

MIDWEST LAND GROUP PRESENTS

48.34 ACRES IN

ANDERSON COUNTY TEXAS



511 COUNTY ROAD 112, ELKHART, TEXAS 75839

MIDWEST LAND GROUP IS HONORED TO PRESENT

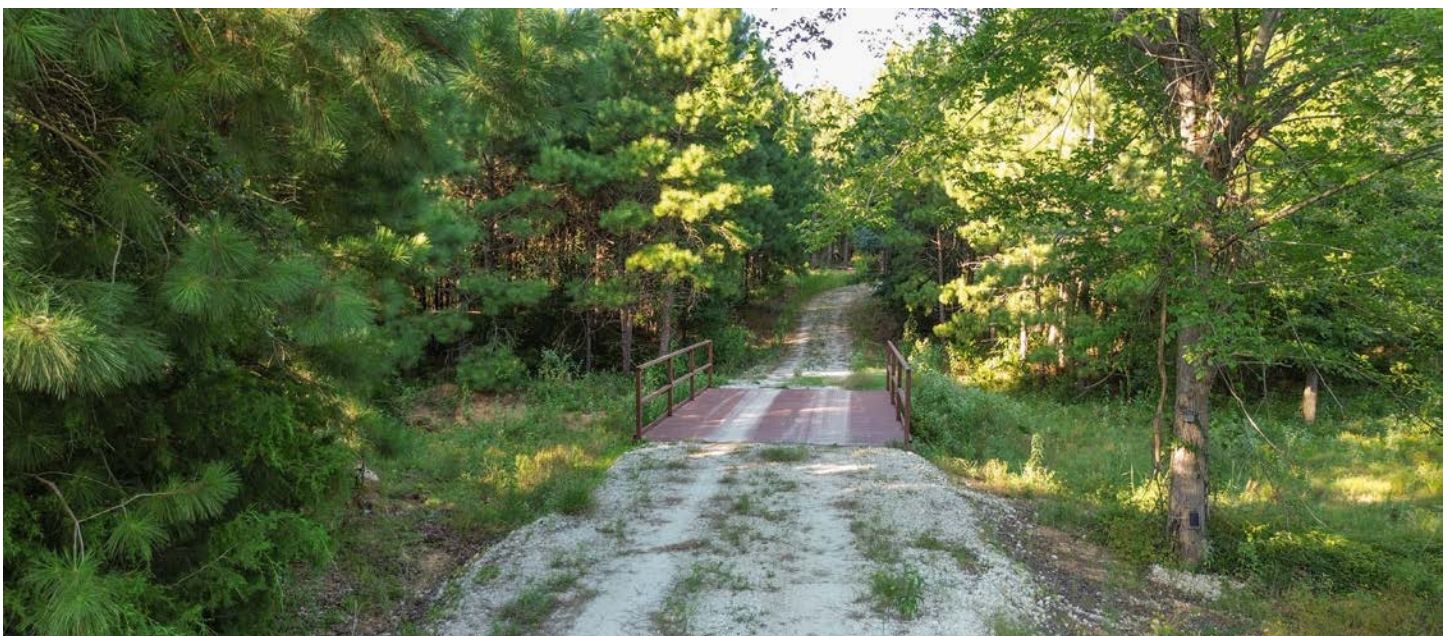
48.34 +/- ACRES WITH SHOP, RV HOOKUPS, AND HUNTING IN ELKHART ISD

Discover a great blend of recreation, functionality, and potential on these 48.34 +/- surveyed acres in Anderson County, located in acclaimed Elkhart ISD. Whether you're looking for a weekend retreat, hunting property, or the ideal place to build your dream home, this tract is ready to enjoy.

The standout feature is the 40'x50' metal shop, built in 2024, offering concrete floors, four roll-up doors (including 14'x14' and 8'x8' doors), a walk-through entry door, gutters, and a 20'x50' lean-to for additional covered storage or equipment. The property is equipped with electricity through Houston County Electric Cooperative. Just north of the shop are two RV pads, including 50-amp hookups, making it perfect for immediate recreational use while you build. A water well will be needed.

Access is exceptional with a gated entry, metal fencing, and a gravel drive leading from County Road 112 to the shop. The property also features County Road 113 frontage on the north side with a second gated entrance, providing excellent accessibility and future flexibility. Enjoy the established trail system, pond, scenic wet-weather creek with a metal bridge crossing, abundant wildlife, and excellent hunting potential. The property is currently under a timber exemption.

Whether you're seeking a private getaway, recreational ranch, or future homesite, this versatile East Texas property offers outstanding improvements, privacy, and endless possibilities. About two hours from Dallas, Houston, and Waco.



PROPERTY FEATURES

COUNTY: **ANDERSON** | STATE: **TEXAS** | ACRES: **48.34**

- 48.34 +/- surveyed acres
- Elkhart ISD
- 40'x50' shop built in 2024
- 20'x50' attached lean-to
- Electric on site
- 50-amp RV hookups
- Gated entrance
- County Road frontage on two sides
- Trails, pond, wet-weather creek
- Deer hunting
- Timber exemption



40'X50' SHOP BUILT IN 2024

The standout feature is the 40'x50' metal shop, built in 2024, offering concrete floors, four roll-up doors (including 14'x14' and 8'x8' doors), a walk-through entry door, gutters, and a 20'x50' lean-to for additional covered storage or equipment.



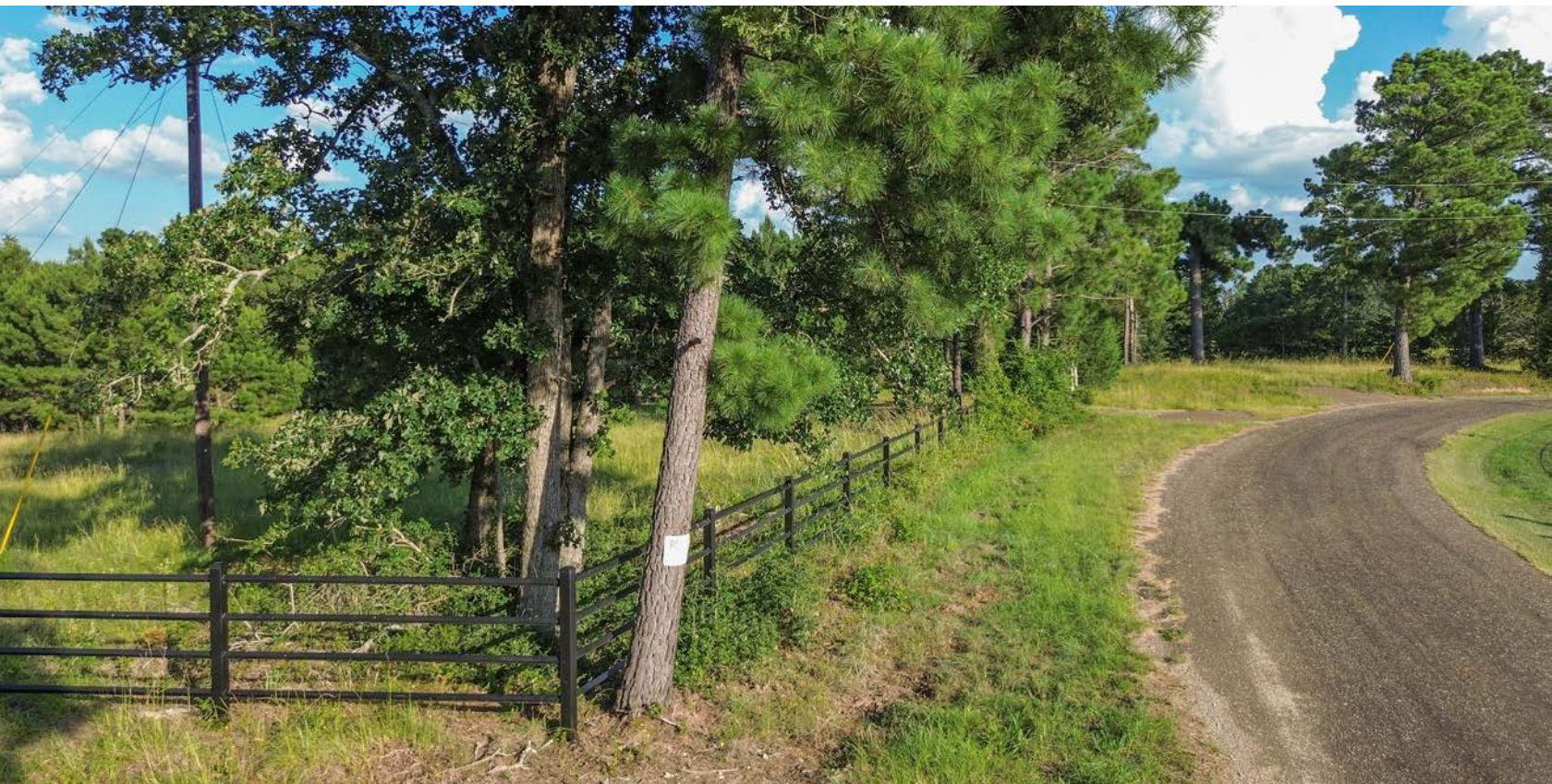
COUNTY ROAD FRONTAGE ON TWO SIDES



TWO RV PADS WITH 50-AMP HOOKUPS



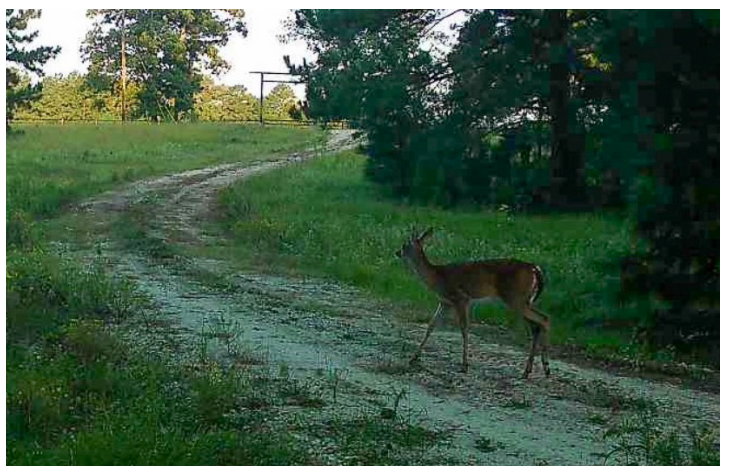
GATED ENTRY & METAL FENCING



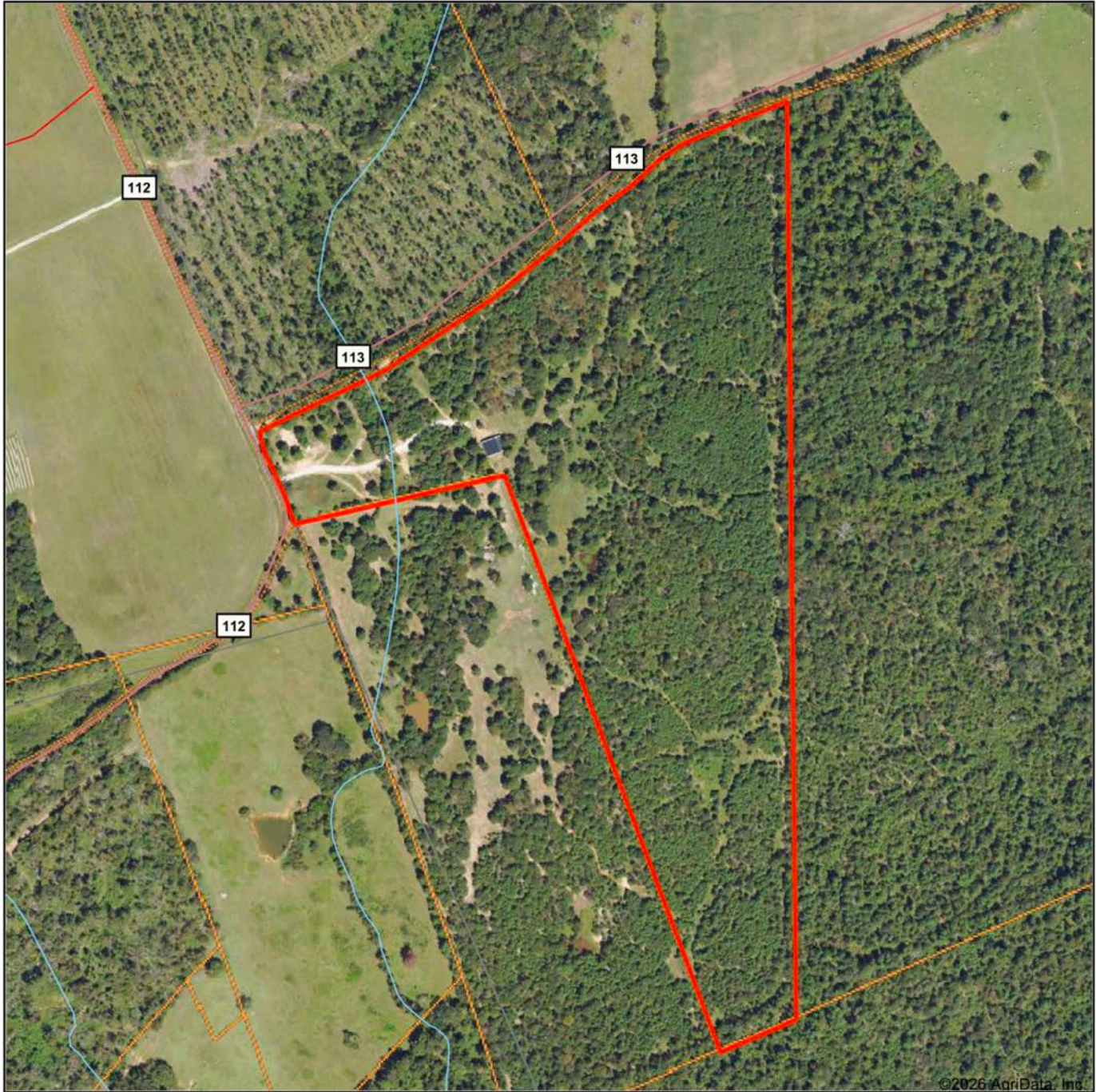
POND & WET-WEATHER CREEK



DEER HUNTING



AERIAL MAP



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2025

www.AgriDataInc.com

Boundary Center: 31° 35' 48.55, -95° 36' 38.91

0ft 484ft 968ft



**Anderson County
Texas**

6/19/2026

TOPOGRAPHY MAP



©2026 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 310.2

Max: 365.6

Range: 55.4

Average: 334.7

Standard Deviation: 12.04 ft

0ft 499ft 997ft

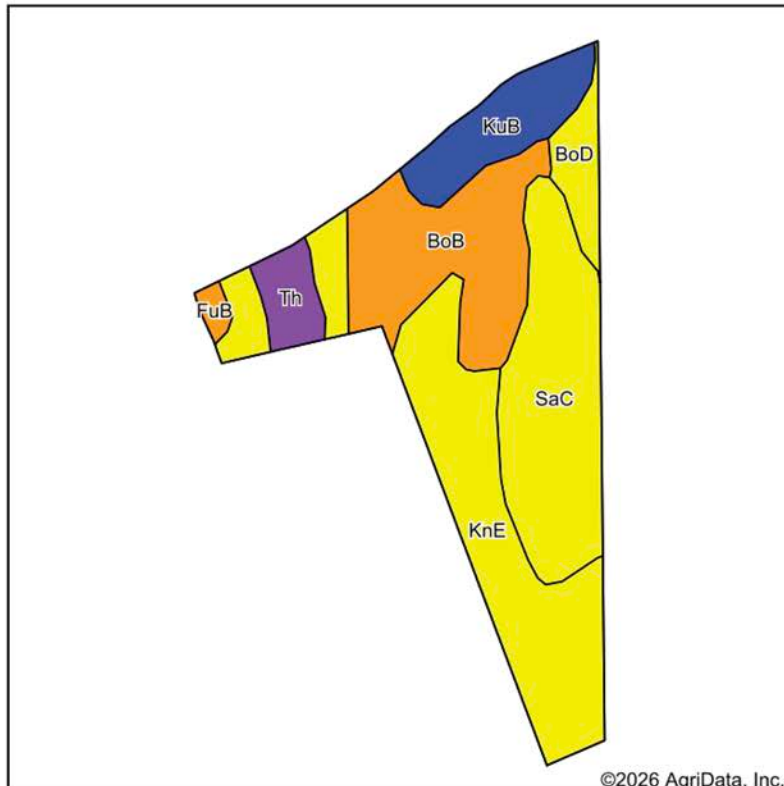


6/19/2026

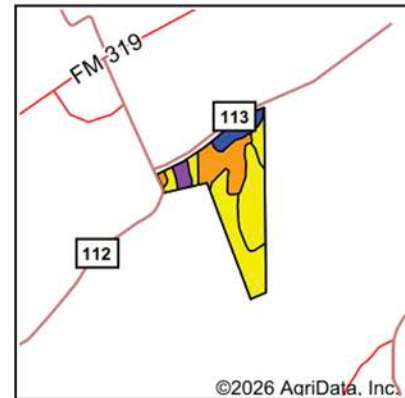
Anderson County
Texas

Boundary Center: 31° 35' 48.55, -95° 36' 38.91

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Texas**
 County: **Anderson**
 Location: **31° 35' 48.55, -95° 36' 38.91**
 Township: **Elkhart**
 Acres: **48.59**
 Date: **6/19/2026**



Maps Provided By:



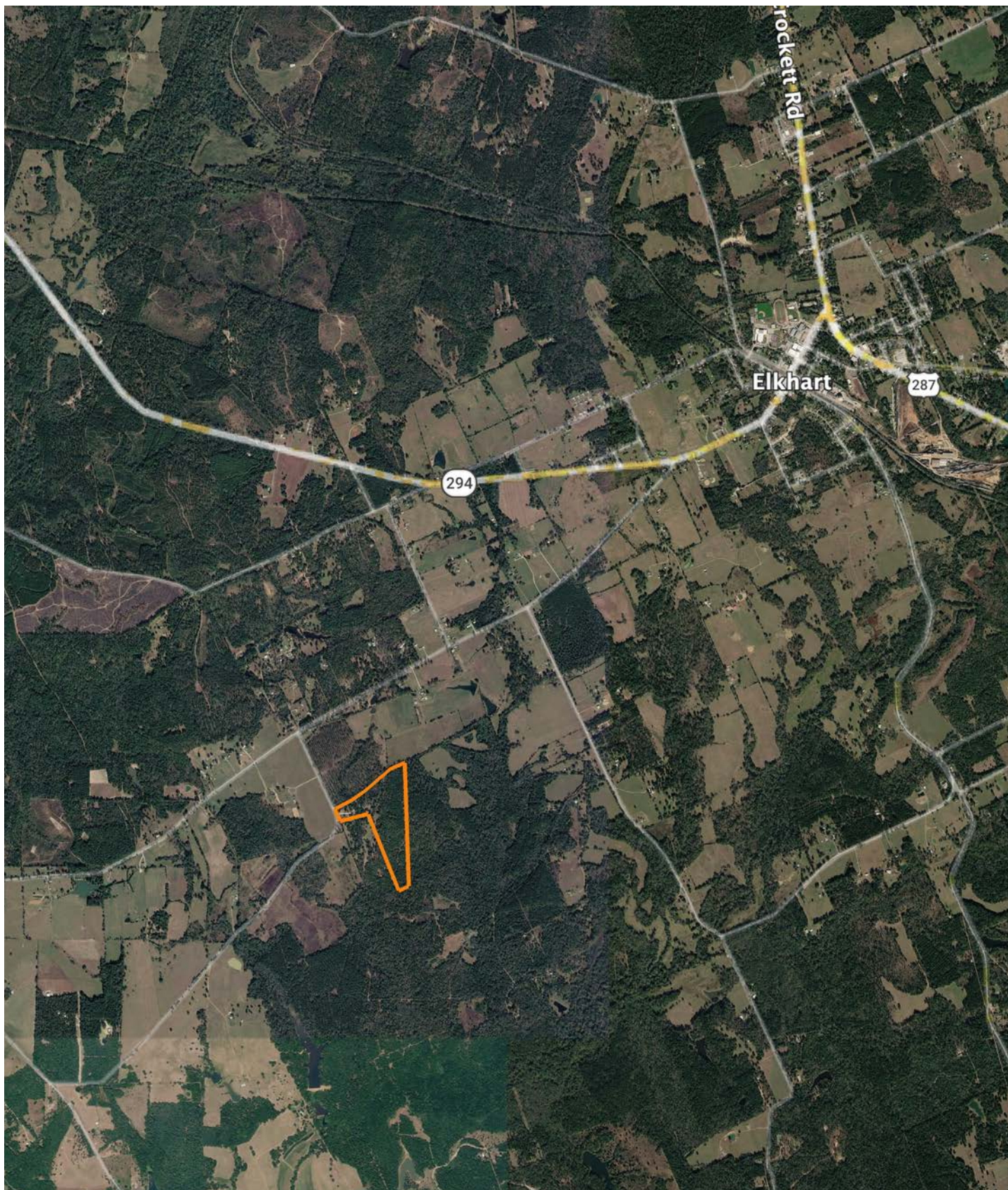
Area Symbol: TX001, Soil Area Version: 25

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
KnE	Kirvin-Sacul association, sloping	16.39	33.7%		3.3ft. (Dense bedrock)	IVe	62	40	45
SaC	Sacul fine sandy loam, 1 to 5 percent slopes	12.14	25.0%		> 6.5ft.	IVe	65	57	49
BoB	Bowie fine sandy loam, 1 to 5 percent slopes	10.37	21.3%		> 6.5ft.	IIIe	80	51	48
KuB	Kullit fine sandy loam, 1 to 3 percent slopes	4.77	9.8%		> 6.5ft.	Ile	79	47	53
BoD	Bowie fine sandy loam, 3 to 8 percent slopes	2.28	4.7%		> 6.5ft.	IVe	78	48	48
Th	Thenas fine sandy loam	2.12	4.4%		> 6.5ft.	Vw	59	59	55
FuB	Lilbert loamy fine sand, 0 to 3 percent slopes	0.52	1.1%		> 6.5ft.	IIIs	37	29	27
Weighted Average						3.62	*n 68.6	*n 48.4	*n 47.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

903.594.4453

MSmith@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.