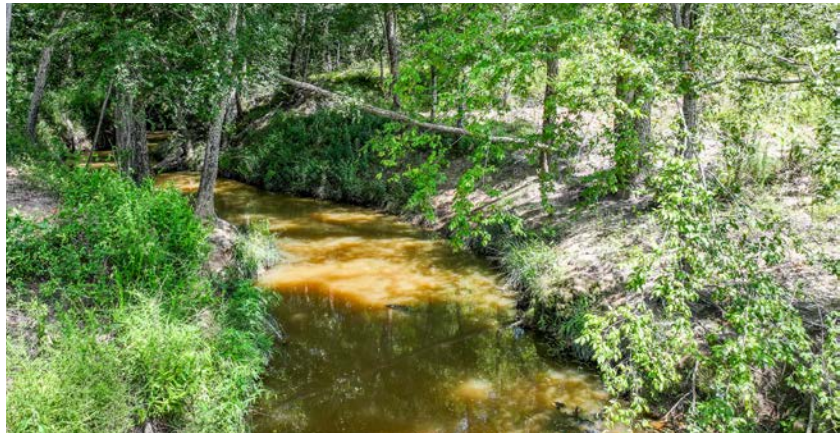


MIDWEST LAND GROUP PRESENTS



# WOOD COUNTY, TX

12.96 ACRES



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# HOME WITH MULTIPLE OUTBUILDINGS

Welcome to your East Texas retreat! Situated on 12.96 beautiful acres in Wood County just outside of Quitman, this well-maintained 2 bedroom, 2 bathroom home offers the perfect blend of country living, recreational opportunity, and investment potential.

Perched atop a hill with over 20 feet of elevation change, the approximately 1,120-square-foot home captures scenic eastern views through multiple living room windows overlooking the freshly mulched acreage below. Inside, you'll find a spacious open-concept layout where the kitchen flows seamlessly into the combined dining and living area, creating an inviting space for everyday living or entertaining. A welcoming front porch provides the perfect place to enjoy your morning coffee, while the rear wooden ramp offers convenient accessibility for all.

Outside, the property is well-equipped with improvements that make it ready for work or play. A large hay barn, a metal workshop on a concrete slab, a two-car carport, and a freshly rocked driveway with new white gravel provide both functionality and curb appeal.

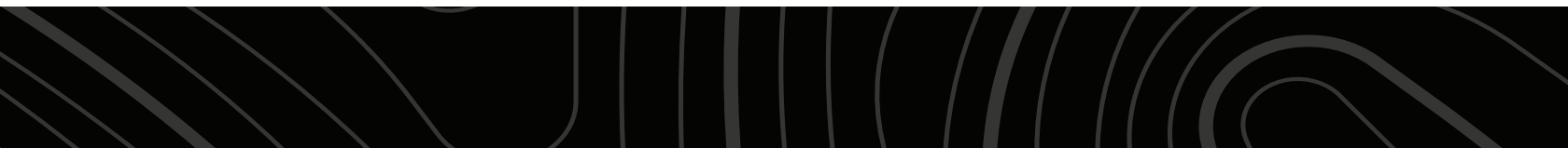
The land has recently been professionally cleared with a forestry mulcher, creating a mostly blank slate ready for your vision. Whether you're looking to establish

improved pasture for livestock, create the ideal hunting property, or simply enjoy the privacy of your own acreage, this property offers endless possibilities. Approximately 1,000 feet of Muddy Creek frontage adds natural beauty, wildlife habitat, and year-round recreational appeal.

Location is another standout feature. Conveniently located just 6 minutes from downtown Quitman, 4 minutes from Lake Quitman, and only 15 minutes from both Lake Fork and Lake Winnsboro, you'll enjoy easy access to shopping, dining, fishing, and outdoor recreation while still experiencing the peace and quiet of country living. The property is also located within Quitman ISD.

Adding even more value, the home is currently operating as a successful income-producing Airbnb, attracting weekend guests who come to enjoy world-class fishing and the area's three nearby lakes. Whether you're searching for a full-time residence, a weekend getaway, a hobby farm, or a turn-key investment property, this versatile East Texas acreage is ready to meet your needs.

Don't miss this opportunity to own a property that truly offers the best of country living, recreation, and income potential, all in one exceptional package.



# PROPERTY FEATURES

COUNTY: **WOOD** | STATE: **TEXAS** | ACRES: **12.96**

- 2 bedroom / 2 bathroom home
- Metal shop with concrete slab
- Large hay barn
- 2-car carport
- 12.9 acres of land
- Property was recently mulched
- 1,000 feet of Muddy Creek frontage
- Home sits on hilltop
- Recently added white rock driveway
- 3 lakes within 15 minutes
- Quitman ISD
- 6 minutes to downtown Quitman



# 2 BEDROOM, 2 BATHROOM HOME

Perched atop a hill with over 20 feet of elevation change, the approximately 1,120-square-foot home captures scenic eastern views through multiple living room windows overlooking the freshly mulched acreage below.



# WOODEN PORCH AND RAMP

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# QUALITY IMPROVEMENTS

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A large hay barn, a metal workshop on a concrete slab, a two-car carport, and a freshly rocked driveway with new white gravel provide both functionality and curb appeal.



# MUDDY CREEK FRONTAGE

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Approximately 1,000 feet of Muddy Creek frontage adds natural beauty, wildlife habitat, and year-round recreational appeal.

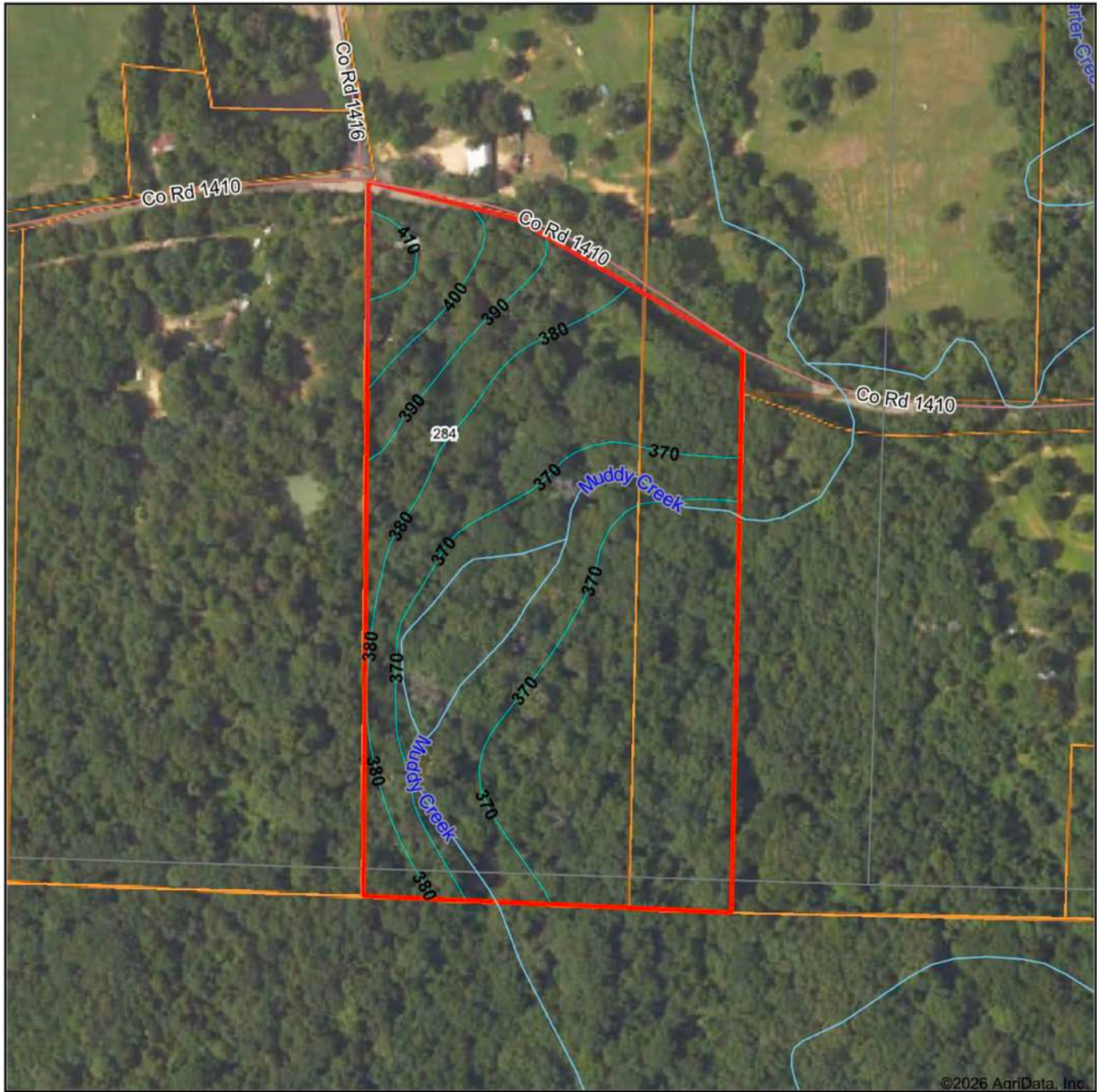


# RECENTLY MULCHED ACREAGE

The land has recently been professionally cleared with a forestry mulcher, creating a mostly blank slate ready for your vision.



# TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 368.3

Max: 411.3

Range: 43.0

Average: 376.2

Standard Deviation: 10.07 ft

0ft 235ft 470ft

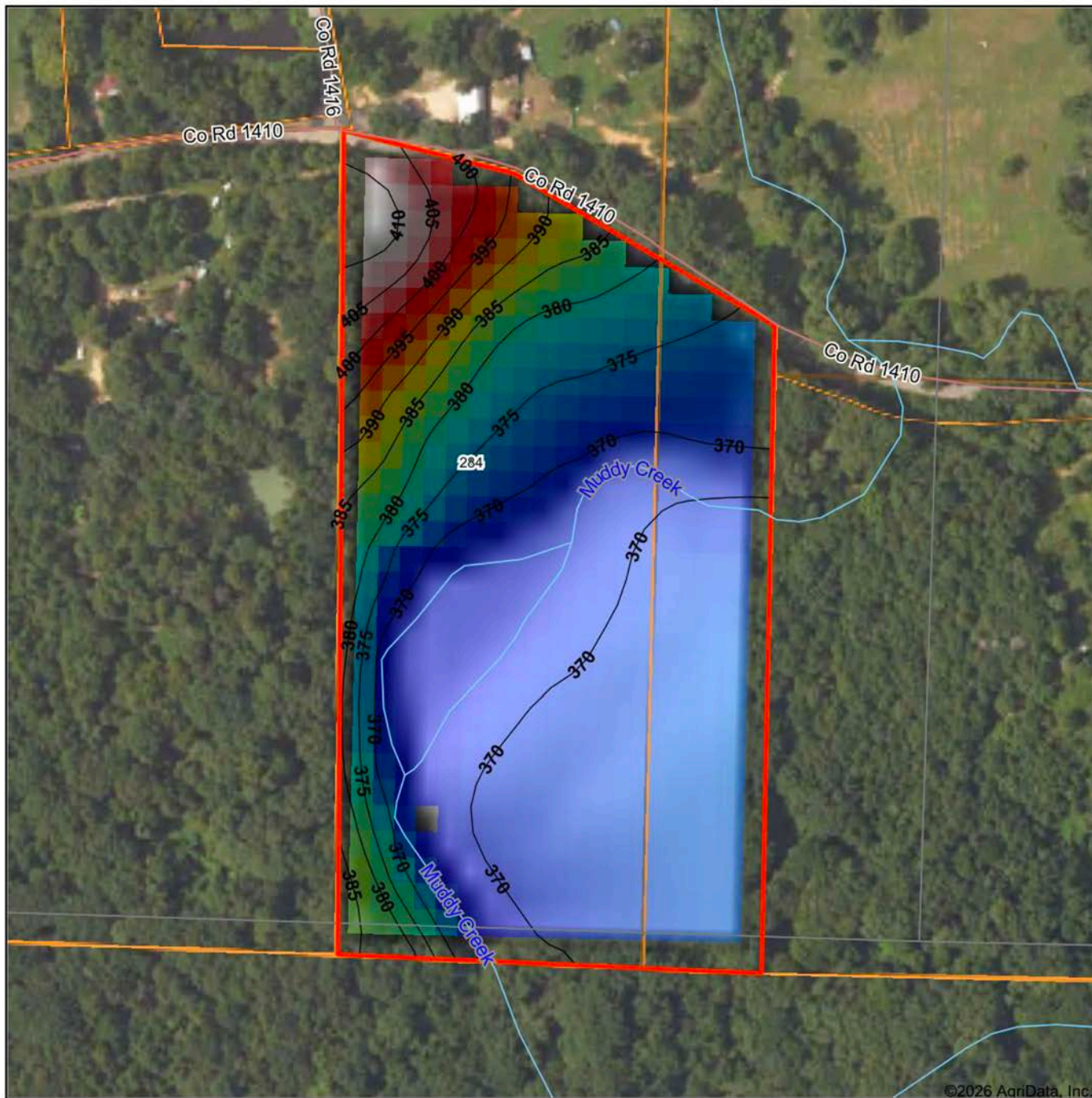


6/19/2026

Wood County  
Texas

Boundary Center: 32° 51' 2.17, -95° 25' 47.2

# HILLSHADE MAP



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 10 meter dem  
 Interval(ft): 5  
 Min: 368.3  
 Max: 411.3  
 Range: 43.0  
 Average: 376.2  
 Standard Deviation: 10.07 ft

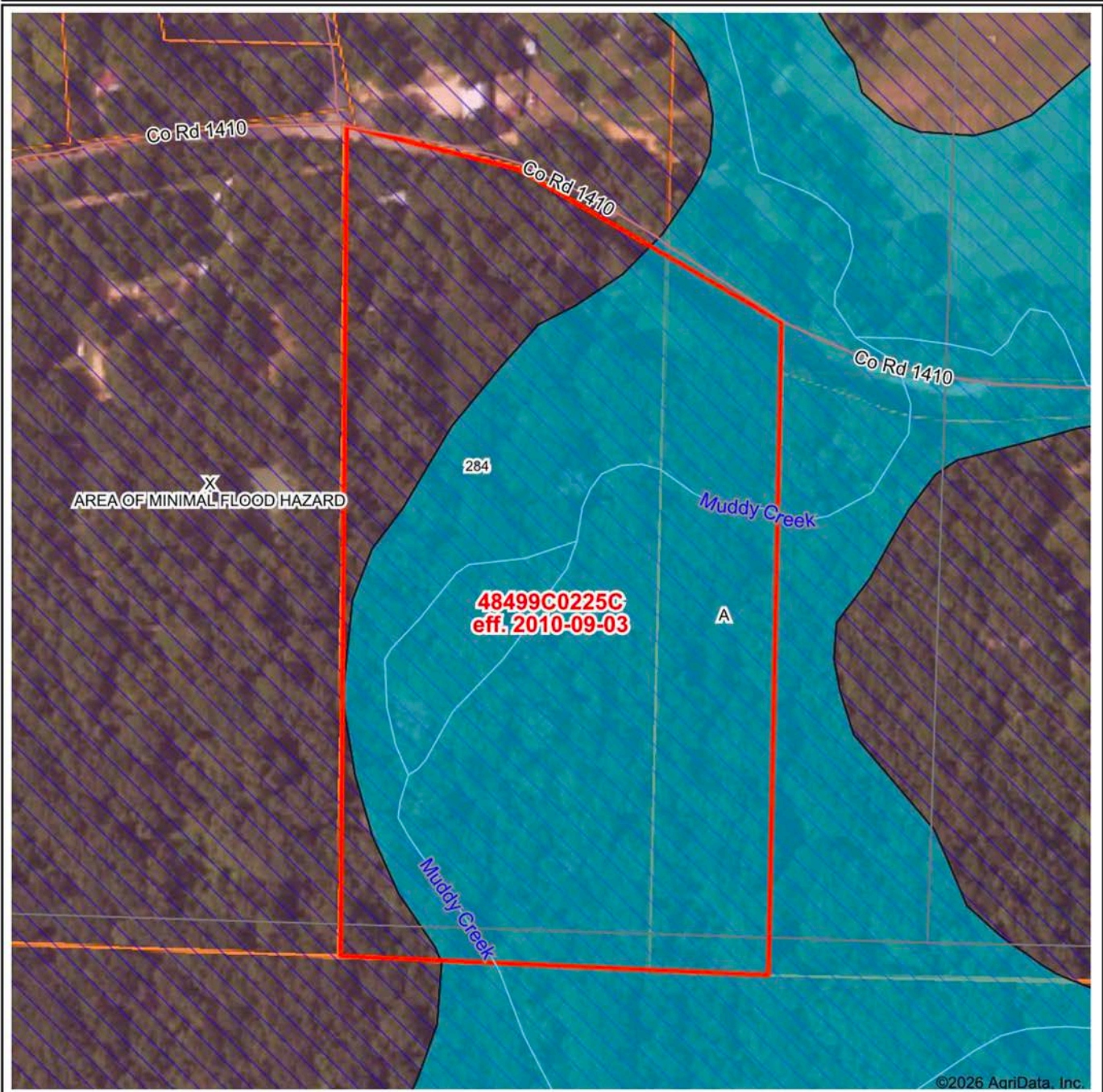


6/19/2026

**Wood County  
 Texas**

Boundary Center: 32° 51' 2.17, -95° 25' 47.2

# FEMA MAP



Map will display available Flood Zone(s), FIRM Panel(s), LOMC and Communities.

Date:

6/19/2026

Mapped Acres:

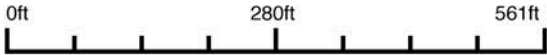
12.76

Actual Acres:

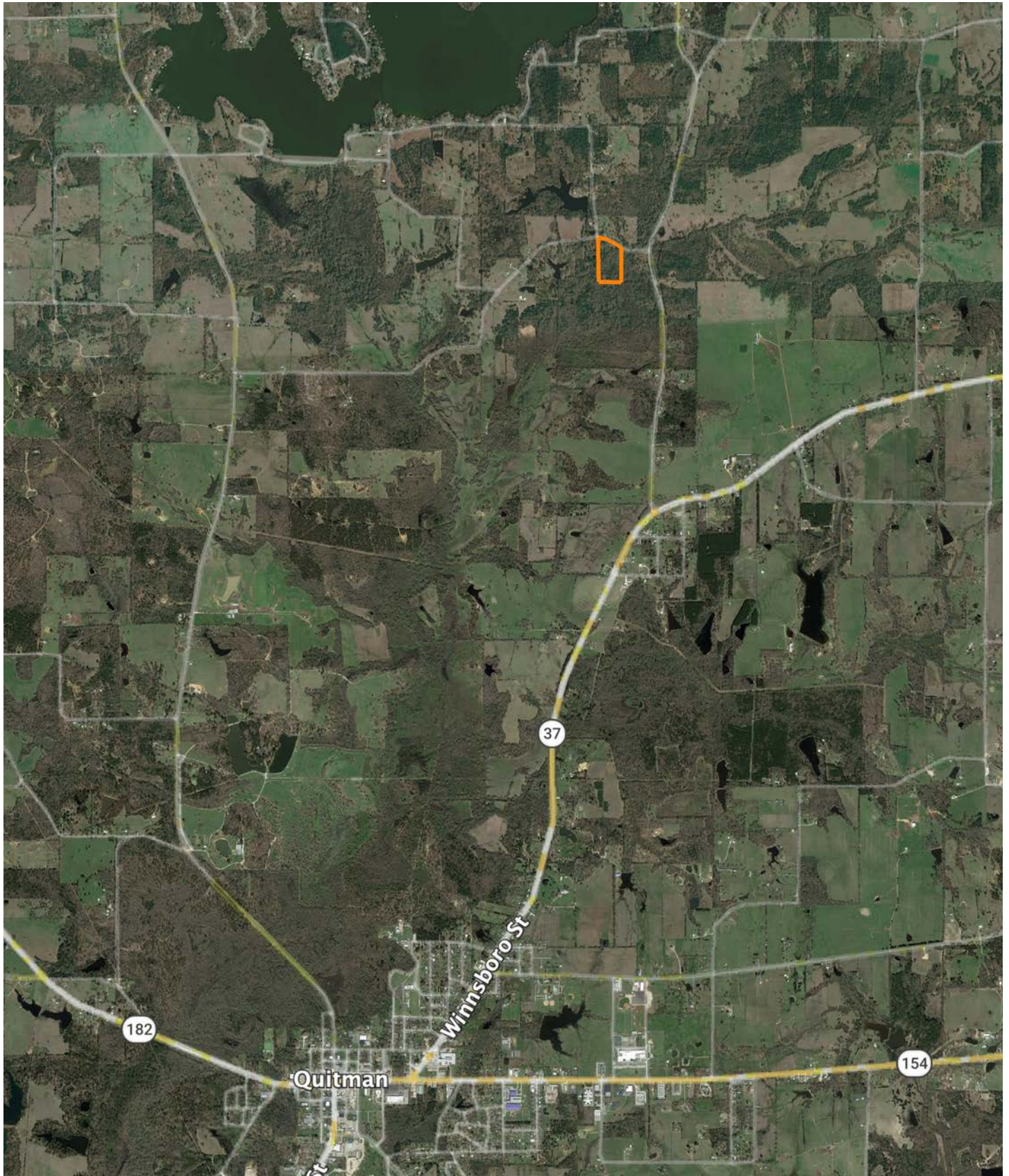
12.76



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# 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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CWallace@MidwestLandGroup.com



**MidwestLandGroup.com**

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