

MIDWEST LAND GROUP PRESENTS



57 ACRES
FRANKLIN COUNTY, TX

9702 Highway 37, Talco, Texas 75487



MIDWEST LAND GROUP IS HONORED TO PRESENT

FRANKLIN COUNTY 57 ACRES WITH UPDATED HOME, SHOP, PONDS & PASTURE

Escape to the peace and privacy of East Texas with this beautiful 57 acre property in Franklin County. Whether you're looking for a full-time country home, a weekend retreat, or a versatile recreational property, this one checks all the boxes.

The updated 3 bedroom, 1 bath home offers comfortable living, while the impressive 2,500 square foot shop is equipped with both water and electricity, providing ample space for equipment, hobbies, or a home business.

The land features an excellent blend of improved pasture and mature hardwood timber, making it ideal for both livestock and wildlife. Approximately 41 acres are fenced and ready for cattle, while the remaining wooded acreage offers outstanding hunting opportunities. Three ponds, including one with a fishing pier, provide excellent fishing and add to the property's scenic beauty.

Whether you're raising cattle, hunting whitetail deer, casting a line, or simply enjoying quiet evenings on your own land, this property offers the perfect East Texas lifestyle.

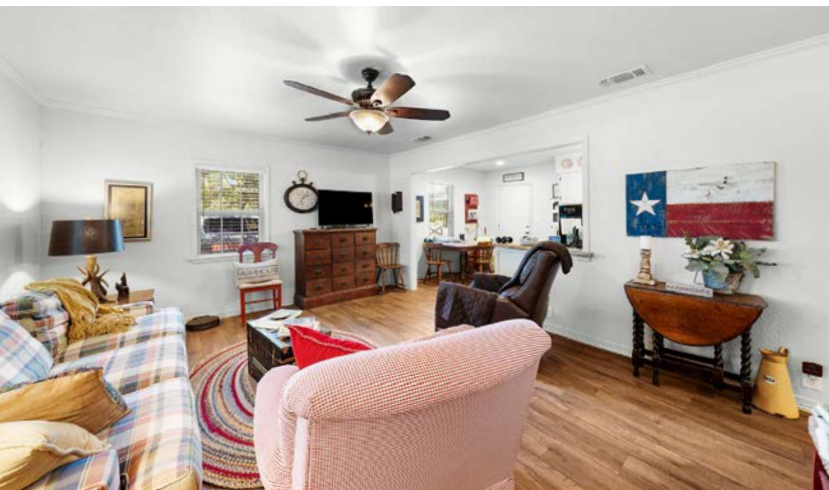
PROPERTY FEATURES

COUNTY: **FRANKLIN** | STATE: **TEXAS** | ACRES: **57**

- Updated 3 bedroom, 1 bathroom home
- 2,500 square foot shop with water and electricity
- Excellent mix of pasture and mature hardwood timber
- Approximately 41 acres fenced for cattle
- Three ponds
- Fishing pier on one pond
- Great hunting for deer and other wildlife
- Ideal cattle property
- Excellent fishing opportunities
- Peaceful country setting
- Perfect full-time residence or weekend getaway
- Convenient location with room to live, work, and play



UPDATED 3 BED, 1 BATH HOME



SCREENED-IN PORCH

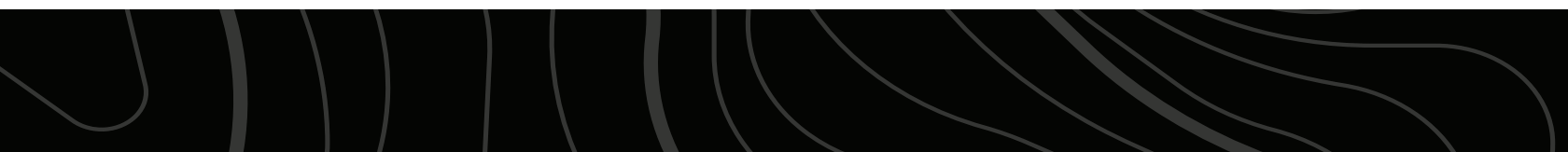


2,500 SQUARE FOOT SHOP



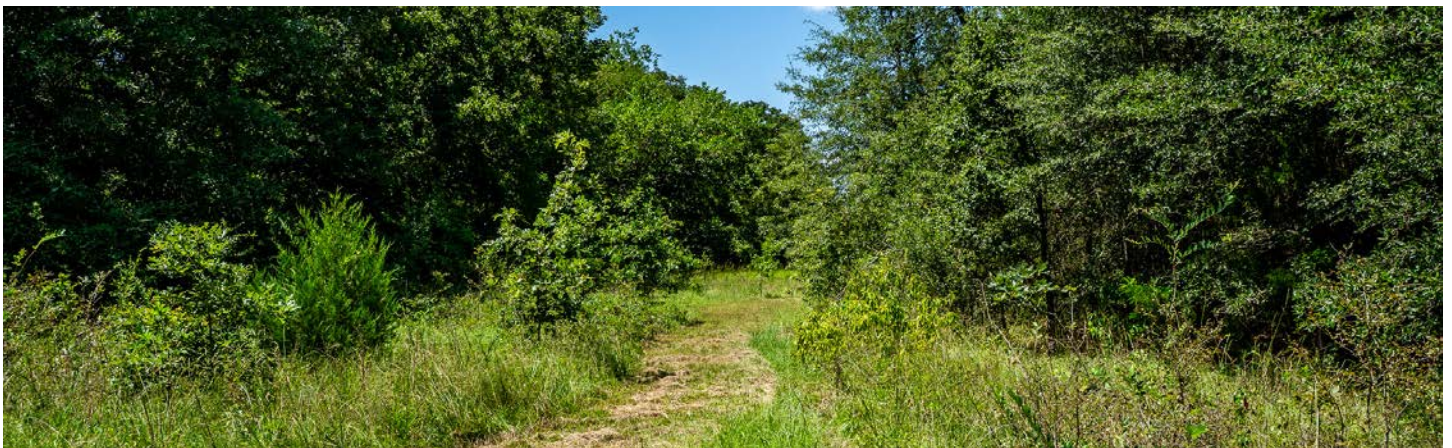
THREE PONDS & FISHING PIER

Three ponds, including one with a fishing pier, provide excellent fishing and add to the property's scenic beauty.

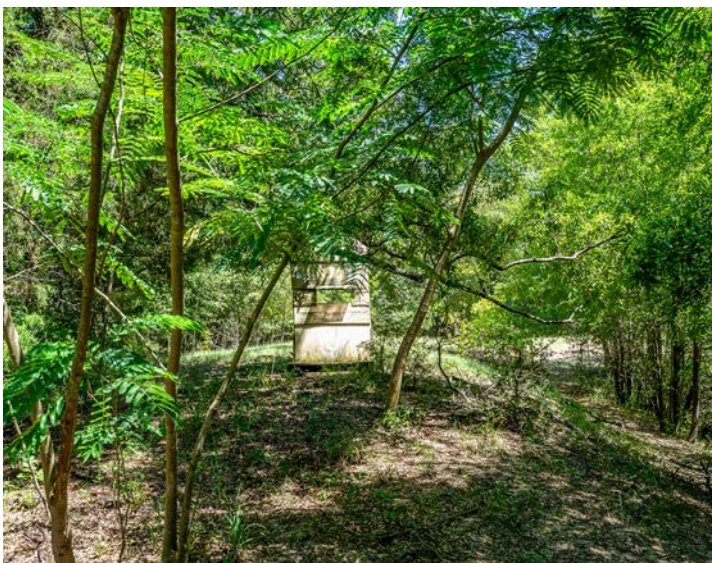


PASTURE AND MATURE HARDWOOD TIMBER

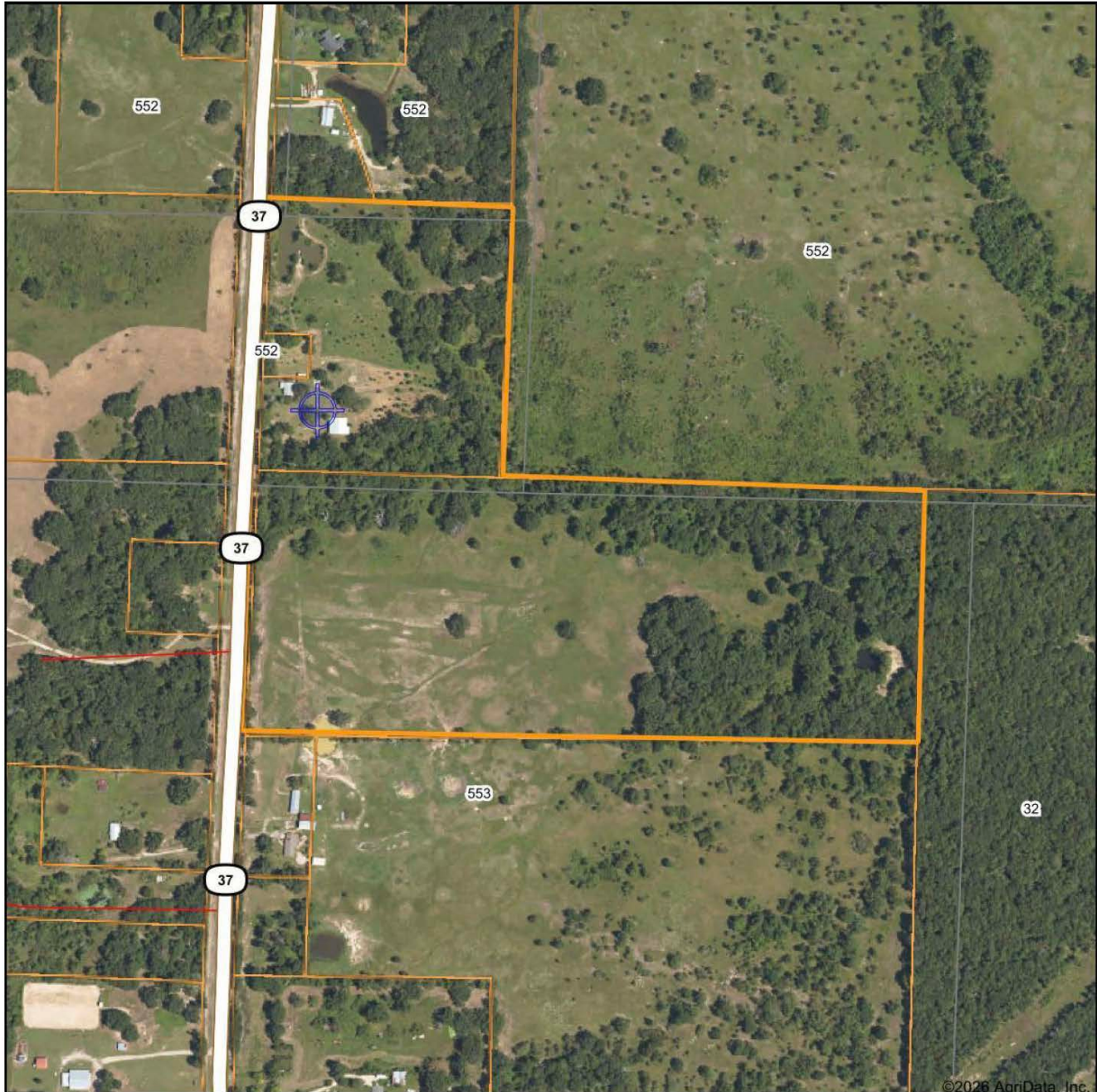
The land features an excellent blend of improved pasture and mature hardwood timber, making it ideal for both livestock and wildlife. Approximately 41 acres are fenced and ready for cattle, while the remaining wooded acreage offers outstanding hunting opportunities.



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 33° 19' 51.57, -95° 14' 46.24

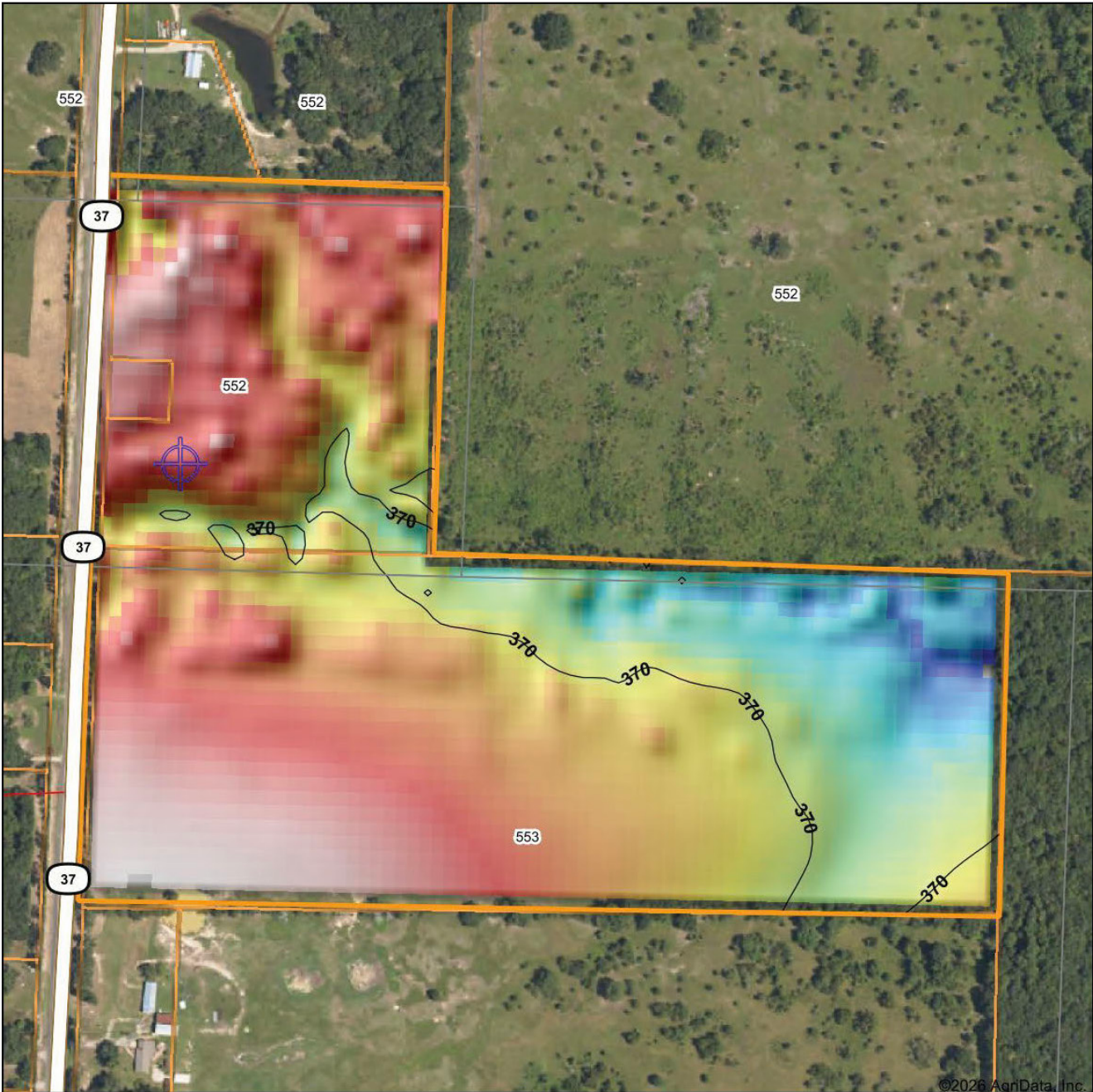
0ft 498ft 995ft



Franklin County
Texas

7/28/2026

HILLSHADE MAP



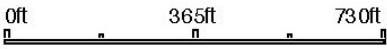
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Source: USGS 10 meter dem
Interval(ft): 10
Min: 365.5
Max: 375.6
Range: 10.1
Average: 371.5
Standard Deviation: 2.1 ft

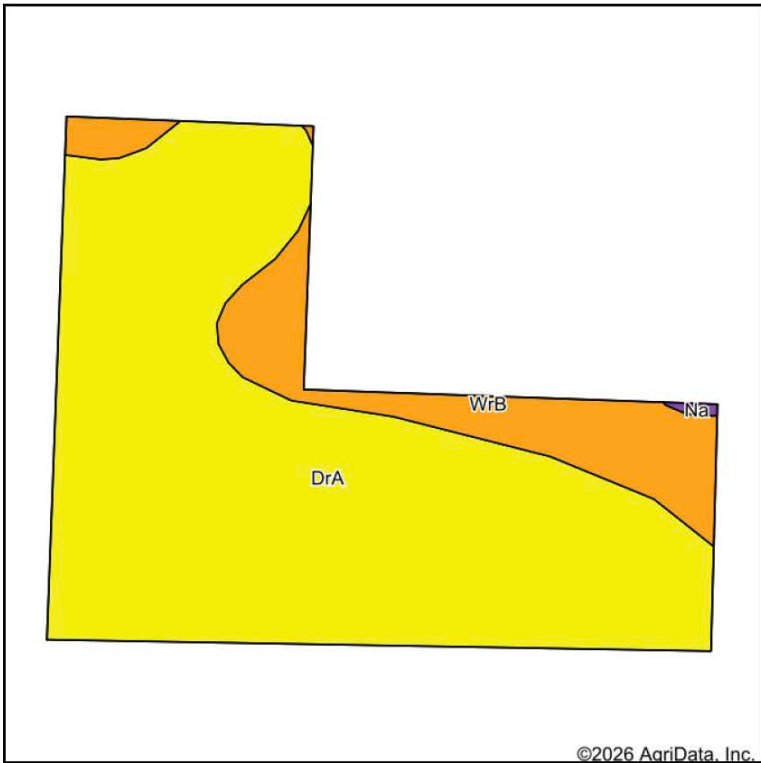


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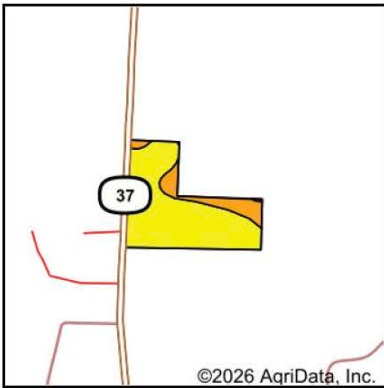
**Franklin County
Texas**

Boundary Center: 33° 19' 51.57, -95° 14' 46.24

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Texas**
County: **Franklin**
Location: **33° 19' 51.57, -95° 14' 46.24**
Township: **Mount Vernon**
Acres: **56.57**
Date: **7/28/2026**



Maps Provided By:



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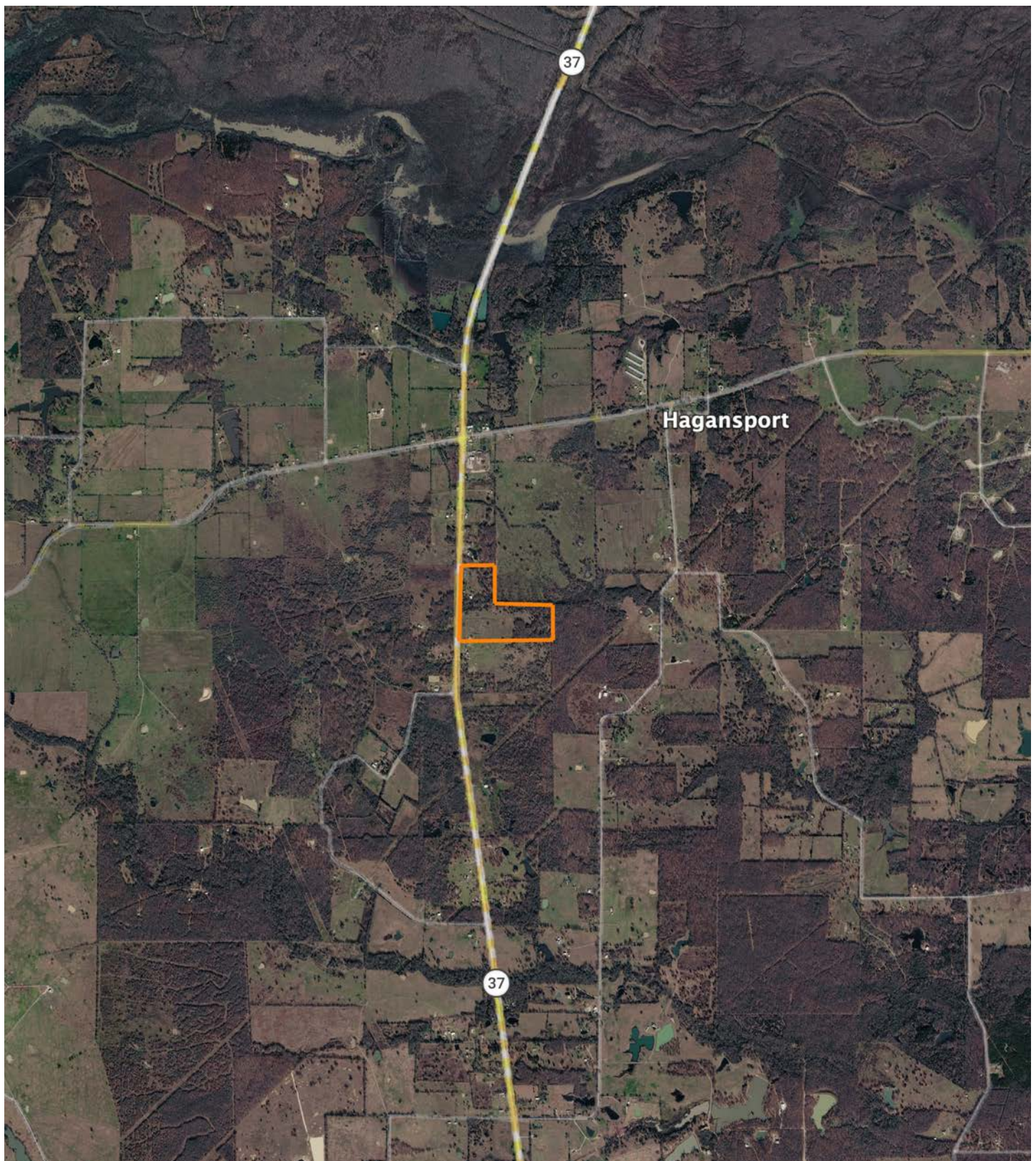


Area Symbol: TX603, Soil Area Version: 22										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Com	*n NCCPI Soybeans
DrA	Derly, frequently ponded-Raino complex, 0 to 1 percent slopes	47.45	83.9%		> 6.5ft.	IVw	0	33	17	21
WrB	Woodtell-Raino complex, 1 to 3 percent slopes	9.00	15.9%		4ft. (Densic bedrock)	IIIe	0	56	44	46
Na	Nahatche loam, 0 to 1 percent slopes, frequently flooded	0.12	0.2%		> 6.5ft.	Vw	3825	54	46	46
Weighted Average						3.84	8.1	*n 36.7	*n 21.4	*n 25

*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

903.243.9805

WArmstrong@MidwestLandGroup.com



MidwestLandGroup.com

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