

MIDWEST LAND GROUP PRESENTS

51 ACRES IN

CHEROKEE COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BUILD, PLAY, HUNT: MULTI-USE RECREATIONAL TRACT

If you've been looking for a place to build your next home or hunting cabin, this 51 +/- acre tract has a lot to offer! Just minutes from Jacksonville and an easy drive to Mixon, Bullard, and Tyler, you'll have the convenience of town and also the getaway you've been looking for.

A well-established trail system winds through the property, making it easy to explore the rolling terrain, towering timber, and scenic creek bottom. Whether you're planning weekend hunts, riding ATVs, hiking with the family, or simply enjoying the outdoors, this property is ready to be enjoyed from day one.

Several potential homesites are tucked throughout the tract, giving you the opportunity to build exactly where you want while maintaining the privacy that only a larger acreage can provide. Water and electricity are available at the road, laying the foundation for your future building plans.

The wildlife sign seen throughout the property, plus excellent habitat for whitetail deer and other native game, make it an ideal recreational retreat or hunting property. Opportunities like this are becoming increasingly difficult to find. Call or come look today!

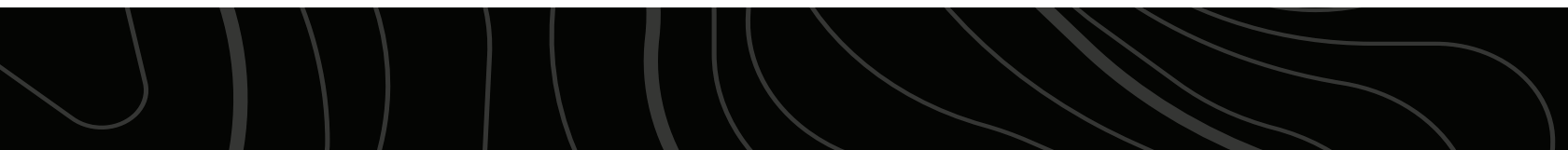
PROPERTY FEATURES

COUNTY: **CHEROKEE** | STATE: **TEXAS** | ACRES: **51**

- 12 minutes to Jacksonville
- 20 minutes to Bullard
- Under 30 minutes to Tyler
- Future home sites
- Water at road
- Electric at road
- Rolling hills
- Creek bottom
- Trail system
- Abundant wildlife
- Great hunting
- Close to town



FUTURE HOME SITES



WATER & ELECTRIC AT ROAD



CLOSE TO TOWN



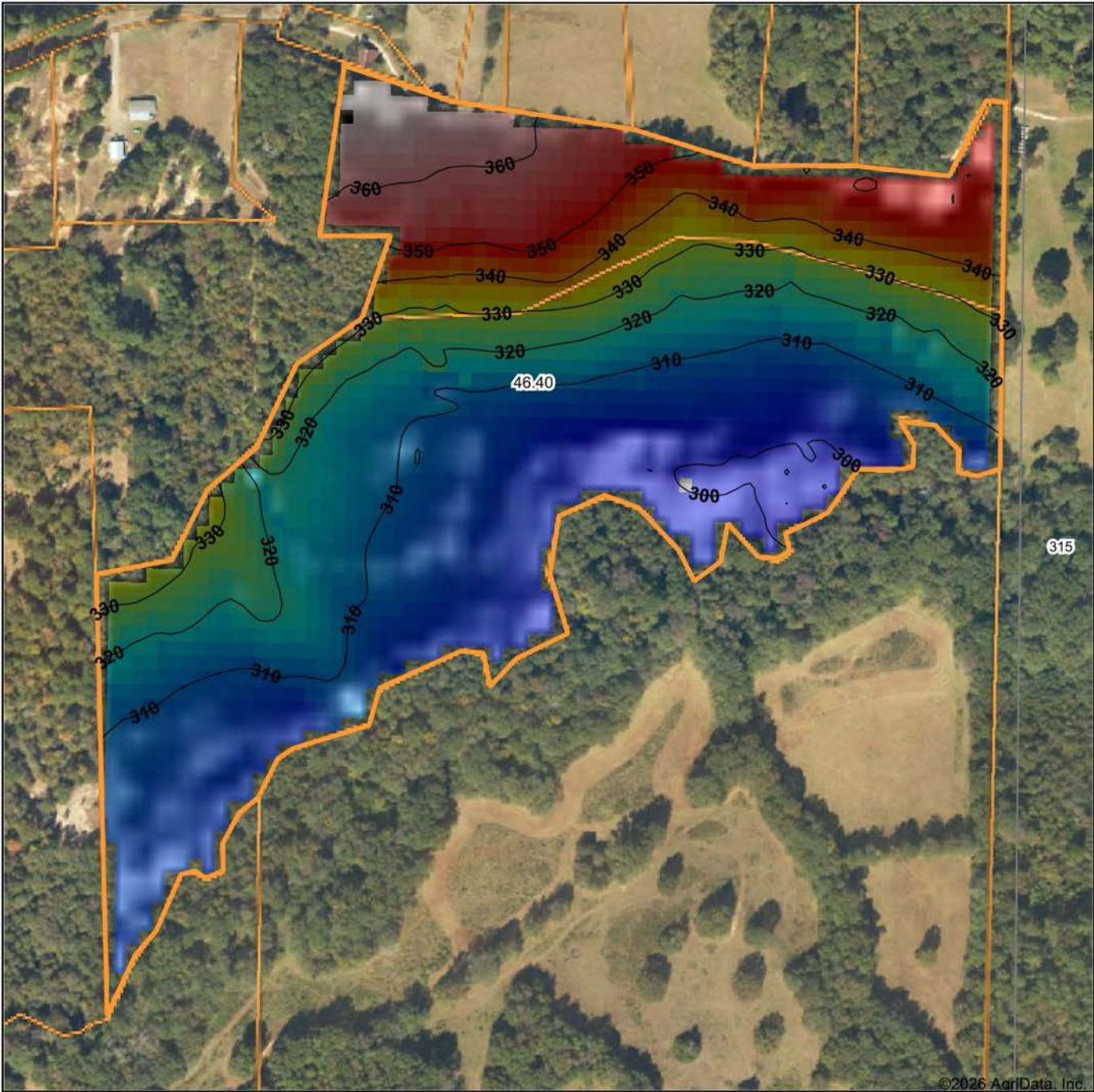
TRAIL SYSTEM



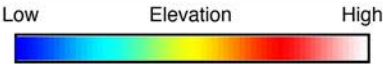
ADDITIONAL PHOTOS



HILLSHADE MAP



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Maps Provided By:



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Source: USGS 10 meter dem
Interval(ft): 10
Min: 299.3
Max: 366.6
Range: 67.3
Average: 320.7
Standard Deviation: 18.77 ft

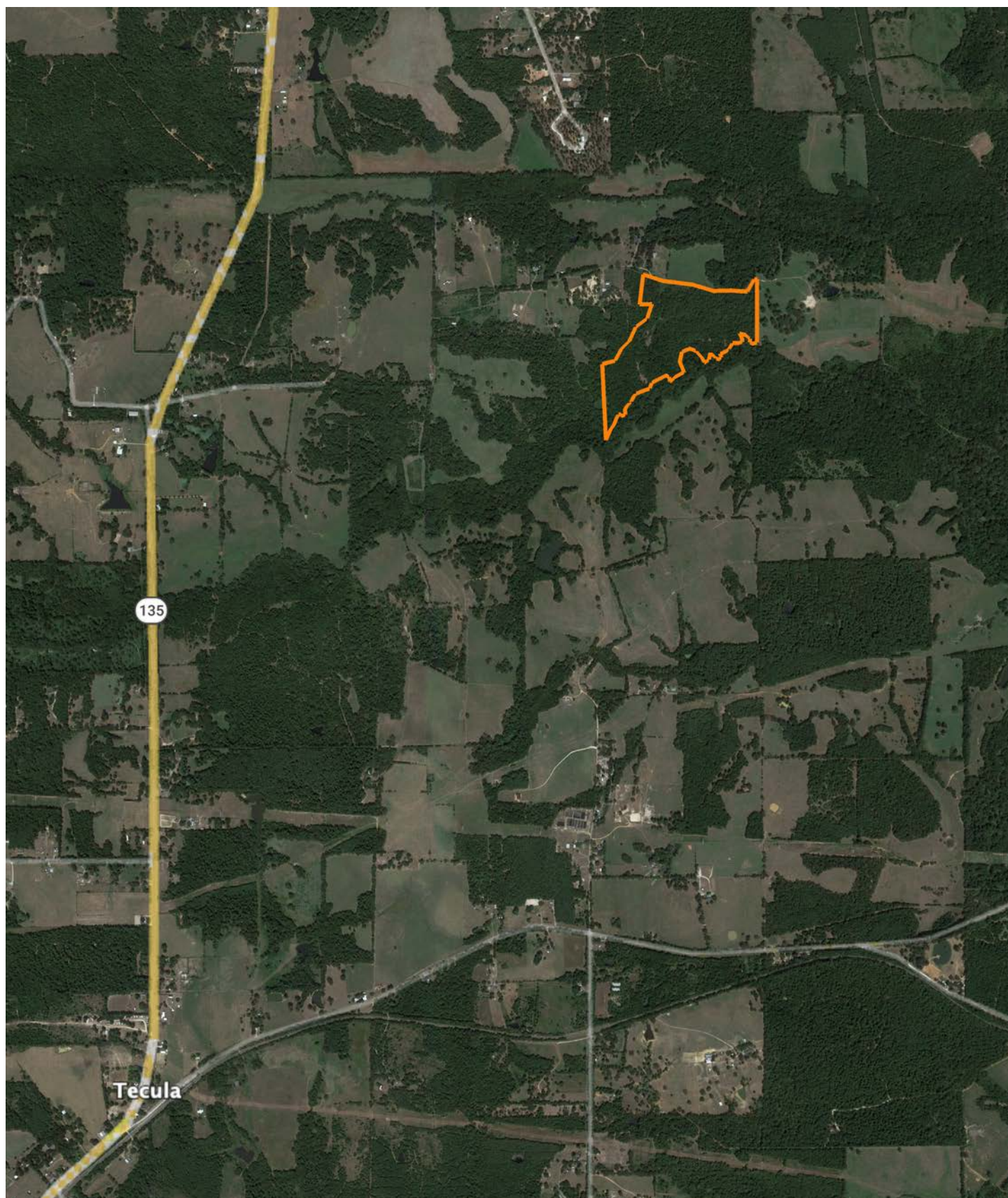


7/13/2026

**Cherokee County
Texas**

Boundary Center: 32° 2' 49.67, -95° 11' 9.94

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.



CAMERON FROWICK

LAND AGENT

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