

MIDWEST LAND GROUP PRESENTS

99.08 ACRES IN

LEON COUNTY TEXAS



16661 PRIVATE ROAD 2360, OAKWOOD, TX 75855

MIDWEST LAND GROUP IS HONORED TO PRESENT

TURN-KEY HUNTING RANCH WITH CABIN, SHOPS, & DUCK PONDS

Offering an outstanding combination of hunting, fishing, recreation, and improvements are 99.08 +/- acres in Oakwood, Texas. Tucked away off a private road, this property is set up and ready to enjoy as a hunting retreat, weekend getaway, or recreational ranch. The property features excellent hunting with a strong mix of wildlife, including whitetail deer, wood ducks, mallards, and teal. Three ponds, previously improved in partnership with Ducks Unlimited, provide quality duck habitat along with good bass fishing opportunities. Several deer feeders and hunting stands will convey with the sale, helping make this a true turn-key hunting setup. The cabin is a solid and functional hunting camp with 4 bedrooms and 3 bathrooms. Several beds, furniture pieces, and appliances will remain, allowing the next owner to start enjoying the property immediately. The metal roof was redone in 2025. Community water,

electric service, and a propane tank are already in place. A major highlight of the property is the extensive shop space. Shop 1 measures approximately 20'x30' and includes a 12-foot roll-up door. Shop 2 is an impressive insulated 50'x45' building with an additional 50'x20' extension plus a covered porch. It features four rollup doors, including a 16'x16' door, along with a man door, concrete slab, water, 220 power, and ample room for equipment, boats, ATVs, tractors, or workshop space. Please note that access by easement and a neighboring landowner also holds an easement through the subject property for access to their tract. This has been a great neighbor relationship. Whether you are looking for a hunting property, family retreat, or recreational ranch with excellent improvements already in place, this Leon County property is ready to enjoy.



PROPERTY FEATURES

COUNTY: **LEON** | STATE: **TEXAS** | ACRES: **99.08**

- Hunting for whitetail deer, wood ducks, mallards, and teal
- Three ponds with previous Ducks Unlimited habitat improvements
- Good bass fishing opportunities
- Turn-key setup with select deer feeders and hunting stands conveying
- 4 bedroom, 3 bath hunting cabin with some furniture, beds, and appliances included
- Metal roof replaced in 2025
- Community water, electricity, and propane are in place
- 20'x30' shop with concrete floor and 12' roll-up door
- Insulated 50'x45' shop with 50'x20' addition, water, and 220 power
- Four roll-up doors, including a 16'x16' door, provide excellent equipment storage
- Private setting with access via easement and an established neighboring access agreement



HUNTING CABIN

The cabin is a solid and functional hunting camp with 4 bedrooms and 3 bathrooms. Several beds, furniture pieces, and appliances will remain, allowing the next owner to start enjoying the property immediately.



PRIVATE SETTING WITH ACCESS VIA EASEMENT



INSULATED 50'X45' SHOP WITH ADDITION



THREE PONDS

Three ponds, previously improved in partnership with Ducks Unlimited, provide quality duck habitat along with good bass fishing opportunities.



HUNTING AND FISHING OPPORTUNITIES



20'X30' SHOP WITH CONCRETE FLOOR



AERIAL MAP



Boundary Center: 31° 27' 21.77, -95° 50' 56.81

0ft 685ft 1369ft



Maps Provided By:



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Leon County
Texas



1/8/2025

TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 206.9

Max: 295.0

Range: 88.1

Average: 224.6

Standard Deviation: 23.49 ft

0ft 711ft 1421ft

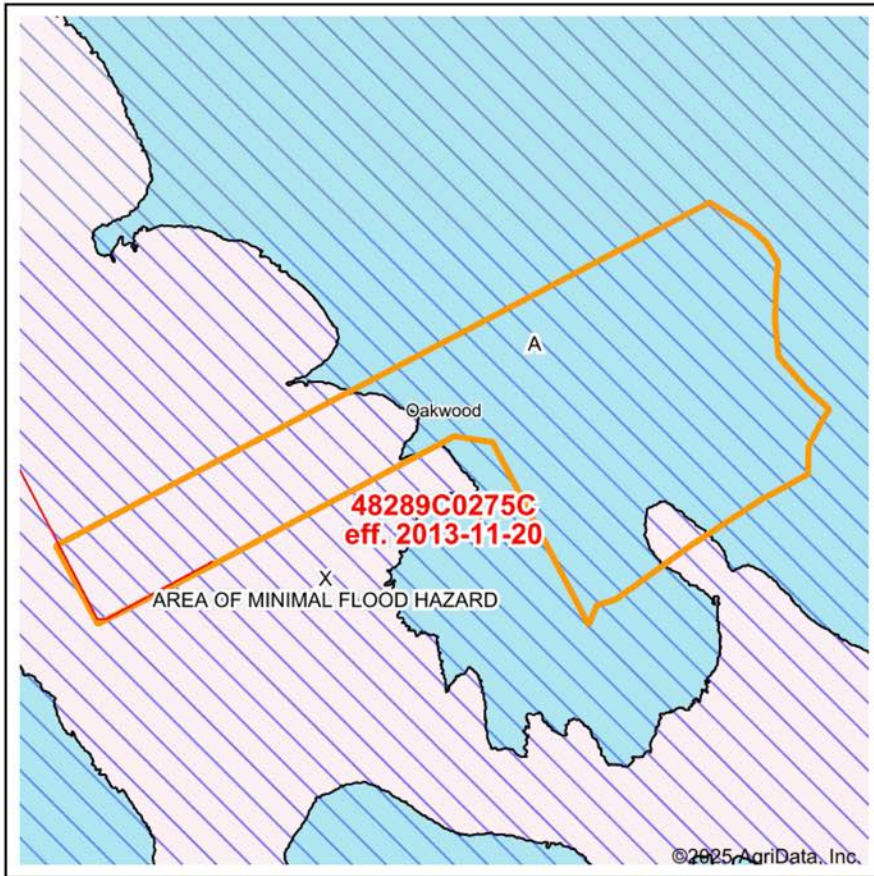


1/8/2025

Leon County
Texas

Boundary Center: 31° 27' 21.77, -95° 50' 56.81

FEMA MAP



Map Center: 31° 27' 20.34, -95° 50' 56.82
 State: TX Acres: 94.78
 County: Leon Date: 1/8/2025
 Location:
 Township: Oakwood

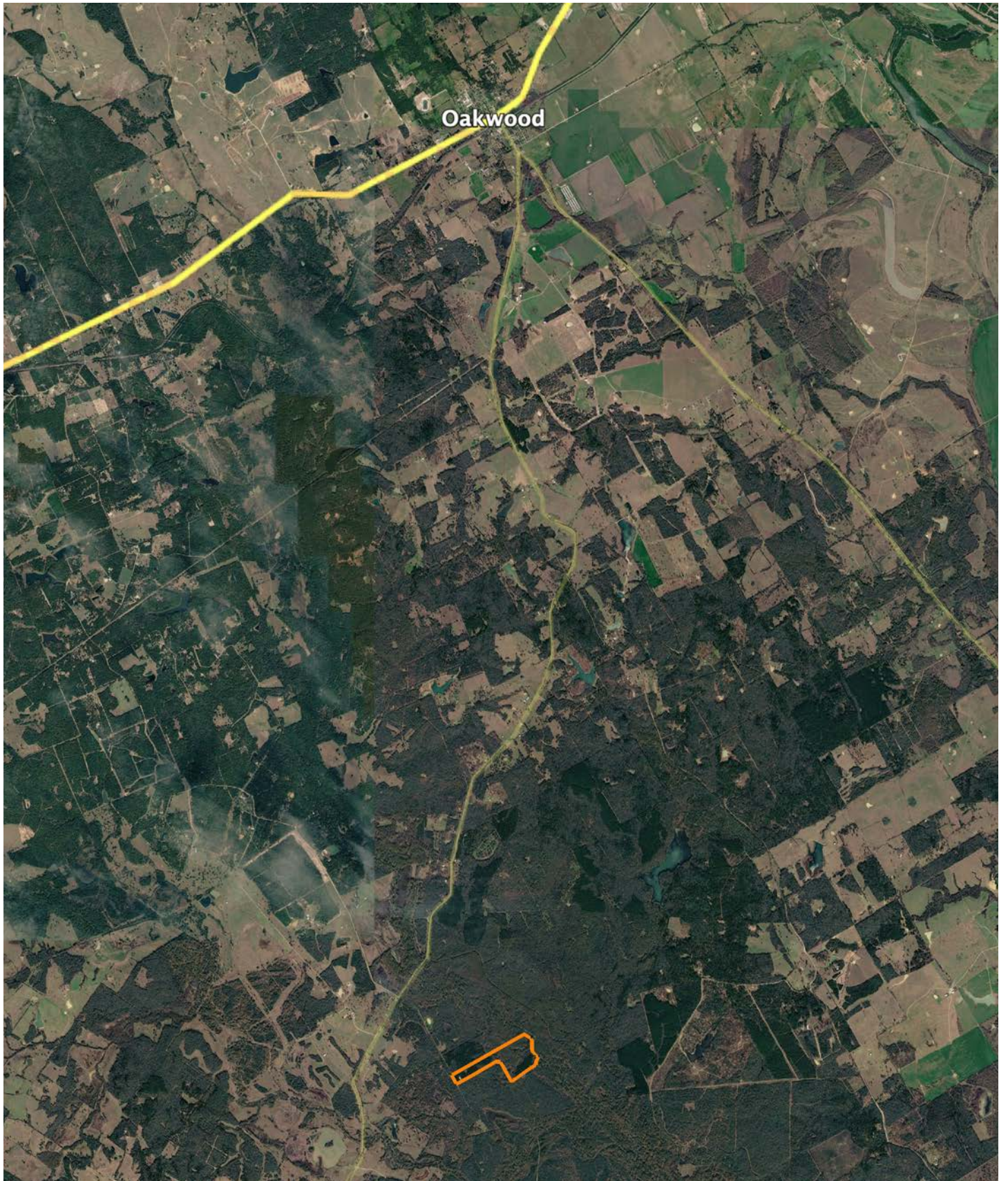


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Name	Number	County	NFIP Participation	Acres	Percent
Leon County Unincorporated Areas	480903	Leon	Regular	94.78	100%
Total				94.78	100%
Map Change	Date	Case No.	Acres	Percent	
No			0	0%	
Zone	SubType	Description	Acres	Percent	
A		100-year Floodplain	69.54	73.4%	
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	25.24	26.6%	
Total			94.78	100%	
Panel	Effective Date	Acres	Percent		
48289C0275C	11/20/2013	94.78	100%		
Total		94.78	100%		

OVERVIEW MAP



AGENT CONTACT

Before joining Midwest Land Group, Matt captained charter fishing boats in Seward, Alaska, and worked in commercial crab fishing out of San Francisco. These experiences honed his ability to connect with people through the outdoors. Born and raised in Longview, Texas, Matt graduated from Hallsville High School and went on to earn a BS in Health Education from Texas A&M University.

Matt's love for the outdoors began on his grandparents' land, where he spent weekends and summers riding around with cousins, fishing ponds, and exploring the woods. This early connection to rural property laid the foundation for his career in land sales. Matt enjoys cultivating his family's land and hauling hay in the summers. An avid hunter, his adventures have taken him across the country, from whitetails in Texas to mule deer in Colorado and elk in Wyoming.

Matt resides in Bullard, with his wife, Jill, and their children, Jack and Lainey. Matt is actively involved in his community through Grace Community Church and the Tyler/Smith County A&M Club. His commitment to serving others is evident in his approach to land sales, where he strives to answer clients' questions before they even ask. For Matt, owning land in Texas represents freedom and opportunity. His goal is to help clients find their dream property or pass on their cherished land to new owners who will respect and care for it as much as they did.



MATT SMITH

LAND AGENT

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