

MIDWEST LAND GROUP PRESENTS

129.9 ACRES IN

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# MARION COUNTY TEXAS



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# HUNTING PARADISE IN MARION COUNTY

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Rarely does a property of this caliber come to market in East Texas. Offering 129.9 +/- acres of diverse, well-maintained land just outside of Avinger, Texas, this tract delivers an extraordinary combination of dramatic topography, mature hardwood timber, pristine water features, and world-class hunting — all within minutes of two premier fishing lakes.

What immediately sets this property apart is its remarkable topography. Rolling hills provide up to 80 feet of elevation change throughout multiple areas of the tract, producing sweeping long-range views that are genuinely uncommon in this part of the state. A powerline corridor opens the canopy and creates additional panoramic vistas while providing a natural highway for navigating the property. Miles of maintained trails wind throughout, offering easy access to every corner of the land.

This property has been managed with serious hunters in mind. Numerous blinds and feeders are strategically positioned throughout, and the land has a proven track record of consistently producing mature whitetail bucks. Hunters will also find excellent opportunities for wild turkey, waterfowl, hog, bobcat, coyote, and other small game. Its close proximity to Lake O' The Pines, which is widely regarded as one of the finest waterfowl hunting lakes in East Texas, adds yet another dimension to the hunting experience.

Water is abundant and well-distributed across the property. Two primary creeks wind through the tract, fed by multiple smaller runoff branches and several spring heads. The creek bottoms have never been timbered, leaving large mature hardwoods standing along the

banks and creating exceptional wildlife habitat. A well-positioned pond rounds out the water features and presents the opportunity for expansion or use as a recreational fishing and gathering spot.

One of the most distinctive aspects of this property is its significant iron ore deposits. Large boulders and outcroppings are found throughout the land, lending a rugged, one-of-a-kind character unlike anything commonly found in East Texas and opening the door to unique recreational pursuits including 4'x4' rock crawling and mountain biking. The tract's clean rectangular shape and straight boundary lines, along with a perimeter fence that has been fully established, make ownership and management straightforward from day one.

Long before it was managed for hunting, this property served as a productive cash-crop farm, a history that speaks to the quality and diversity of the land and hints at the future potential this acreage holds for the right buyer.

Located just 9 minutes to Avinger, 28 minutes to Jefferson, and 12 minutes to the nearest boat ramp on Lake O' The Pines. Johnson Creek Reservoir is also nearby, providing ample fishing and water recreation opportunities year-round.

This is a truly one-of-a-kind East Texas retreat. Whether the goal is a private hunting property, a recreational compound, or a legacy tract for generations to come, there is simply nothing else on the market quite like it. Call today to schedule your private showing.

# PROPERTY FEATURES

COUNTY: **MARION** | STATE: **TEXAS** | ACRES: **129.9**

- 129.9 +/- acres
- 80 +/- feet of elevation change
- Mature hardwood creek bottoms
- Multiple spring heads
- Established shooting lanes
- Proven whitetail and turkey hunting
- Iron ore deposits & boulders
- Perimeter fencing in place
- Rectangular, clean boundaries
- Powerline corridor access
- Extensive maintained trail system
- Former cash-producing farmland
- Established pond



# 129.9 +/- ACRES

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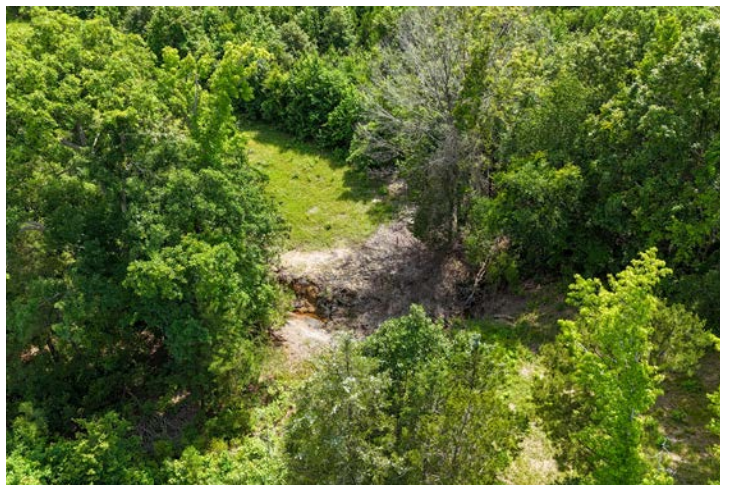
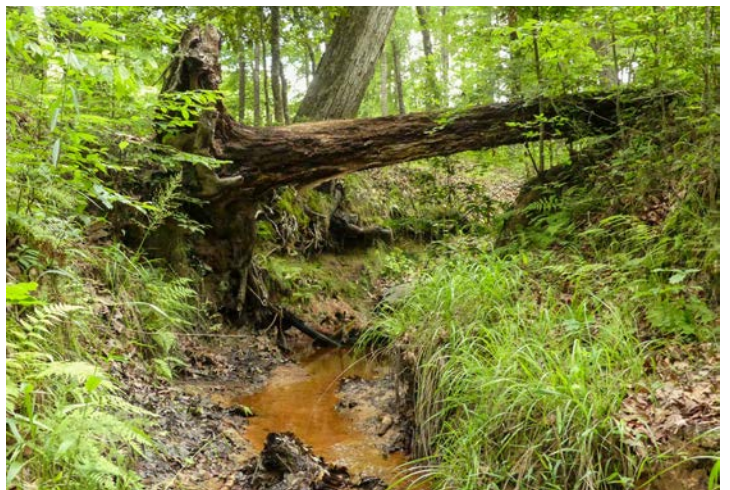
# 80 +/- FEET OF ELEVATION CHANGE

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## MATURE HARDWOOD CREEK BOTTOMS

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# ESTABLISHED SHOOTING LANES

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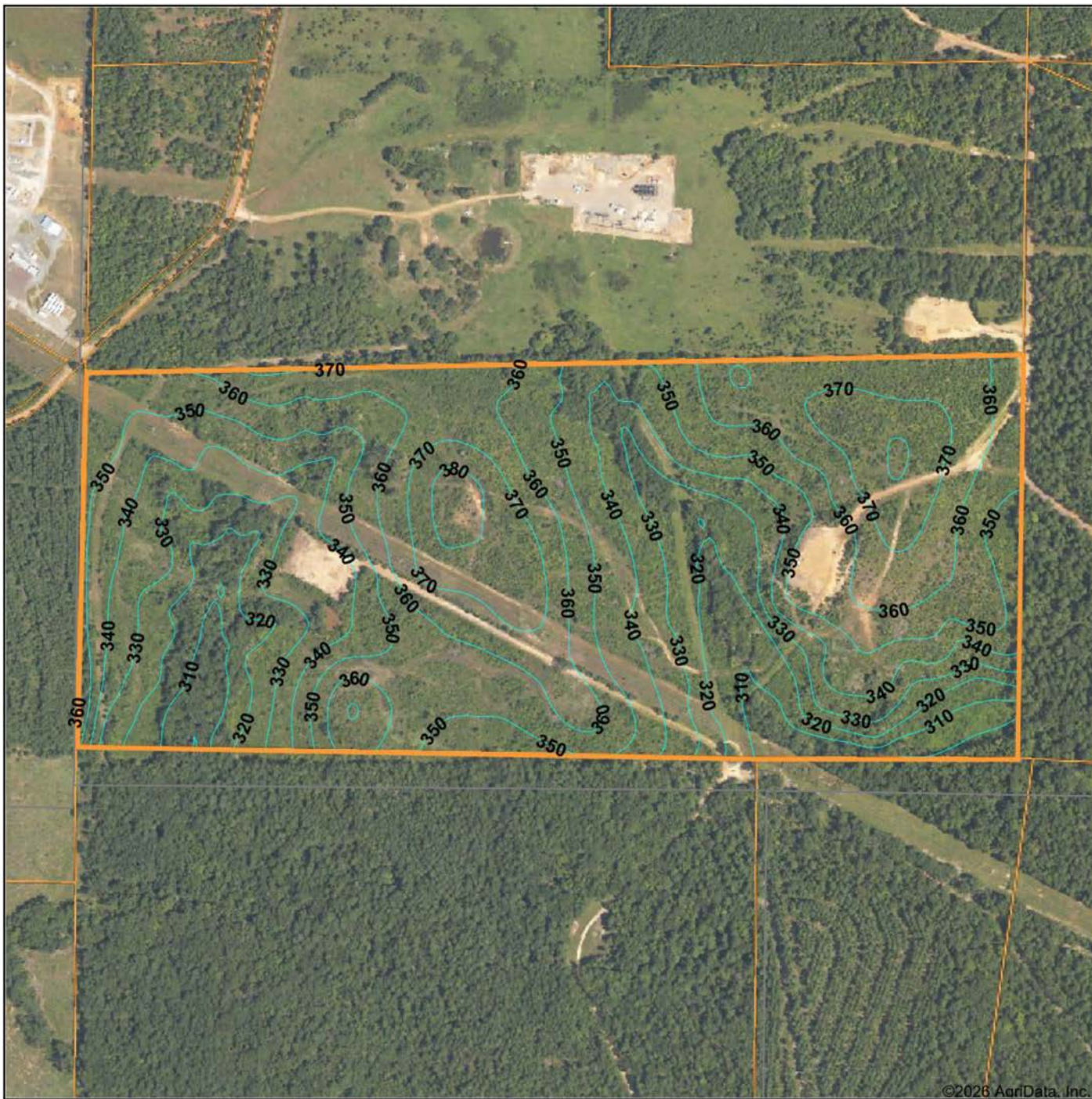


# ADDITIONAL PHOTOS

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# TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 287.5

Max: 388.1

Range: 100.6

Average: 345.7

Standard Deviation: 19.55 ft

0ft 610ft 1220ft

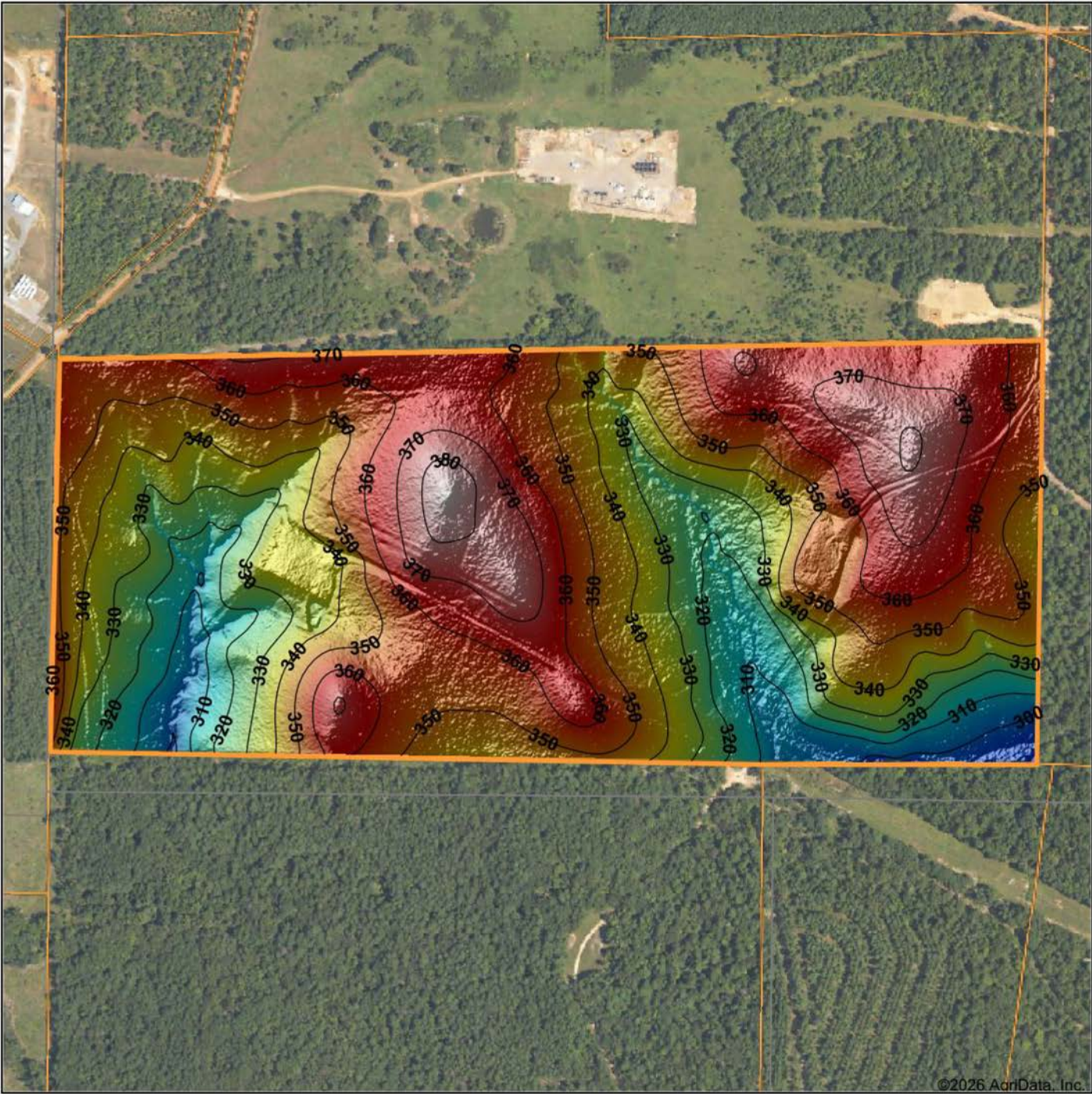


6/1/2026

Marion County  
Texas

Boundary Center: 32° 51' 34.02, -94° 34' 52.44

# HILLSHADE MAP



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Low Elevation High

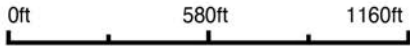


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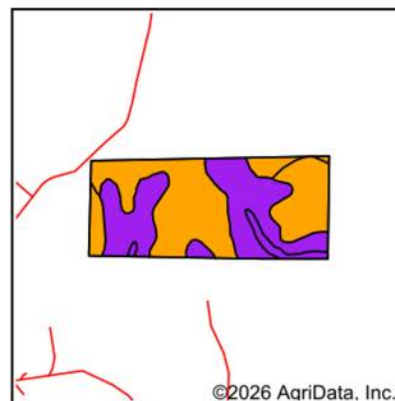
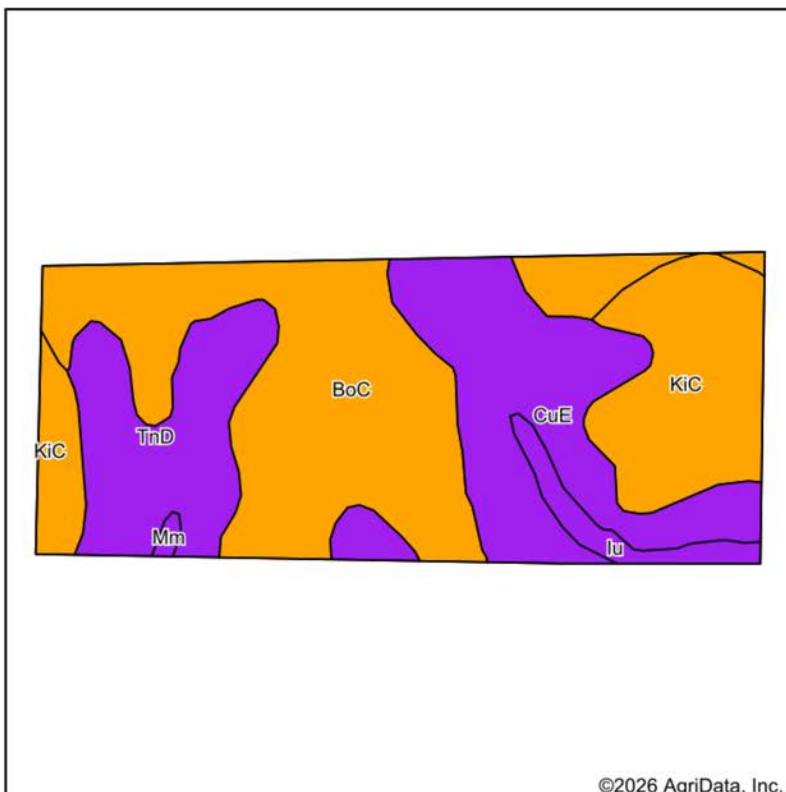


6/1/2026

Marion County  
 Texas

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# SOILS MAP



State: **Texas**  
 County: **Marion**  
 Location: **32° 51' 34.02, -94° 34' 52.44**  
 Township: **Marion West**  
 Acres: **128.7**  
 Date: **6/1/2026**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: TX616, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
BoC	Bowie fine sandy loam, 1 to 5 percent slopes	47.98	37.4%		> 6.5ft.	IIIe	80	51	48	
CuE	Cuthbert gravelly fine sandy loam, 5 to 15 percent slopes	29.24	22.7%		> 6.5ft.	VIe	65	30	35	
KiC	Kirvin gravelly fine sandy loam, 1 to 5 percent slopes	25.28	19.6%		> 6.5ft.	IIIe	68	35	43	
TnD	Tenaha loamy fine sand, 5 to 15 percent slopes	21.81	16.9%		> 6.5ft.	VIe	52	28	25	
lu	lulus fine sandy loam, 0 to 1 percent slopes, frequently flooded	3.91	3.0%		> 6.5ft.	Vw	73	52	52	
Mm	Mooreville-Mantachie complex, frequently flooded	0.48	0.4%		> 6.5ft.	Vw	71	49	44	
<b>Weighted Average</b>							<b>4.26</b>	<b>*n 69.2</b>	<b>*n 39.2</b>	<b>*n 40.3</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# OVERVIEW MAP



## AGENT CONTACT

Connor Wallace lives the kind of life he now helps others find — raising livestock, growing food, and building out a homestead on his dream property in East Texas. A U.S. Army veteran, former police officer, and skilled renovator, he knows how to turn raw land into something that works, lasts, and means something.

His connection to land began early, growing up on a small family ranch that bred American Paint Quarter Horses, a childhood that meant countless hours spent at the racetrack and at rodeos. That foundation deepened years later when he had the opportunity to live in Fairbanks, Alaska for three years. There, he fully embraced his love of raw land, immersing himself in fishing, hunting, hiking, rock climbing, snowboarding, and exploring some of the most rugged landscapes in the country. His passion for land and the outdoors is also something he shares with his wife, an Agricultural Business major — a bond rooted in their shared love of nature, agriculture, and animals.

Connor brings a rare blend of real estate experience, rural knowledge, and unshakable integrity to every client he serves. With a background in home renovation and property development, he also brings a trained eye for value and potential.

Rooted in faith and driven by service, Connor still lives by the Army values of loyalty, duty, and selfless service — and clients know they can count on him to work hard, communicate clearly, and put their goals first.



**CONNOR WALLACE,**

LAND AGENT

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