

MIDWEST LAND GROUP PRESENTS

175.33 ACRES IN

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# SHELBY COUNTY TEXAS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# 175.33 +/- ACRES OF PRIME CATTLE, CREEK, AND WHITETAIL GROUND

Tucked into the quiet Piney Woods of Shelby County just outside Tenaha and near the small community of Paxton, this 175.33 +/- acre tract is the kind of all-around East Texas property that doesn't come along often, with the pasture to run cattle, the timber and terrain to hold great whitetail numbers, and a large creek running through it. The property sits just south of the Panola County line, situated between Tenaha and Joaquin, and Tenaha itself is at the crossroads of US Highways 59, 84, and 96, so larger-city access is just minutes away, with Center about 20 minutes out, Nacogdoches around 45, and both Toledo Bend and Sam Rayburn reservoirs within easy driving distance — with multiple Sabine River access points nearby as well. It's private and quiet, but never far from town.

The land splits roughly 60/40 between open and wooded ground: about 106 acres of pasture and thick natural hay meadow, and 69.5 acres of mature hardwood and pine timber. The property currently carries an agricultural exemption that keeps the tax burden low. A mix of flat bottomland and rolling hills gives the property several

standout homesites. Electricity runs to the North of this property, along County Road 3717, and a well would be the likely route for water service. Additionally, perimeter fencing with some interior cross fencing is already in place.

Moorman Creek is the centerpiece, a large creek that winds through the tract and adds real value for wildlife and water access. A small stock tank/pond adds a second water source, and multiple spots are well suited to digging a larger pond or even a small lake.

Where the pasture meets the timber, the edge is sharp and well-defined, exactly the kind of habitat that concentrates deer movement and makes for great stand and feeder placement. The woods are loaded with deer, hogs, and other critters – making for great hunting ground end to end.

Access is by a deeded, recorded easement. Whether the plan is cattle, hunting, a homestead, or all three, this tract has the space, water, and terrain to make it happen.



# PROPERTY FEATURES

COUNTY: **SHELBY** | STATE: **TEXAS** | ACRES: **175.33**

- Shelby County, Texas — just south of the Panola County line, between Tenaha and Joaquin
- 175.33 +/- total acres
- Approximately 106 acres open pasture / natural hay meadow (60%)
- Approximately 69.5 acres mature hardwood and pine timber (40%)
- Moorman Creek, a large creek traversing the property
- Small stock tank/pond, with multiple sites suited for a larger pond or lake
- Perimeter fencing with some cross fencing in place
- Mix of flat and rolling terrain
- Legal access via deeded, recorded easement
- Currently under an agricultural exemption (low property taxes)
- Electricity available along County Road 3717
- Well water is the likely route for homesite water service
- Outstanding whitetail habitat with sharp, well-defined pasture/timber edges
- Deer and hogs both present in good numbers
- Multiple exceptional homesites
- Quiet, private county setting with paved highway access nearby (US 59/84/96 at Tenaha)
- Well suited for a cattle operation, hunting retreat, or both
- Within easy driving distance of Toledo Bend and Sam Rayburn reservoirs, with multiple Sabine River access points nearby



# OPEN PASTURE/NATURAL HAY MEADOW

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There are about 106 acres of pasture and thick natural hay meadow. The property currently carries an agricultural exemption that keeps the tax burden low. A mix of flat bottomland and rolling hills gives the property several standout homesites.



## SMALL STOCK TANK/POND

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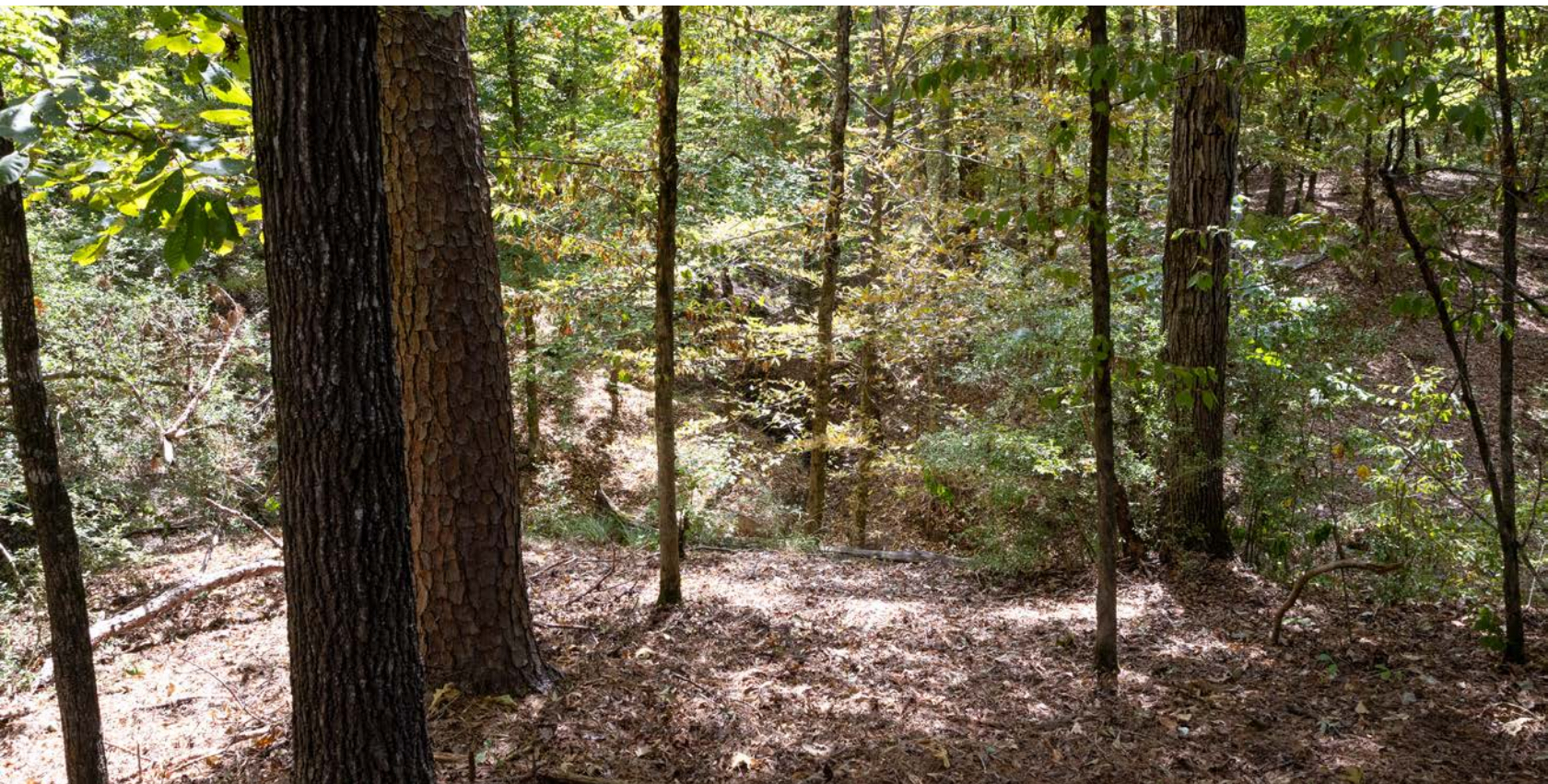
## MOORMAN CREEK

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# 69.5 ACRES MATURE HARDWOOD & PINE

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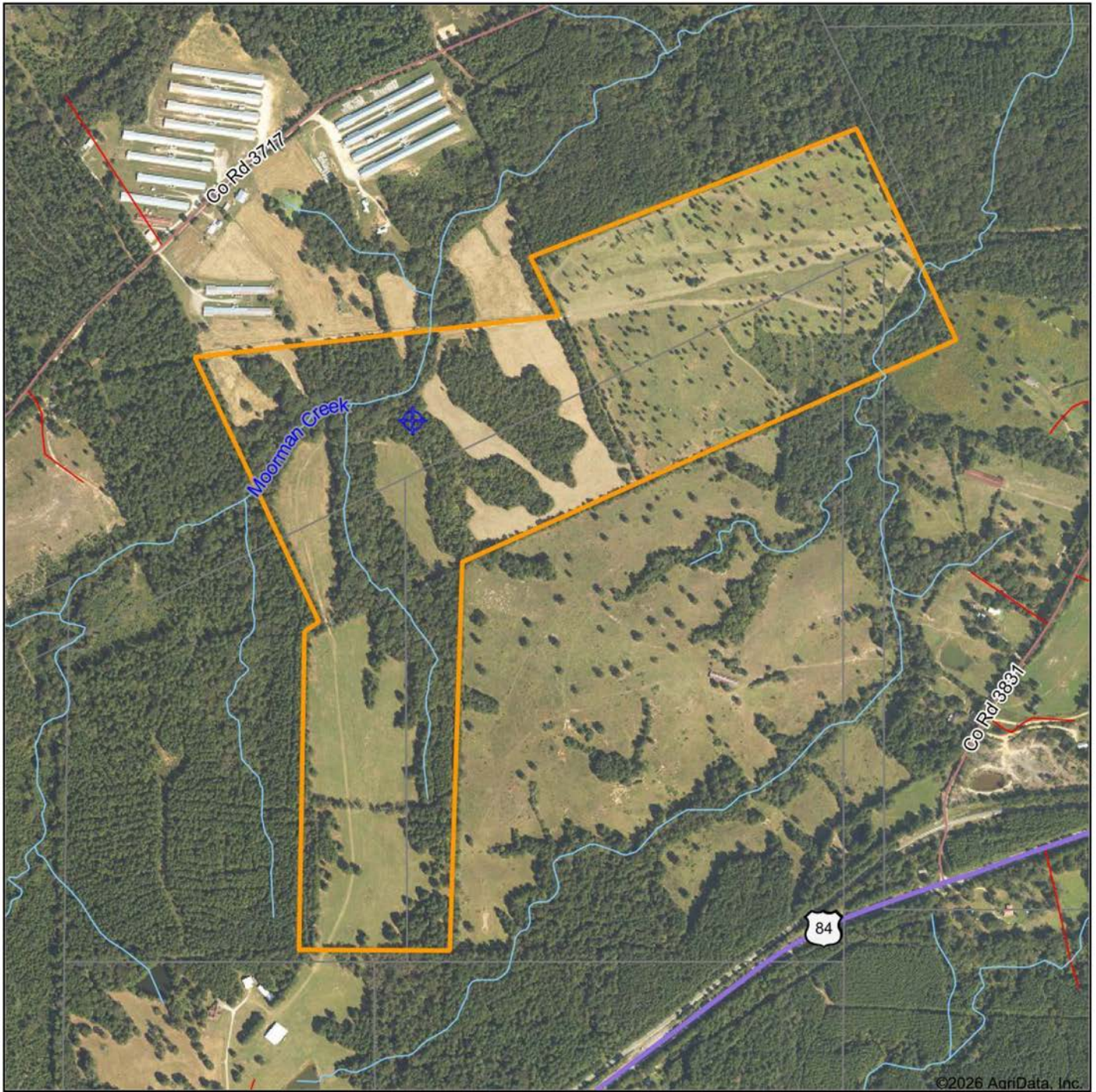
# OUTSTANDING WHITETAIL HABITAT

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Where the pasture meets the timber, the edge is sharp and well-defined, exactly the kind of habitat that concentrates deer movement and makes for great stand and feeder placement. The woods are loaded with deer, hogs, and other critters – making for great hunting ground end to end.



# AERIAL MAP



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Maps Provided By:



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Boundary Center: 31° 58' 6.04, -94° 8' 55.06

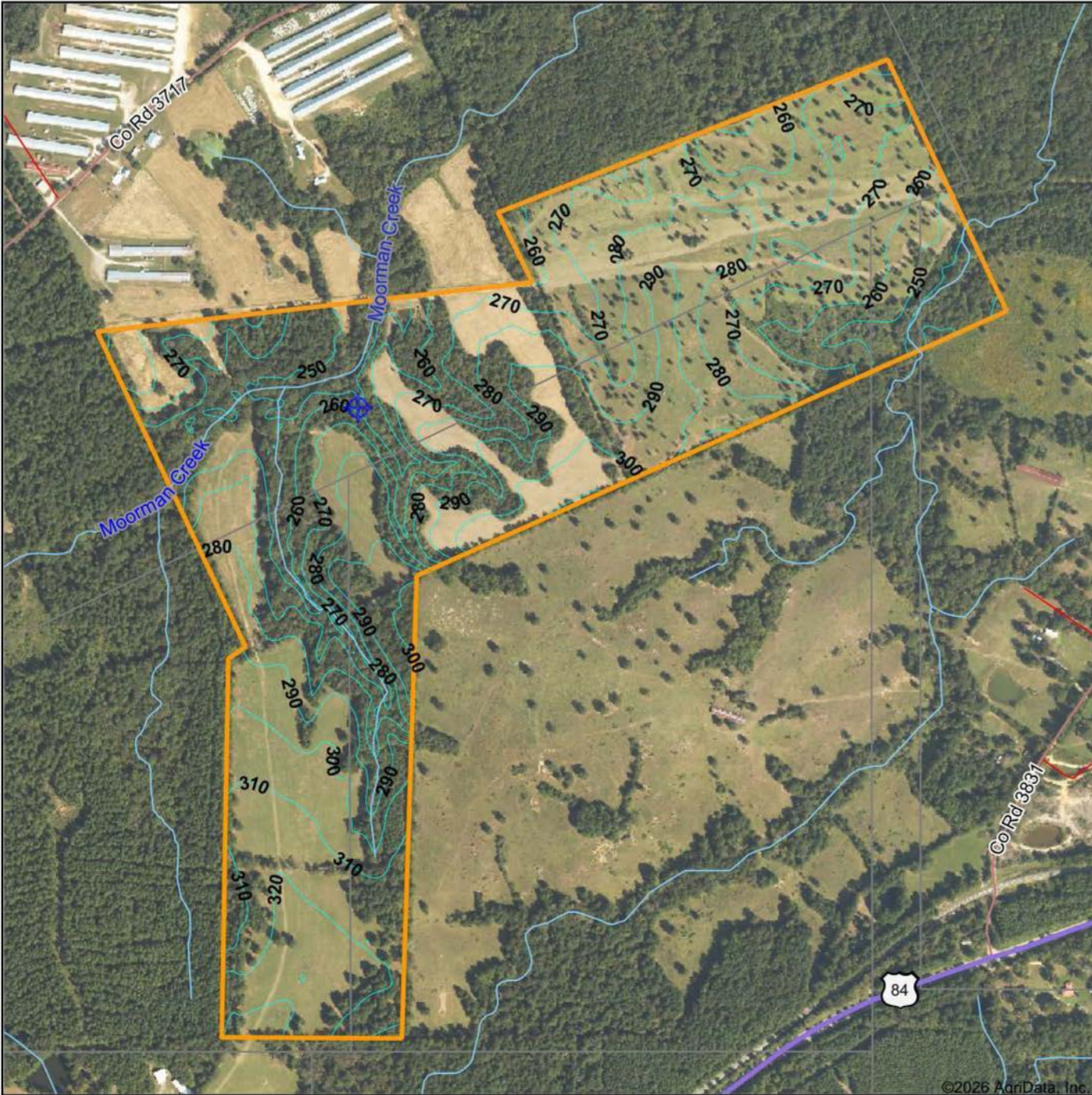
0ft 909ft 1819ft



**Shelby County**  
**Texas**

8/17/2026

# TOPOGRAPHY MAP



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Source: USGS 10 meter dem  
Interval(ft): 10.0  
Min: 229.2  
Max: 334.5  
Range: 105.3  
Average: 279.7  
Standard Deviation: 21.33 ft

0ft 767ft 1535ft

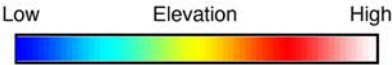
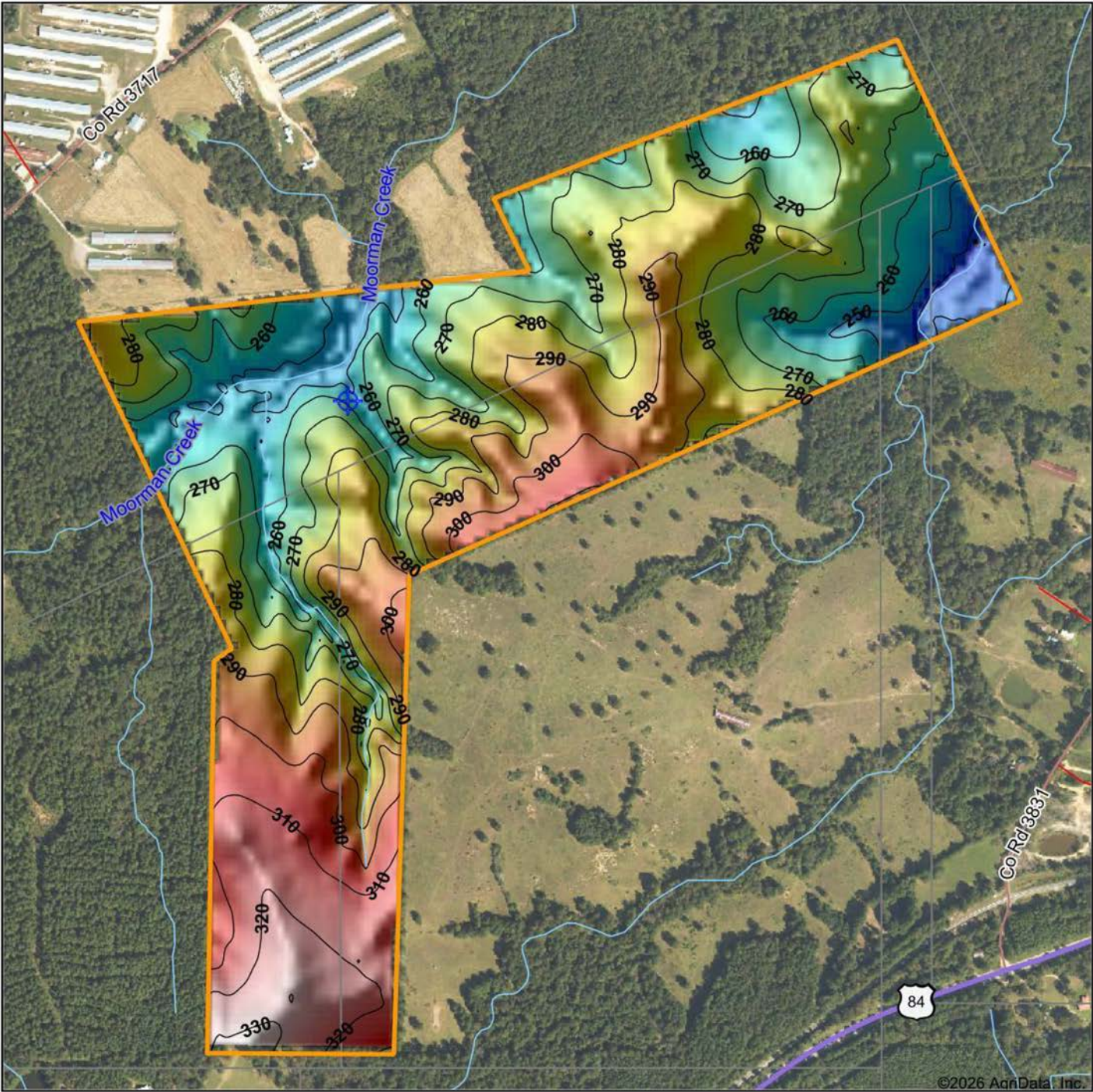


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Shelby County  
Texas

Boundary Center: 31° 58' 6.04, -94° 8' 55.06

# HILLSHADE MAP



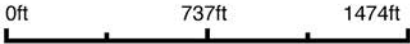
Maps Provided By:



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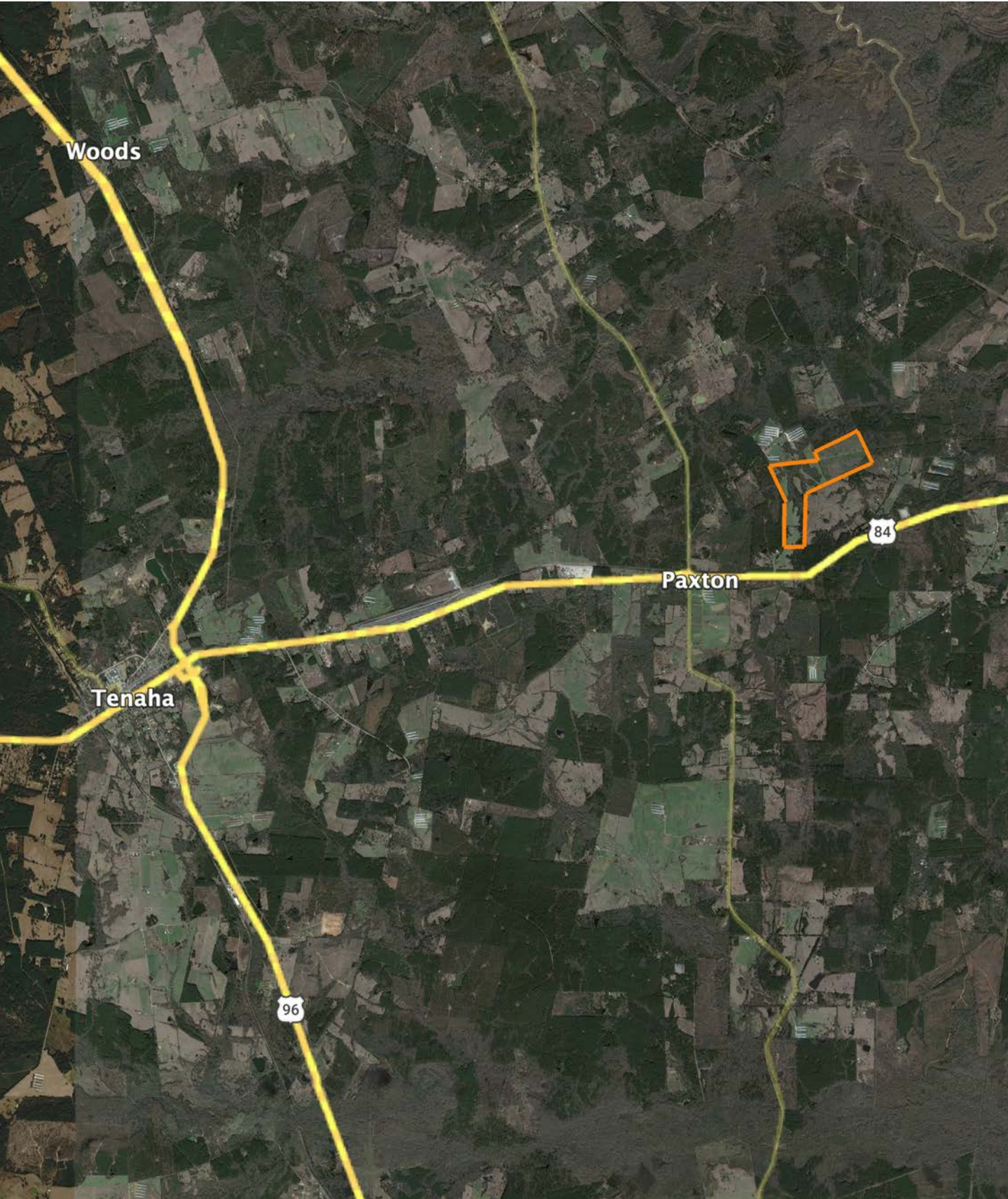


8/17/2026

Shelby County  
Texas

Boundary Center: 31° 58' 6.04, -94° 8' 55.06

# OVERVIEW MAP



# AGENT CONTACT

Born and raised in East Texas, Mike grew up hunting on family land passed down through generations, developing a profound appreciation for land stewardship, wildlife management, and the rural way of life. With degrees in Geology and Natural Sciences from Stephen F. Austin State University, Mike possesses a scientific understanding of land, soil, and water resources that helps him evaluate properties with precision. Before transitioning to real estate, he spent over a decade as an educator and leader, teaching high school science and later serving as an assistant principal. His leadership experience instilled in him the ability to listen, problem-solve, and communicate effectively—skills he now applies to guiding clients through the complexities of buying and selling land.

Beyond real estate, Mike owns Reel Texas Outdoors, a business specializing in bait fish traps and fish-holding cages for anglers. His expertise in deer hunting, bass fishing, trapping, and land management makes him a trusted resource for clients looking to maximize their property's potential. Committed to honesty, attention to detail, and personalized service, Mike works with integrity and dedication to help clients achieve their landownership goals.

When he's not working with clients, Mike enjoys bowhunting whitetails, fishing, and spending time with his wife, Jessica, and their two sons, Wyatt and Easton. He is an active member and elder at Fredonia Hill Baptist Church in Nacogdoches and believes in serving others with the same passion and commitment he brings to every land transaction.

If you're looking for an agent who truly understands land, values relationships, and works tirelessly to get results, Mike Smith is ready to help you find your perfect property or get top dollar for your land.



**MIKE SMITH**

LAND AGENT

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## MidwestLandGroup.com

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