

MIDWEST LAND GROUP PRESENTS

146.5 ACRES IN

LEON COUNTY TEXAS



COUNTY ROAD 1425, CENTERVILLE, TX, 75833

MIDWEST LAND GROUP IS HONORED TO PRESENT

SECLUDED HUNTING RETREAT WITH ELEVATED CUSTOM CABIN

Tucked away at the end of the road, this 146 +/- acre Leon County property offers the kind of privacy and seclusion that is increasingly difficult to find. Built for the serious outdoorsman, the ranch combines outstanding recreational appeal with a custom cabin that is every bit as impressive as the land surrounding it.

The centerpiece of the property is a custom-built, approximately 900 square foot, 2 bedroom, 1 bath cabin elevated roughly eight feet off the ground. This is not your typical hunting camp. Thoughtful custom finish-outs, central heat and air, electricity, rural water, and a private septic system make the cabin comfortable enough for extended stays while still maintaining the secluded character of a true hunting retreat. Few properties this remote offer a cabin built to this level.

The ranch is loaded with deer and hogs and is already set up to hunt. Two feeders with enclosed feed pens help keep hogs away from the feed while giving hunters

established locations to concentrate wildlife activity. Two large clearings provide excellent locations for food plots, adding another major component to the property's wildlife and hunting potential.

An extensive trail system winds throughout the property, providing easy access and allowing you to navigate virtually the entire ranch by ATV, UTV, or on foot.

Whether you are searching for a private hunting property, weekend getaway, or a place to disappear from the noise and enjoy your own piece of East Texas, this Leon County 146 delivers the privacy, improvements, wildlife, and usability that recreational land buyers are looking for.

The property is located within the floodplain. Buyers should independently verify floodplain boundaries, elevations, and any development or insurance requirements that may apply.



PROPERTY FEATURES

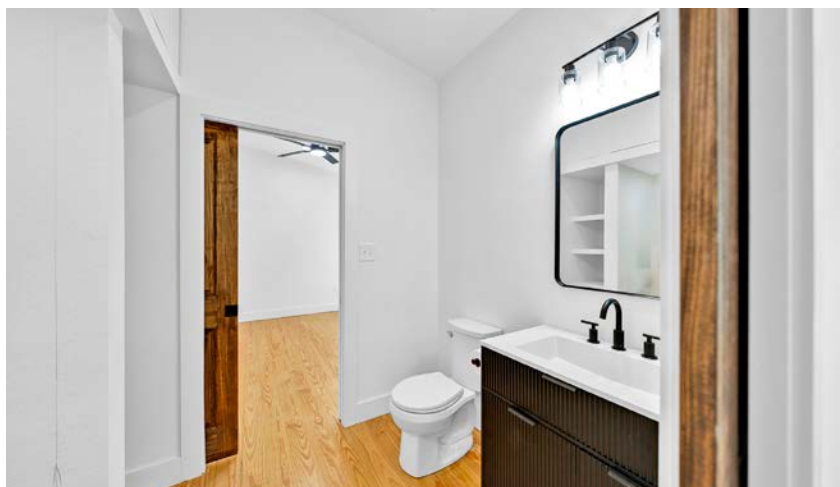
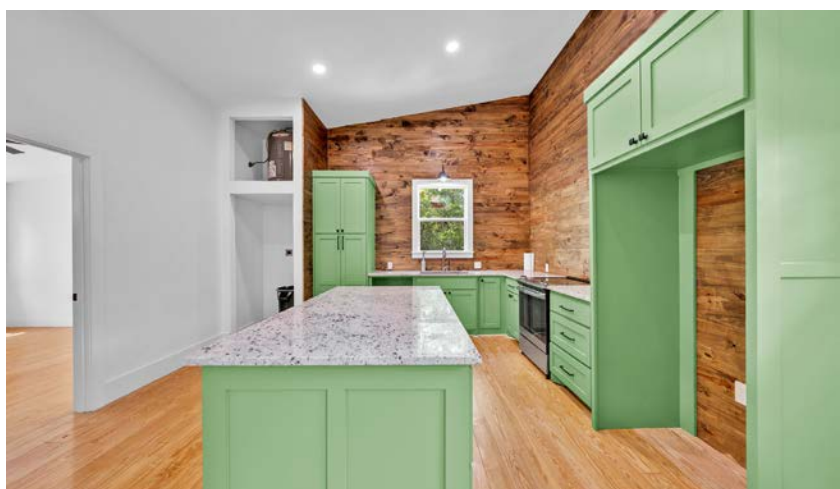
COUNTY: **LEON** | STATE: **TEXAS** | ACRES: **146.5**

- Exceptional end-of-road privacy and seclusion
- Approximately 900 sq. ft. custom-built cabin
- 2 bedrooms and 1 bathroom
- Cabin elevated approximately eight feet off the ground
- High-quality custom interior finish-outs
- Central heat and air
- Electricity in place
- Rural water
- Private septic system
- Excellent deer and hog population
- 2 established feeders
- Feed pens designed to help keep hogs away from feed
- 2 large clearings ideal for food plots
- Extensive trail system throughout the ranch
- Easy access across the property by ATV or UTV
- Outstanding recreational and hunting property
- Ideal weekend retreat or private getaway
- Property is located within the floodplain

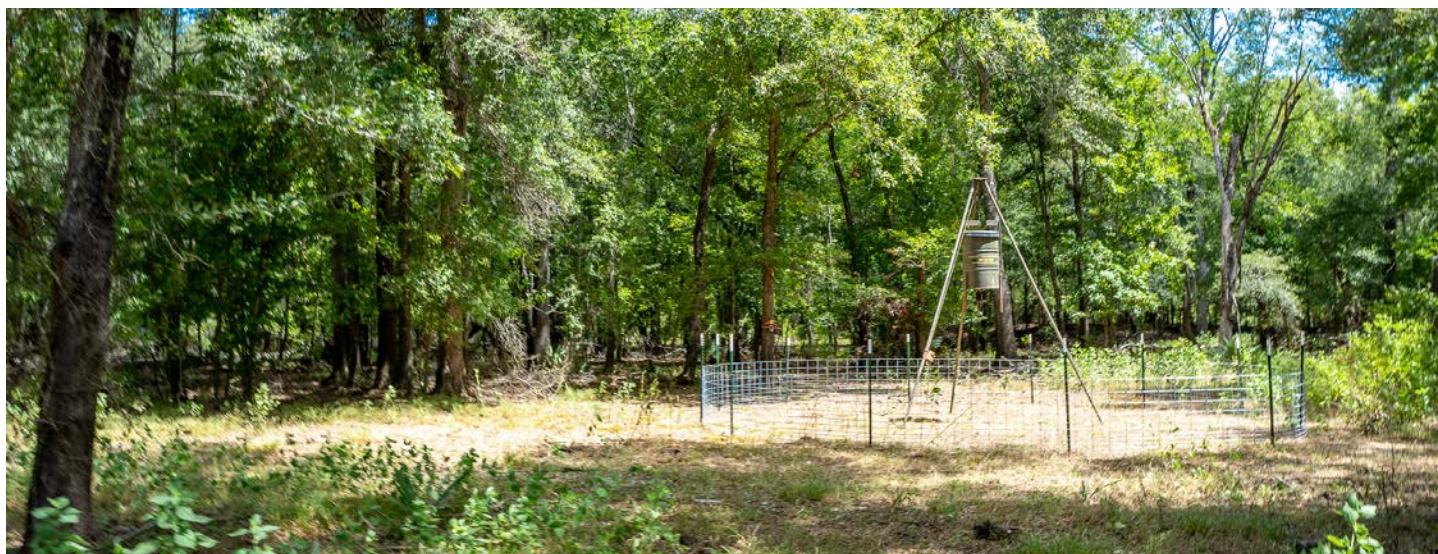


900 SQ. FT. CUSTOM-BUILT CABIN

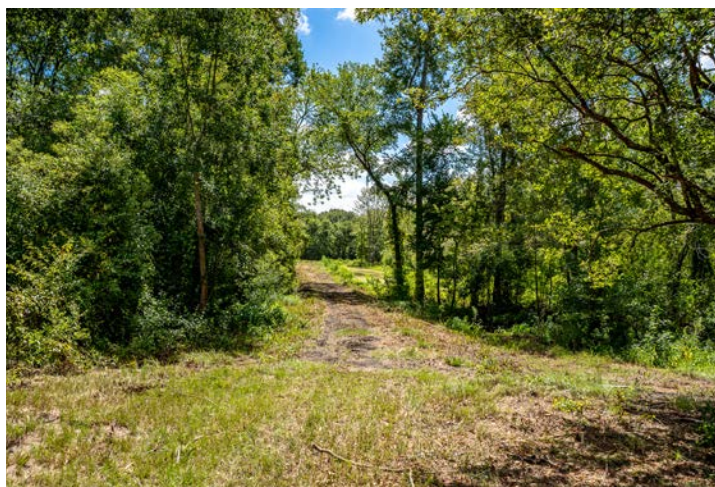
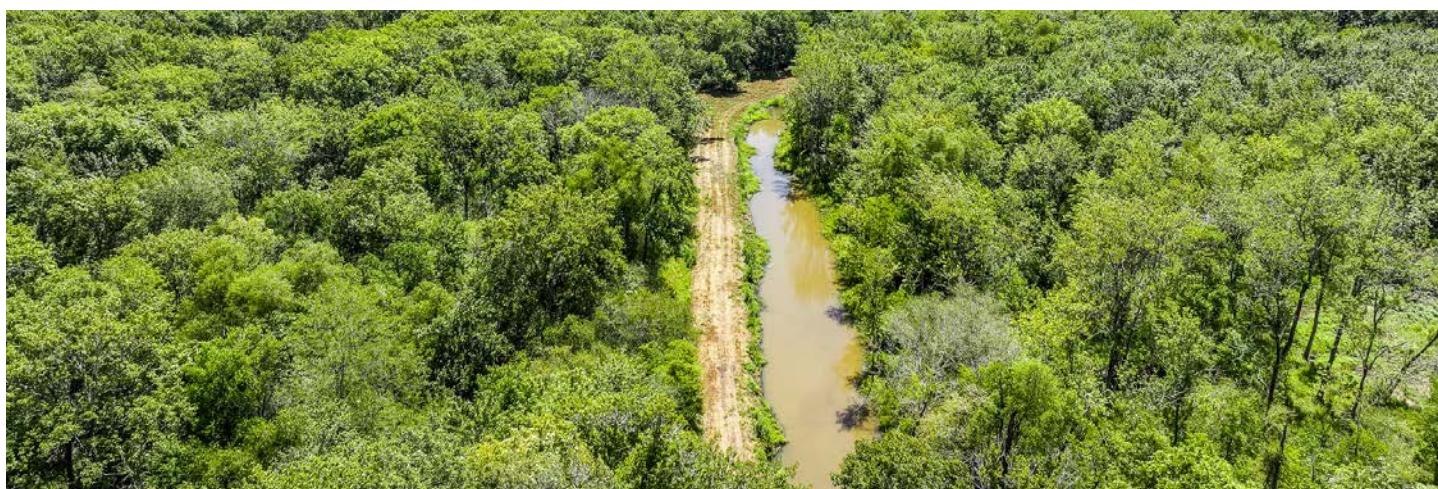
The centerpiece of the property is a custom-built, approximately 900 square foot, 2 bedroom, 1 bath cabin elevated roughly eight feet off the ground. This is not your typical hunting camp.



2 ESTABLISHED FEEDERS



EXTENSIVE TRAIL SYSTEM



2 LARGE CLEARINGS

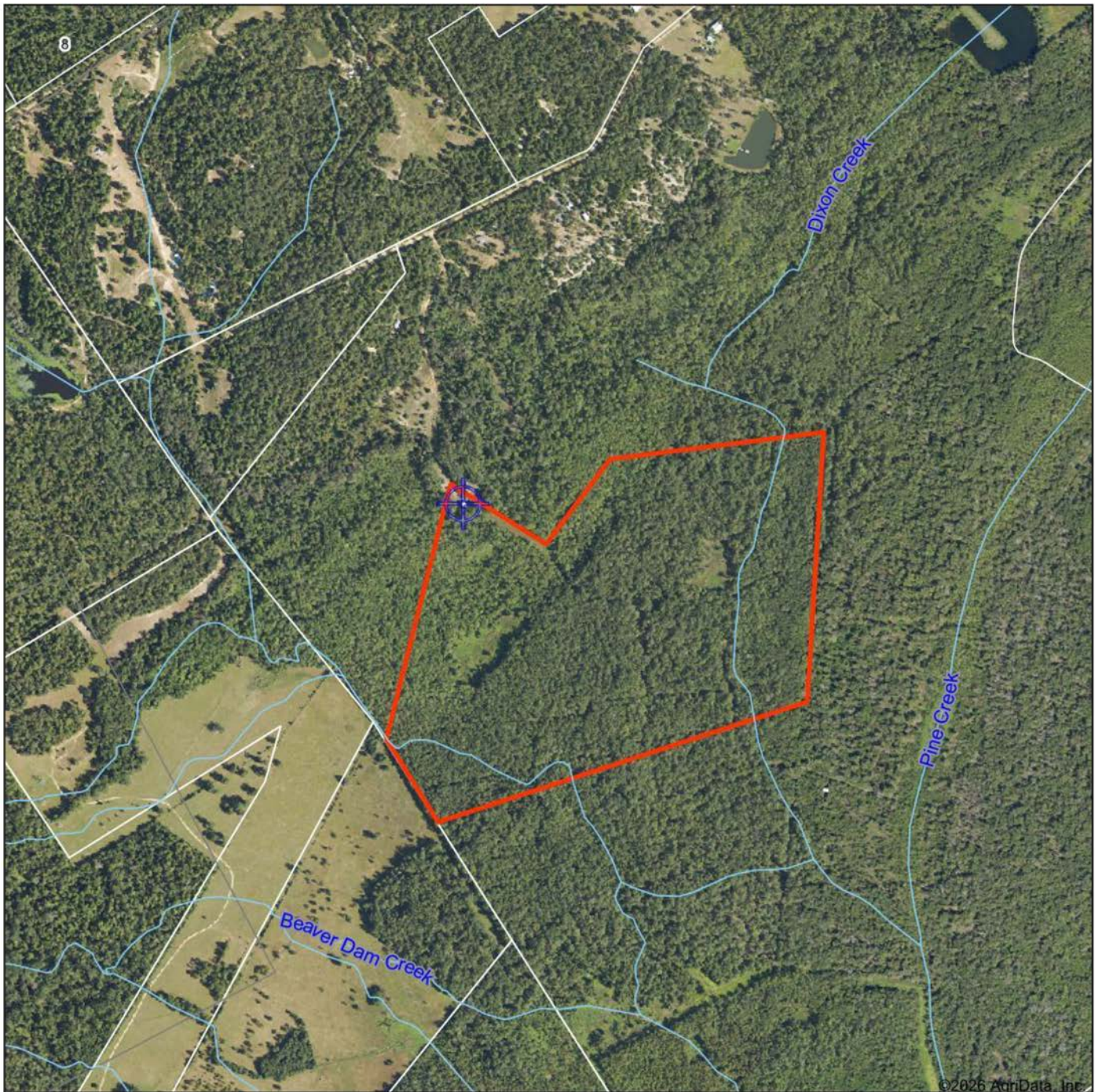
Two large clearings provide excellent locations for food plots, adding another major component to the property's wildlife and hunting potential.



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 31° 17' 50.9, -95° 47' 7.93

0ft 1161ft 2322ft



Maps Provided By:



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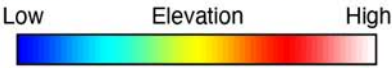
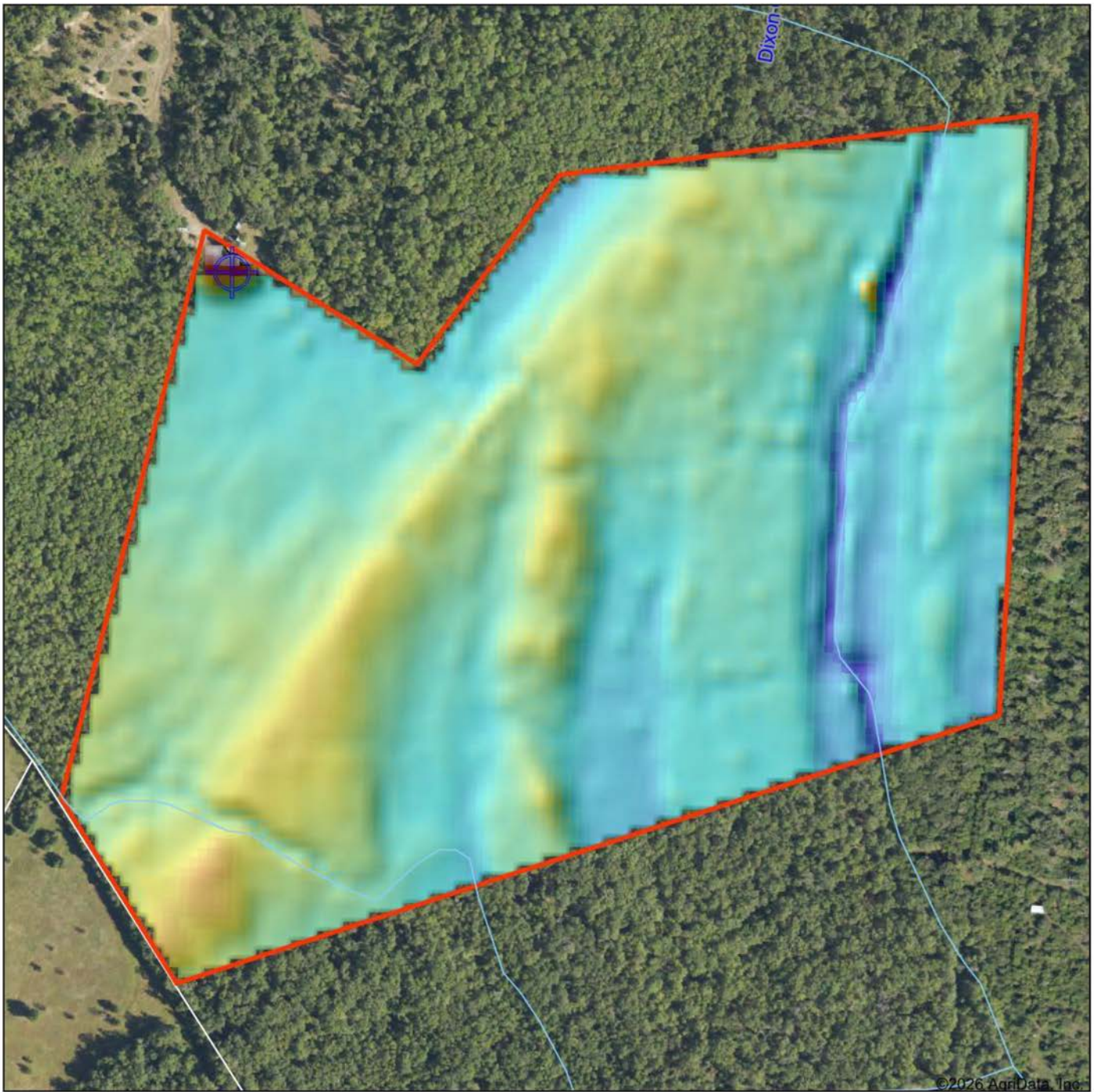
**Leon County
Texas**



8/18/2026

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

HILLSHADE MAP



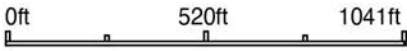
Maps Provided By:



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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: 171.7
Max: 179.8
Range: 8.1
Average: 174.3
Standard Deviation: 0.79 ft

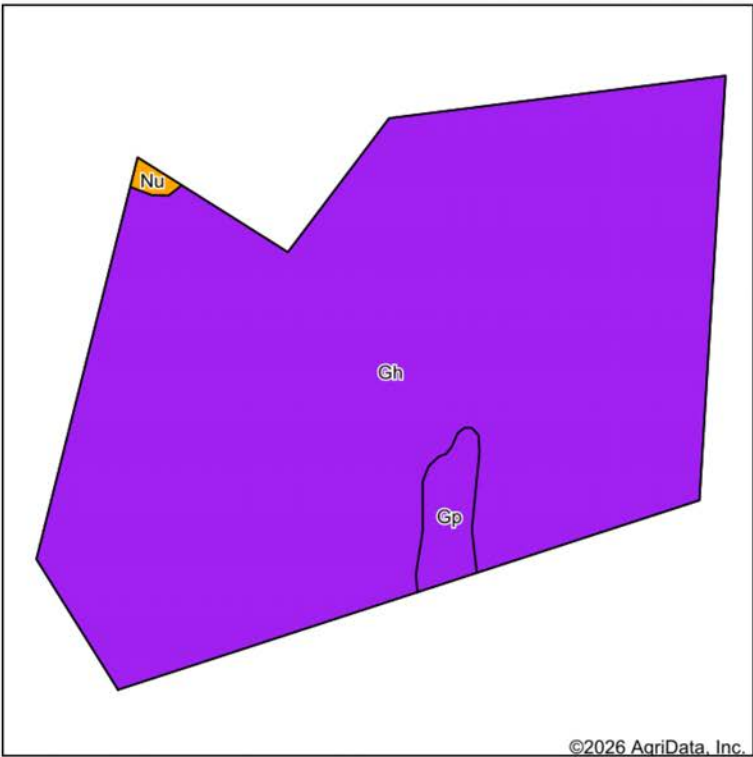


8/18/2026

Leon County
Texas

Boundary Center: 31° 17' 50.9, -95° 47' 7.93

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Texas**
County: **Leon**
Location: **31° 17' 50.9, -95° 47' 7.93**
Township: **Centerville**
Acres: **147.56**
Date: **8/18/2026**



Maps Provided By:



Area Symbol: TX289, 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	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
Gh	Gladewater clay, 0 to 1 percent slopes, frequently flooded	143.18	97.0%		Vw	5730		50	13	13
Gp	Gladewater clay, 0 to 1 percent slopes, depression, frequently flooded, frequently ponded	3.82	2.6%		VIw	1070		20	3	8
Nu	Nugent loamy fine sand, occasionally flooded	0.56	0.4%		IIIls	1000	40	45	45	39
Weighted Average					5.02	5591.4	0.2	*n 49.2	*n 12.9	*n 13

*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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