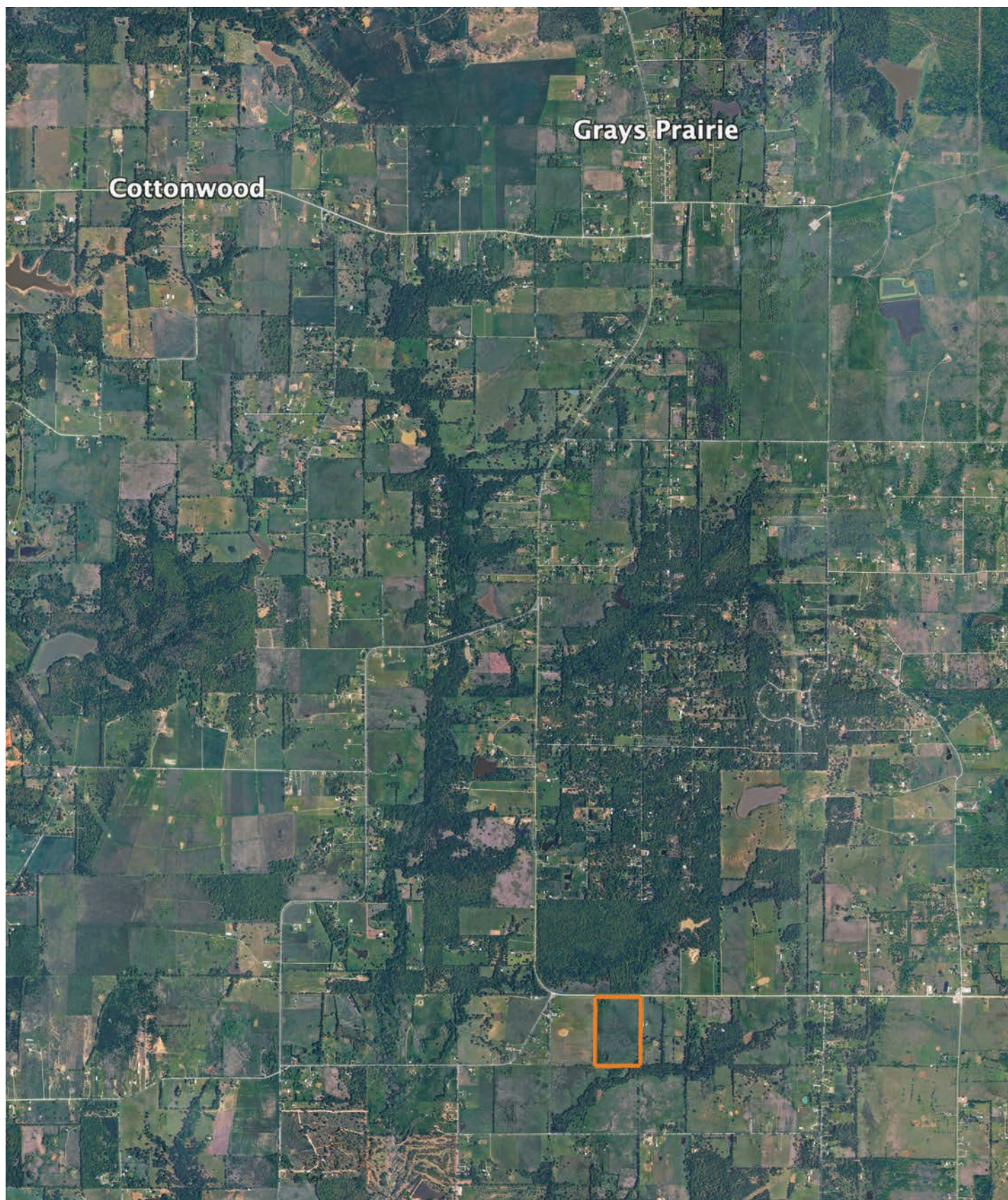


6/4/2026

Kaufman County
Texas

Boundary Center: 32° 24' 27.22, -96° 21' 10.2

OVERVIEW MAP



AGENT CONTACT

Cameron is a wizard at seeing land for what it is – and what it could be. With a vision-driven approach, he helps clients uncover what others might miss. Whether it's evaluating timber, building access, designing food plots, or imagining a lake where there isn't one yet, Cameron brings both experience and a woodsman's intuition to every property he walks. A lifelong hunter, angler and outdoor enthusiast, plus a skilled developer, he understands the value of land because he's done a bit of it all — owning and improving everything from East Texas subdivisions to Midwestern farms.

Born and raised in Tyler, Texas, Cameron grew up on a working farm in Rusk County, where the Angelina River cuts through hardwood bottoms and pine-covered hills. It's where he first learned to hunt, fish, and many woodsmanship skills from his dad and grandfather. Today, Cameron is dedicated to honoring his great-grandfather's legacy by continuing the work they began on the family farm together.

He earned his associate's degree from Tyler Junior College and launched his first business at 16. Over the years, his hands-on experience in land development has deepened his ability to guide clients with confidence, honesty, and care.

Cameron lives in Bullard with his wife, Meredith, and their son, Stetson. He's an Eagle Scout, a landowner, and a trusted partner for anyone looking to buy or sell land in East Texas.



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