

MIDWEST LAND GROUP PRESENTS

17 ACRES IN

SHELBY COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HUNT IT, HOMESTEAD IT, MAKE IT YOURS: 17 +/- ACRES NEAR TIMPSON, TEXAS

Looking for a blank canvas in the heart of the Piney Woods? This 17 +/- acre tract on County Road 4686 outside Timpson has cleared acreage, road frontage, and no zoning or restrictions to slow you down. Homestead, hunting camp, or just elbow room, it's priced to move and ready for your vision.

The land was cleared at one point and has since grown back in brush, so it's a mowing job away from being an open home site again. It's partially fenced, and electric is nearby. No water meter on site yet, but community water runs along County Road 4694 (would need an easement across the neighbor to the south). Most buyers out here go the well route.

Quiet and rural, but not off the grid. Center is about 15 miles away, Nacogdoches around 30 minutes, Longview

about 45 miles, and Shreveport, Louisiana roughly 75 miles. Tyler runs about an hour and 20 minutes, and Dallas and Houston are both around 3 hours, close enough for a trip, far enough you'll never hear the traffic.

Shelby County is prime East Texas Piney Woods territory for whitetail and hogs, and there is a lot of game sign in this area. Surrounding pine and hardwood cover makes for good natural travel corridors, and the area has a long local hunting tradition.

Lake Murvaul is about 14 miles north. Toledo Bend and Sam Rayburn, two of the South's best bass lakes, are both roughly an hour away.

Bring your plans, your camper, or your deer stand; this tract is ready to be whatever you make of it!



PROPERTY FEATURES

COUNTY: **SHELBY** | STATE: **TEXAS** | ACRES: **17**

- 17 +/- acres, cleared historically, now regrown with brush (easily mowed/cleared)
- Partially fenced
- Frontage on County Road 4686
- Electric service nearby
- No public water on-site; community water line runs along County Road 4694 (would require easement across southern neighbor); well recommended
- Abundant deer and hog population; strong hunting tradition in the area
- Center, TX approximately 15 miles; Nacogdoches approximately 30 minutes; Longview approximately 45 miles; Shreveport, LA approximately 75 miles
- Lake Murvaul approximately 14 miles north; Toledo Bend and Sam Rayburn Reservoirs both roughly an hour away
- Unzoned, no restrictions
- Quiet country setting, priced to sell
- Blank slate, build it your way



QUIET COUNTRY SETTING

The land was cleared at one point and has since grown back in brush, so it's a mowing job away from being an open home site again. It's partially fenced, and electric is nearby.



FRONTAGE ON COUNTY ROAD 4686



PARTIALLY FENCED



CLOSE TO AMENITIES

Center is about 15 miles away, Nacogdoches around 30 minutes, Longview about 45 miles, and Shreveport, Louisiana roughly 75 miles. Tyler runs about an hour and 20 minutes, and Dallas and Houston are both around 3 hours, close enough for a trip, far enough you'll never hear the traffic.



ADDITIONAL PHOTOS



AERIAL MAP



©2026 AgriData, Inc.

Boundary Center: 31° 57' 20.35, -94° 20' 6.29

0ft 256ft 513ft



Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

**Shelby County
Texas**



7/11/2026

TOPOGRAPHY MAP



©2026 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 10 meter dem
Interval(ft): 10.0
Min: 377.5
Max: 421.7
Range: 44.2
Average: 404.3
Standard Deviation: 10.27 ft

0ft 221ft 441ft

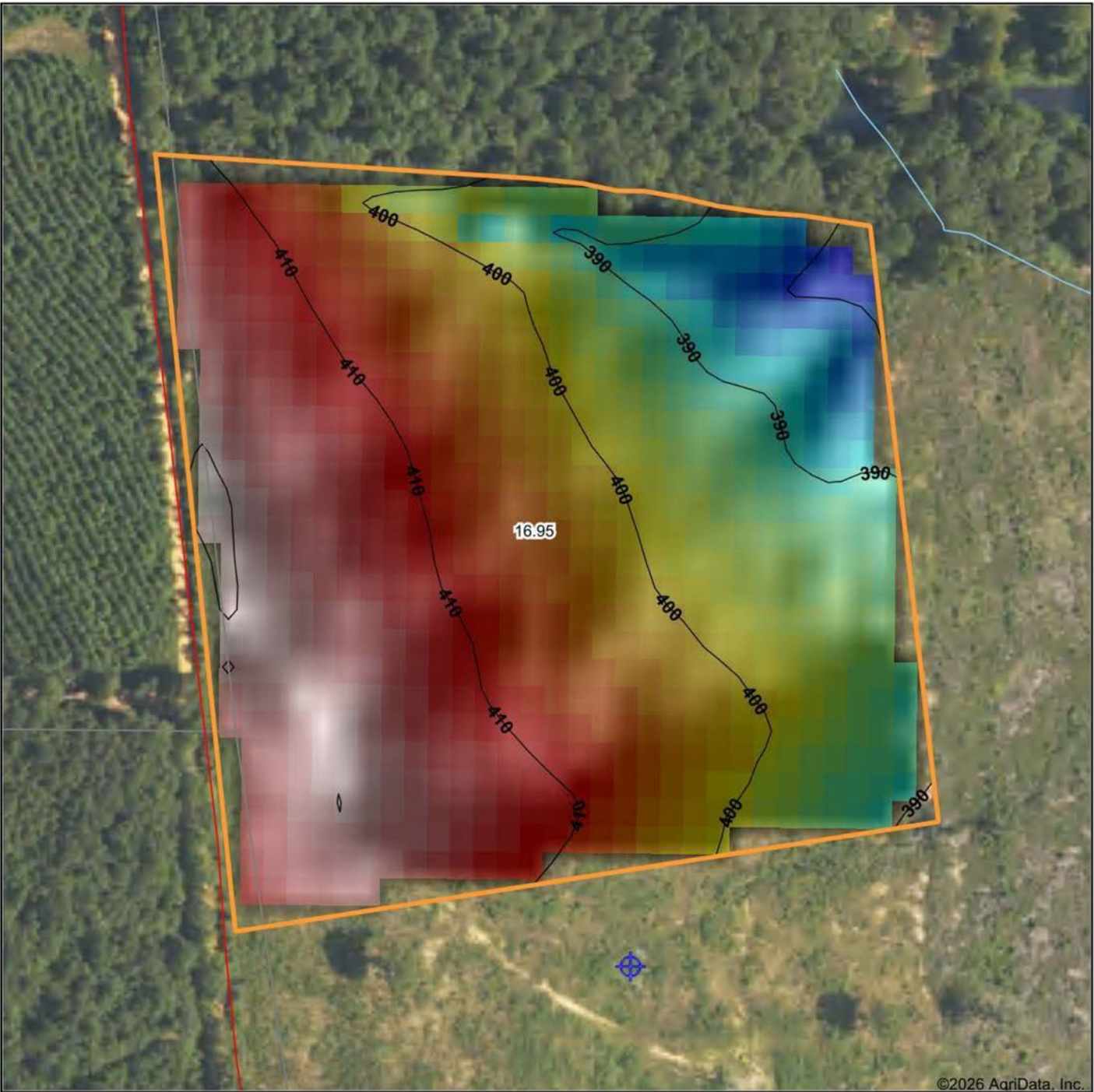


7/11/2026

Shelby County
Texas

Boundary Center: 31° 57' 20.35, -94° 20' 6.29

HILLSHADE MAP



Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 10 meter dem
Interval(ft): 10
Min: 377.5
Max: 421.7
Range: 44.2
Average: 404.3
Standard Deviation: 10.27 ft

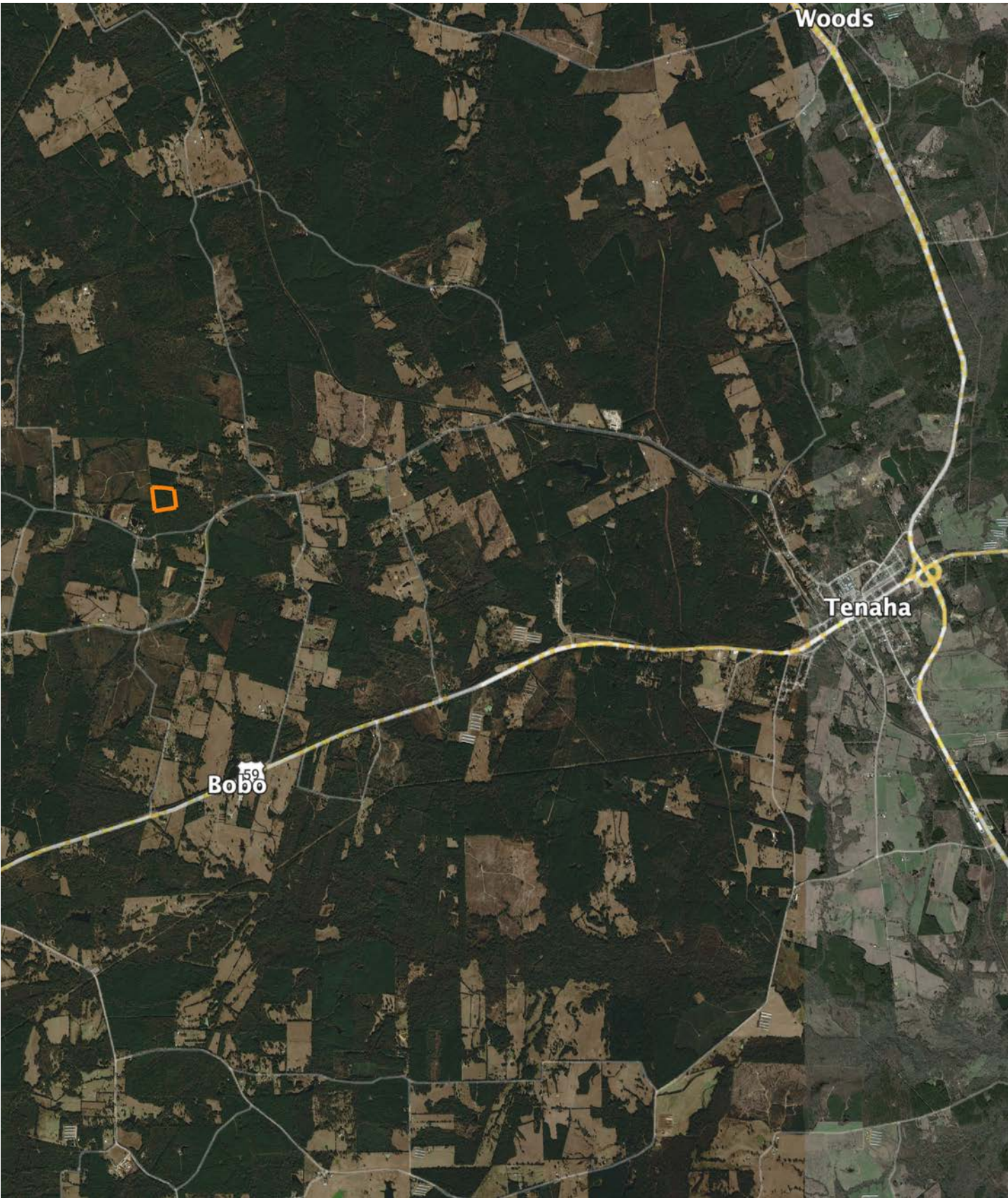


7/11/2026

**Shelby County
Texas**

Boundary Center: 31° 57' 20.35, -94° 20' 6.29

OVERVIEW MAP



AGENT CONTACT

Born and raised in East Texas, Mike grew up hunting on family land passed down through generations, developing a profound appreciation for land stewardship, wildlife management, and the rural way of life. With degrees in Geology and Natural Sciences from Stephen F. Austin State University, Mike possesses a scientific understanding of land, soil, and water resources that helps him evaluate properties with precision. Before transitioning to real estate, he spent over a decade as an educator and leader, teaching high school science and later serving as an assistant principal. His leadership experience instilled in him the ability to listen, problem-solve, and communicate effectively—skills he now applies to guiding clients through the complexities of buying and selling land.

Beyond real estate, Mike owns Reel Texas Outdoors, a business specializing in bait fish traps and fish-holding cages for anglers. His expertise in deer hunting, bass fishing, trapping, and land management makes him a trusted resource for clients looking to maximize their property's potential. Committed to honesty, attention to detail, and personalized service, Mike works with integrity and dedication to help clients achieve their landownership goals.

When he's not working with clients, Mike enjoys bowhunting whitetails, fishing, and spending time with his wife, Jessica, and their two sons, Wyatt and Easton. He is an active member and elder at Fredonia Hill Baptist Church in Nacogdoches and believes in serving others with the same passion and commitment he brings to every land transaction.

If you're looking for an agent who truly understands land, values relationships, and works tirelessly to get results, Mike Smith is ready to help you find your perfect property or get top dollar for your land.



MIKE SMITH

LAND AGENT

936.234.8449

MikeSmith@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.