

MIDWEST LAND GROUP PRESENTS

65 ACRES IN

FANNIN COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

NEAR BOIS D'ARC LAKE – PONDS, PASTURE, & PREMIER BUILD SITES

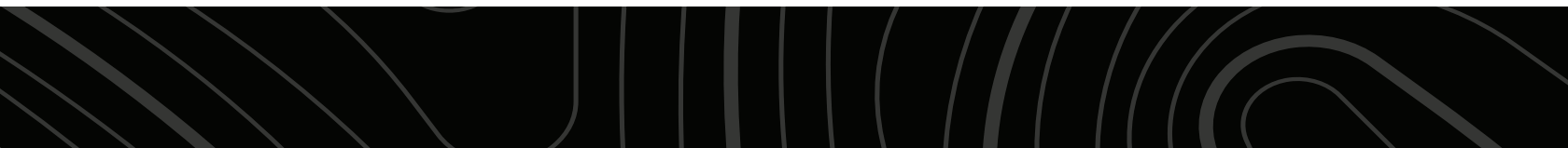
Discover 65 +/- beautiful acres in Fannin County offering an outstanding combination of productive land, water, privacy, and location. Situated less than half a mile from the new Bois d'Arc Lake, this property features improved grasses, scattered timber, and mature trees thoughtfully spread throughout the open meadows, creating a picturesque setting with numerous potential building sites.

Two ponds provide excellent water features, including an approximately 1 +/- acre stocked pond ready for fishing and relaxing afternoons by the water. The mix of improved pasture, scattered trees, and timber gives the property plenty of versatility for cattle, horses,

recreation, or establishing a full-time country residence.

With multiple scenic homesites to choose from, there is plenty of room to create a private estate, weekend retreat, or recreational getaway. The property's proximity to Bois d'Arc Lake adds another dimension to an already impressive tract, putting boating, fishing, and lake recreation practically in your backyard.

Located in Sam Rayburn ISD, this 65 +/- acre property offers the space and rural setting buyers are looking for while being just minutes from one of North Texas' newest and most exciting recreational lakes.



PROPERTY FEATURES

COUNTY: **FANNIN** | STATE: **TEXAS** | ACRES: **65**

- Less than half a mile from Bois d'Arc Lake
- Sam Rayburn ISD
- Improved grasses
- Beautiful open meadows with scattered mature trees
- Multiple scenic building sites
- Two ponds
- Approximately 1 +/- acre stocked fishing pond
- Mix of pasture and timber
- Excellent potential for cattle or horses



HALF A MILE FROM BOIS D'ARC LAKE

Situated less than half a mile from the new Bois d'Arc Lake, this property features improved grasses, scattered timber, and mature trees thoughtfully spread throughout the open meadows, creating a picturesque setting with numerous potential building sites.



IMPROVED GRASSES



BEAUTIFUL OPEN MEADOWS



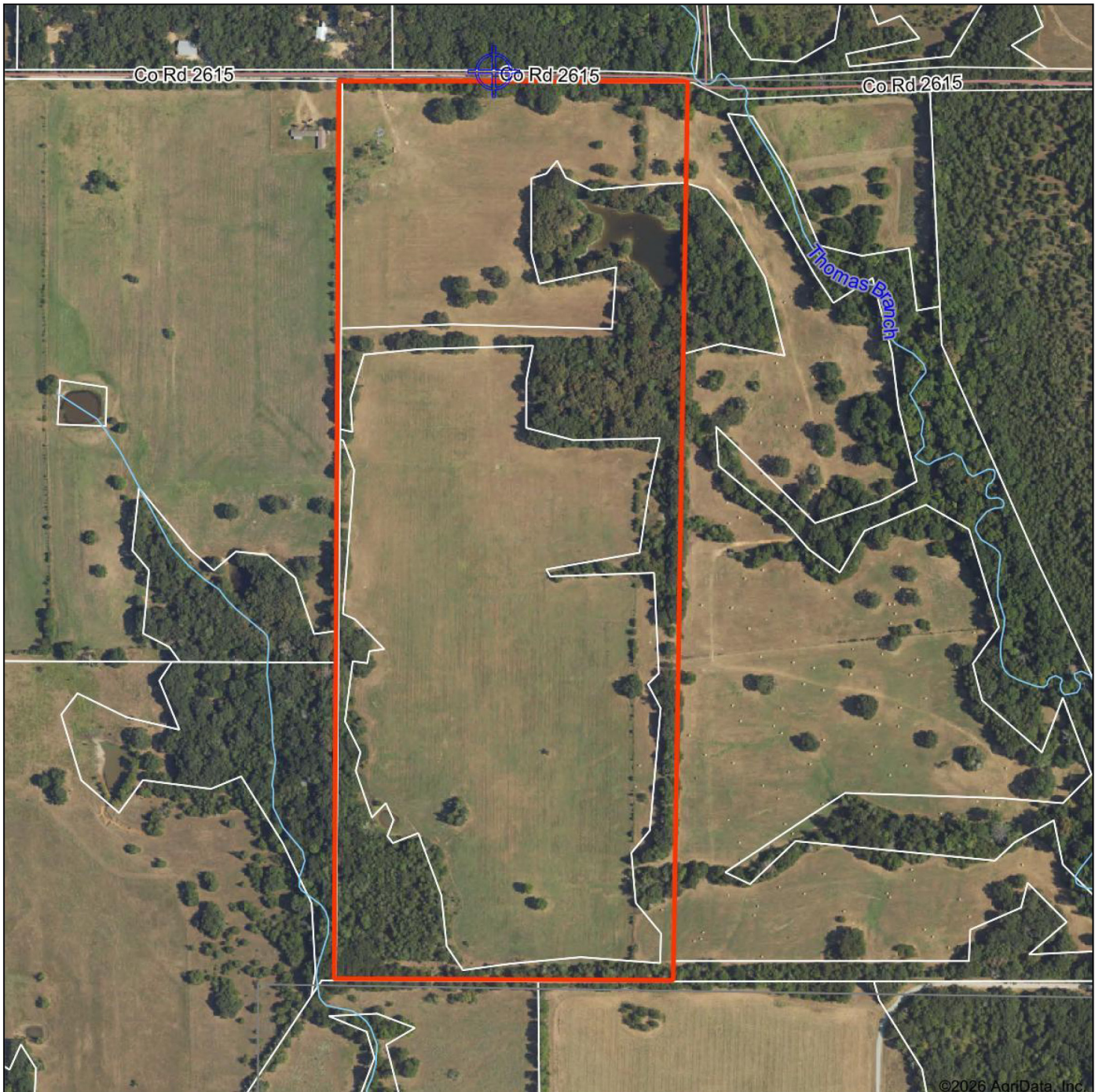
TWO PONDS



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 33° 40' 17.01, -96° 5' 53.95

0ft 498ft 995ft

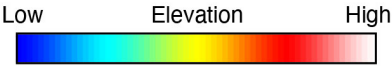
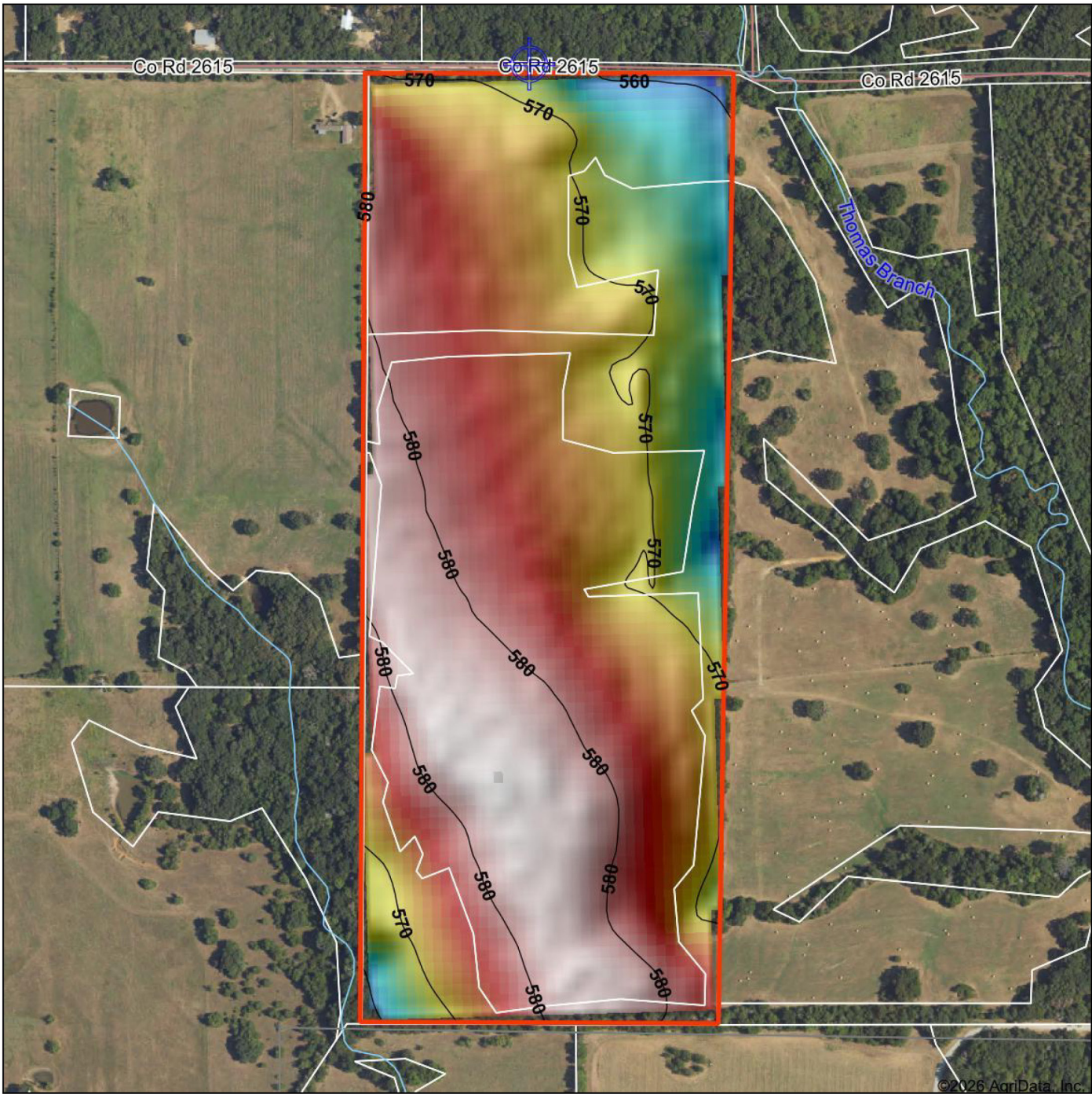


**Fannin County
Texas**

8/18/2026

Field borders provided by Farm Service Agency as of 5/21/2008.

HILLSHADE MAP



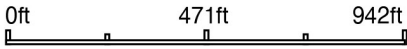
Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem
Interval(ft): 10
Min: 556.9
Max: 582.7
Range: 25.8
Average: 574.4
Standard Deviation: 5.64 ft

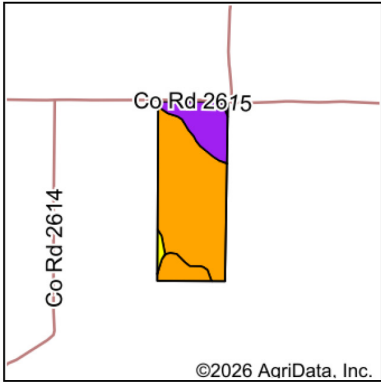
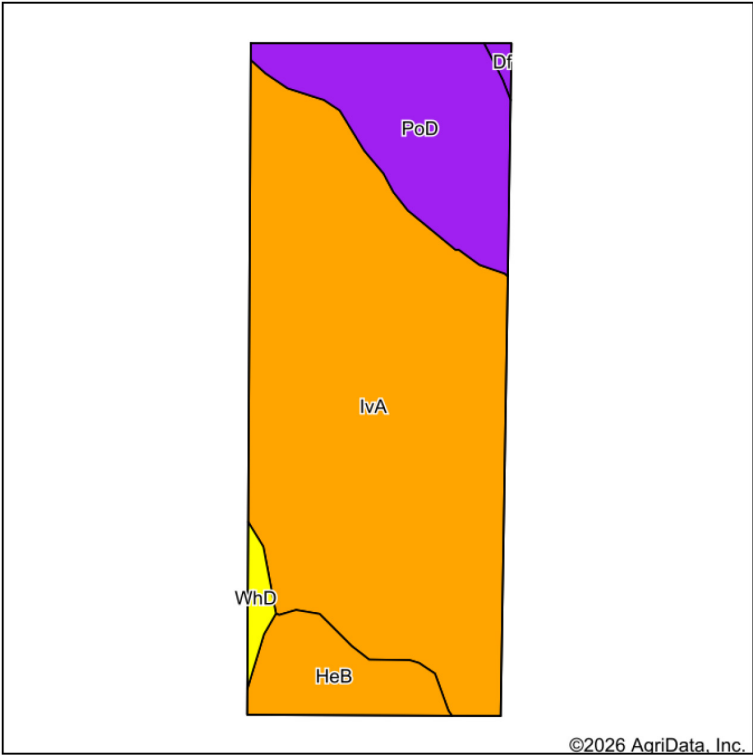


8/18/2026

**Fannin County
Texas**

Boundary Center: 33° 40' 17.01, -96° 5' 53.95

SOILS MAP



State: **Texas**
County: **Fannin**
Location: **33° 40' 17.01, -96° 5' 53.95**
Township: **Ravenna-Telephone**
Acres: **72.48**
Date: **8/18/2026**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: TX147, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Corn Bu	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
IvA	Ivanhoe silt loam, 0 to 1 percent slopes	51.67	71.3%		IIIw	2975		25	52	40	50
PoD	Porum loam, 5 to 12 percent slopes	13.51	18.6%		VIe	0			71	58	55
HeB	Heiden clay, 1 to 3 percent slopes	5.92	8.2%		IIIe	5975	90		42	25	42
WhD	Whakana very fine sandy loam, 5 to 12 percent slopes	1.07	1.5%		IVe	0	50	35	71	44	48
Df	Dela loam, frequently flooded	0.31	0.4%		Vw	0			62	62	53
Weighted Average					3.58	2608.9	8.1	18.3	*n 55	*n 42.3	*n 50.3

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Wes Armstrong knows what to look for in a piece of ground and how to help others see it too. A lifelong bowhunter with more than 35 years of experience chasing big game across North America, Wes has spent decades studying land, learning how to unlock its full potential, and helping others do the same.

Based in Sulphur Springs, Texas, Wes brings a strong blend of service, leadership, and business experience to his role as a land agent. He served 20 years as a firefighter with the Plano Fire Department, where he built his foundation of integrity, pressure-tested decision-making, and a calm, problem-solving mindset. He's also owned and operated multiple businesses, including a commercial real estate company and two franchise gyms, sharpening his skills in lending, investment, and negotiation.

Today, Wes pairs his outdoor passion with a results-driven approach to help clients pursue land that fits their goals — whether that means a whitetail haven, an investment opportunity, or a future legacy for their family.

He proudly serves land buyers and sellers across Northeast Texas with clarity, commitment, and the kind of firsthand knowledge that only comes from a lifetime outdoors.



WES ARMSTRONG

LAND AGENT

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