

MIDWEST LAND GROUP PRESENTS

100.7 ACRES

HOPKINS COUNTY, TX

000 COUNTY ROAD 4733, CUMBY, TEXAS, 75433



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRODUCTIVE PASTURE & PRIVACY IN HOPKINS COUNTY

Discover 100 +/- acres in Hopkins County offering the ideal combination of productive land, privacy, and accessibility. Located in Cumby ISD, this versatile property is comprised primarily of open pasture with areas of timber that provide cover and habitat for wildlife.

The property is well suited for a cattle operation, with ample grazing acreage and a pond providing a dependable water source for livestock. Productive pasture also offers excellent potential for hay production. Scattered timber and natural cover create opportunities for deer hunting and add character to the landscape.

Multiple building sites provide plenty of options for a custom home, ranch headquarters, barn, or weekend retreat. The property's secluded setting offers the peace and privacy of the country without sacrificing convenient access.

Whether you're looking for a working cattle property, hay ground, recreational acreage, a future homesite, or a combination of all four, this 100 +/- acre Hopkins County tract offers the space and versatility to make it your own.

PROPERTY FEATURES

COUNTY: **HOPKINS** | STATE: **TEXAS** | ACRES: **100.7**

- Located in Cumby ISD
- Mostly open, productive pasture
- Excellent cattle grazing potential
- Pond providing water for livestock
- Established hay production potential
- Areas of timber providing wildlife habitat
- Deer and recreational hunting opportunities
- Multiple attractive building sites
- Secluded country setting with convenient access



POND



EXCELLENT CATTLE GRAZING POTENTIAL



PRODUCTIVE PASTURE



AREAS OF TIMBER



HILLSHADE MAP



Low Elevation High



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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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: 477.4

Max: 520.6

Range: 43.2

Average: 501.6

Standard Deviation: 9.25 ft

0ft 672ft 1343ft

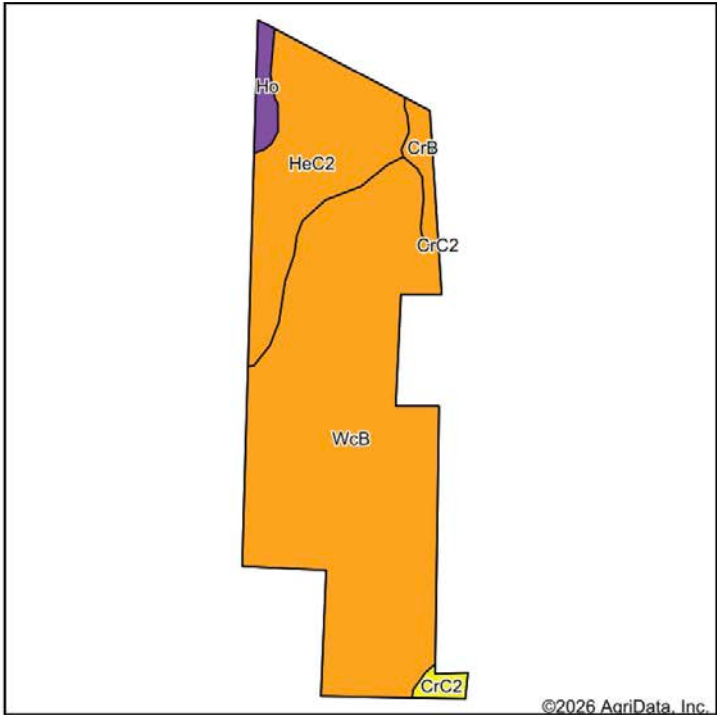


8/18/2026

**Hopkins County
Texas**

Boundary Center: 33° 12' 57.16, -95° 50' 38.03

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Texas**
County: **Hopkins**
Location: **33° 12' 57.16, -95° 50' 38.03**
Township: **Cumby**
Acres: **101.74**
Date: **8/18/2026**



Map Provided By:

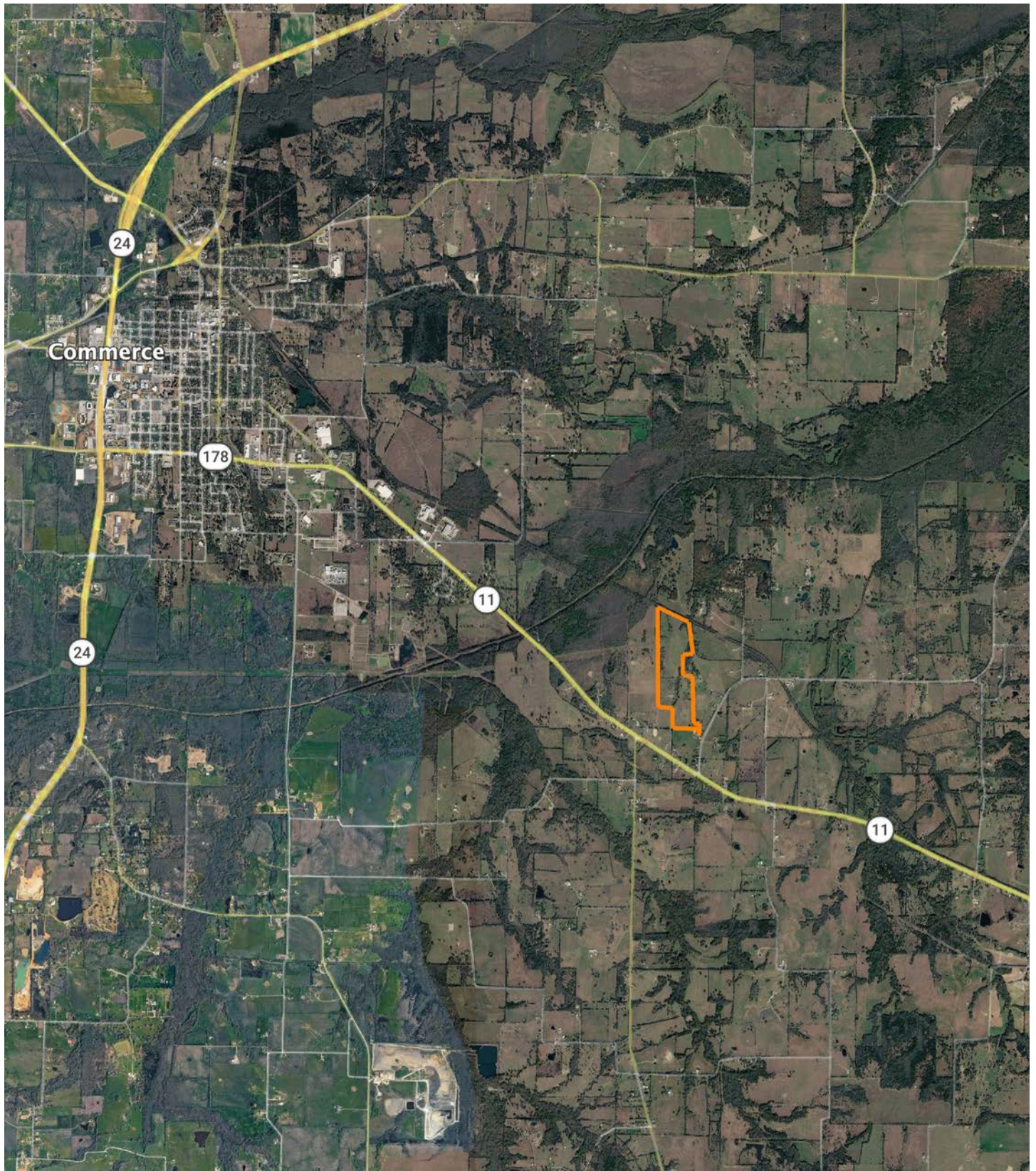


Area Symbol: TX610, Soil Area Version: 21											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Corn Bu	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
WcB	Wilson clay loam, 0 to 2 percent slopes	72.94	71.8%		IIIe	4500	55		39	31	36
HeC2	Heiden clay, 3 to 5 percent slopes, eroded	22.73	22.3%		IIIe	5975	50		37	24	37
CrB	Crockett loam, 1 to 3 percent slopes	2.59	2.5%		IIIe	5025	55	30	51	30	37
Ho	Hopco silty clay loam, frequently flooded	2.22	2.2%		Vw	0			69	64	69
CrC2	Crockett loam, 2 to 5 percent slopes, eroded	1.26	1.2%		IVe	5000			32	19	20
Weighted Average					3.06	4750.9	52	0.8	*n 39.4	*n 30	*n 36.8

*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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