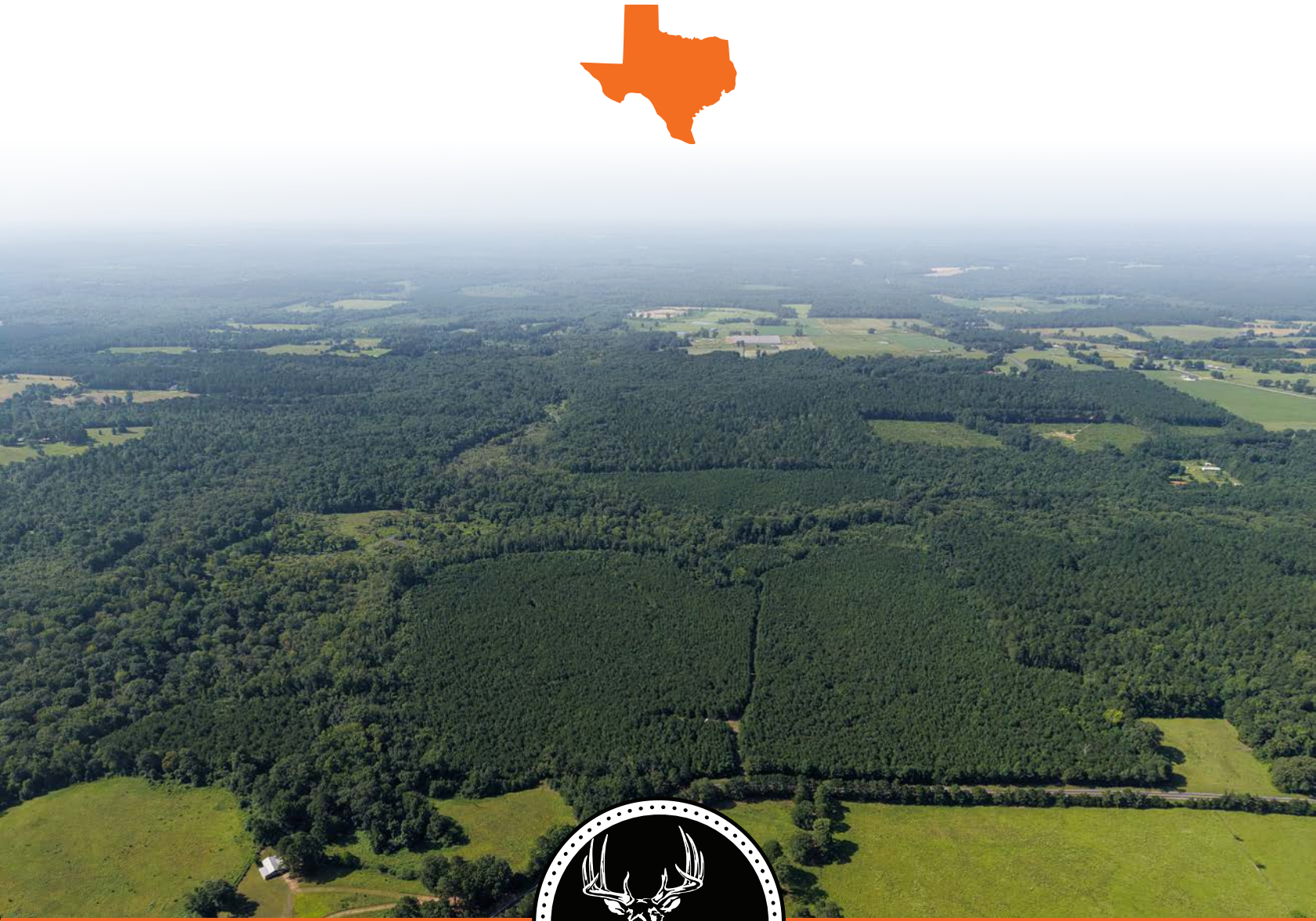


MIDWEST LAND GROUP PRESENTS

146 ACRES IN

CASS COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BUILD, HUNT & INVEST — 14 +/- ACRES IN MARIETTA, TEXAS

Located in Marietta, Texas, within the Hughes Springs ISD, this 146 +/- acre tract offers an excellent combination of timber investment, recreation, and future homesite potential. Approximately 92 acres are planted in 10-12 year old plantation pine that will soon be ready for its first thinning, providing an opportunity for immediate return on investment. The remaining acreage consists of hardwood bottomland, and the property borders Bear Creek, creating excellent wildlife habitat.

With frontage on FM 250, along with water and electricity nearby, this property is well suited for a future home or weekend getaway. A 38-foot Dutchmen camper on a concrete slab at the front of the property will convey with the sale, making it ready to enjoy from day one.

Whether you're looking for a timber investment, hunting property, or a place to build your dream home, this versatile East Texas tract has plenty to offer.

PROPERTY FEATURES

COUNTY: **CASS** | STATE: **TEXAS** | ACRES: **146**

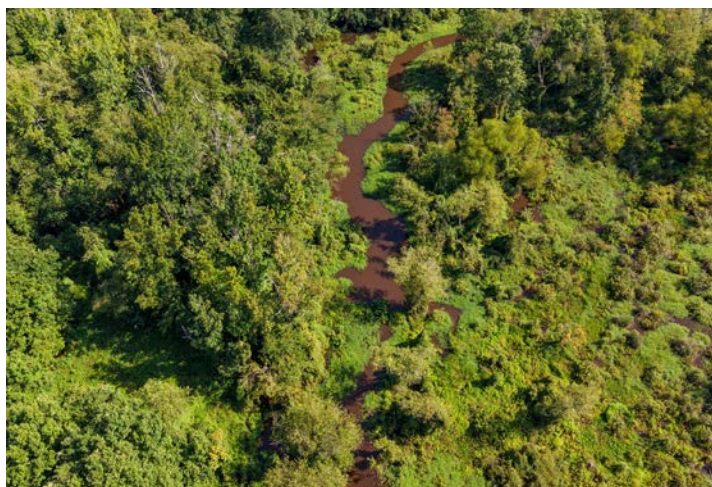
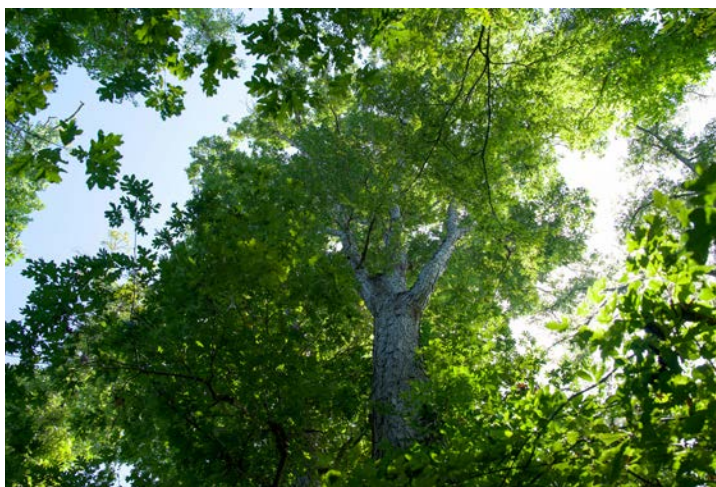
- Located near Marietta in Hughes Springs ISD
- Approximately 92 acres of 10-12 year old plantation pine
- Timber will soon be ready for its first thinning
- Immediate income potential
- Hardwood bottomland bordering Bear Creek
- FM 250 Highway frontage
- Water and electric nearby
- 38-foot Dutchmen camper on concrete slab conveys
- Ideal for hunting, recreation, timber investment, or future homesite



10-12 YEAR OLD PLANTATION PINE



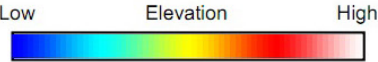
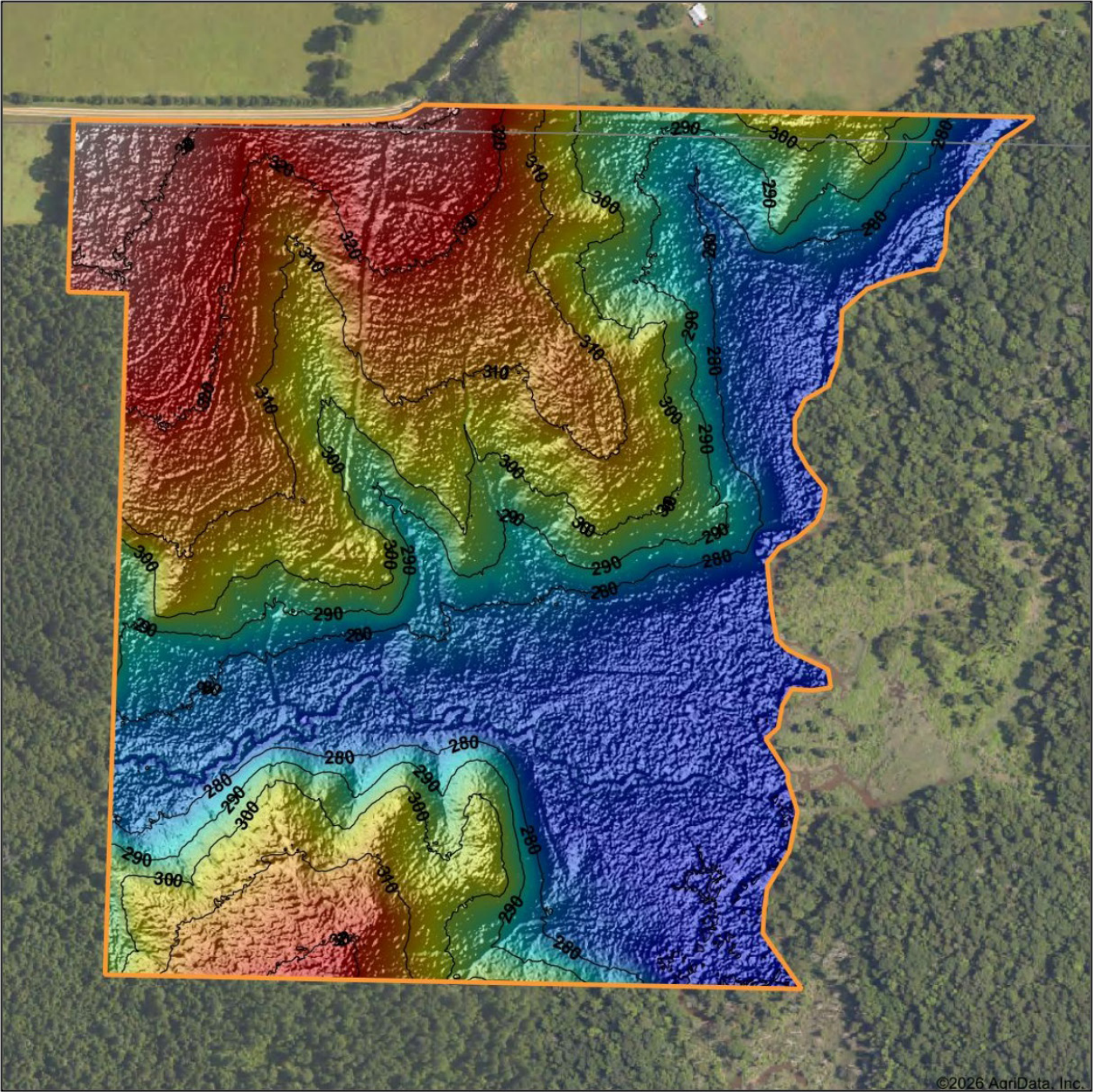
HARDWOOD BOTTOMLAND ON BEAR CREEK



ADDITIONAL PHOTOS



HILLSHADE MAP



Maps Provided By

surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 10
Min: 269.3
Max: 339.0
Range: 69.7
Average: 295.6
Standard Deviation: 18.37 ft

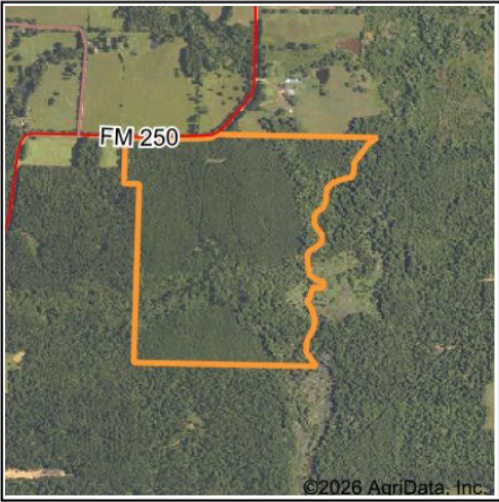
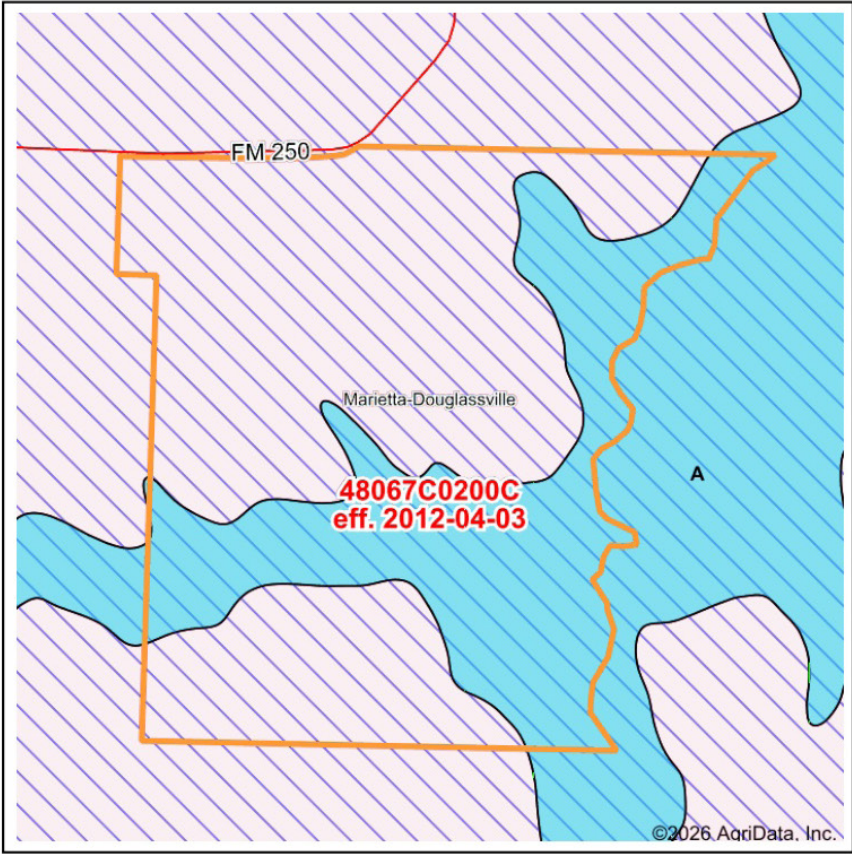
0ft 496ft 992ft



**Cass County
Texas**

Boundary Center: 33° 8' 44.66, -94° 33' 45.64

FEMA MAP



Map Center: 33° 8' 45.64, -94° 33' 46.36
State: TX Acres: 146.47
County: Cass Date: 7/22/2026
Location:
Township: Marietta-Douglassville



Maps Provided By

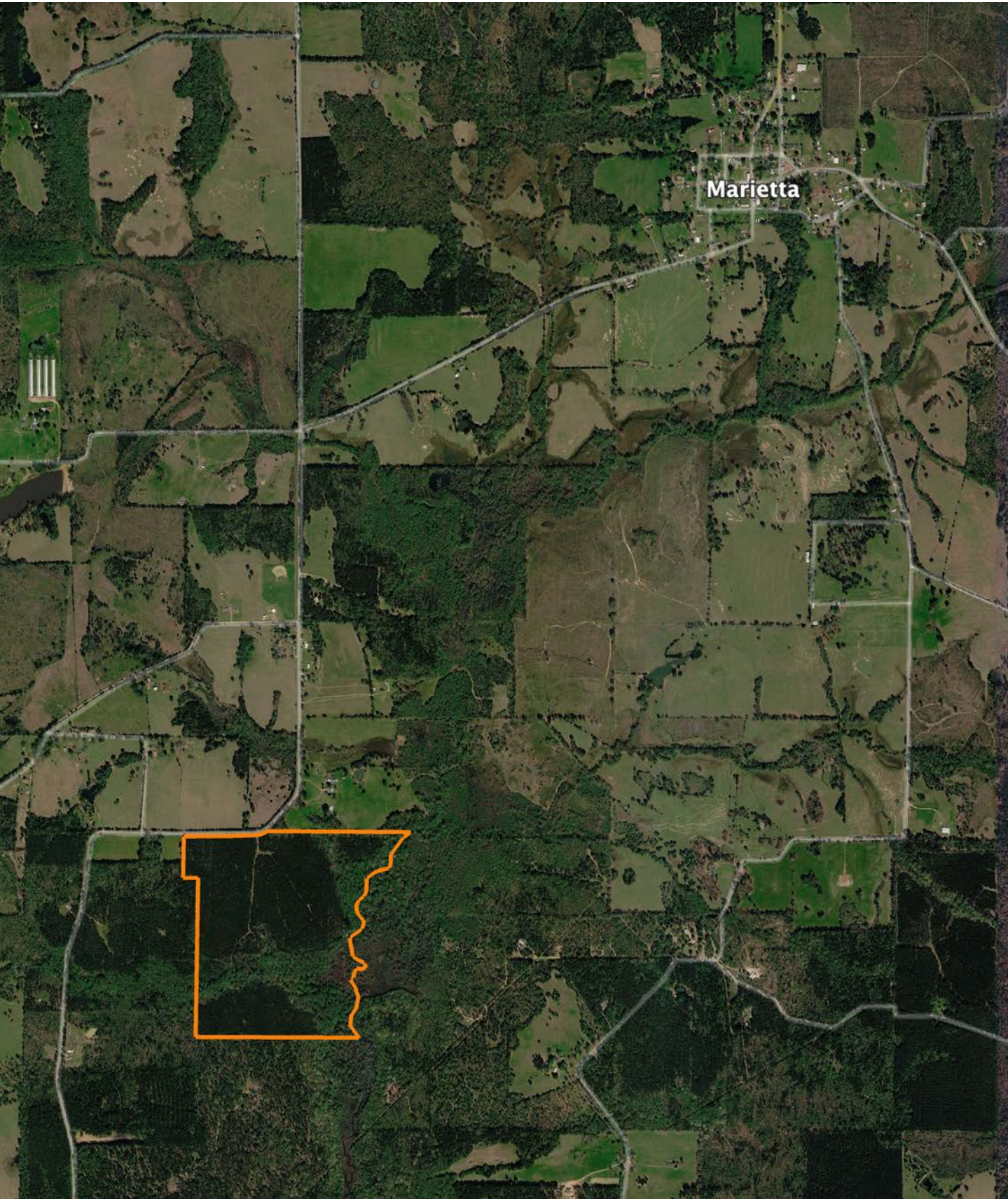


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CUSTOMIZED ONLINE MAPPING
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Name		Number	County	NFIP Participation	Acres	Percent
CASS COUNTY		480730	Cass	Regular	146.47	100%
Total					146.47	100%
Map Change			Date	Case No.	Acres	Percent
No					0	0%
Zone	SubType			Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD			Outside 500-year Floodplain	96.65	66.0%
A				100-year Floodplain	49.82	34.0%
Total					146.47	100%
Panel			Effective Date		Acres	Percent
48067C0200C			4/3/2012		146.47	100%
Total					146.47	100%

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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MidwestLandGroup.com

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