

MIDWEST LAND GROUP PRESENTS

156 ACRES IN

SHELBY COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

156 +/- ACRE GENERATIONAL HUNTING AND CATTLE RANCH

This beautiful 156 +/- acre tract near Timpson has something to offer just about anyone, combining open pasture, mature timber, a pond, a creek, and endless recreational potential. This is the first time this ranch has been offered for sale in over 75 years and has been a working ranch for multiple generations.

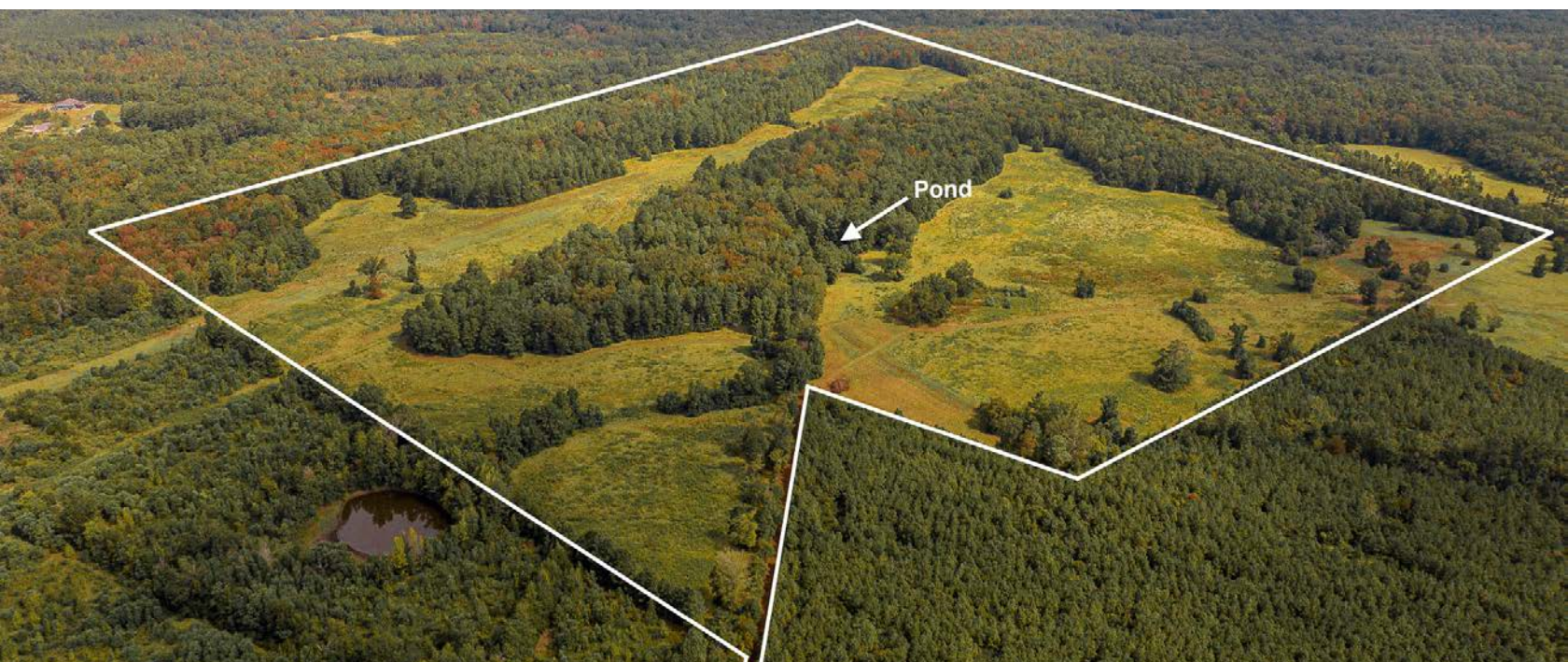
Approximately 65 acres are in pasture, providing plenty of room for livestock, hay production, or simply enjoying wide-open views. The remaining 91 +/- acres of timber offer a completely different setting, with beautiful wooded draws and pine plantation that give the property character and sanctuaries for wildlife.

Water is a major feature of this tract. A pond and creek provide excellent resources for livestock and wildlife,

while the property's layout and topography offer several attractive locations for building your very own private lake.

The land is accessed through a fenced and gated entry and is well suited for a variety of uses. Whether you're looking for a working cattle property, recreational retreat, hunting tract, or a place to build and create your own East Texas ranch, this property offers the space and diversity to make it your own.

The sellers can attest to great hunting with plenty of trophies over the years and are ready to turn this property over to the next owners to enjoy for years to come.



PROPERTY FEATURES

COUNTY: **SHELBY** | STATE: **TEXAS** | ACRES: **156**

- 3 miles to Timpson, TX
- 5 minutes to Brookshire Brothers Grocery
- Under 30 minutes to Carthage, TX
- Under 30 minutes to Center, TX
- 65 +/- acres of pasture
- 91 +/- acres of timber
- Beautiful wooded draws
- Pond
- Creek
- Lake sites
- Fenced/gated entry
- Abundant wildlife



65 +/- ACRES OF PASTURE

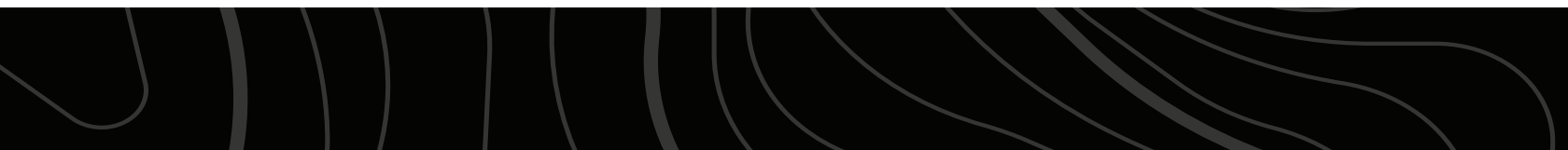
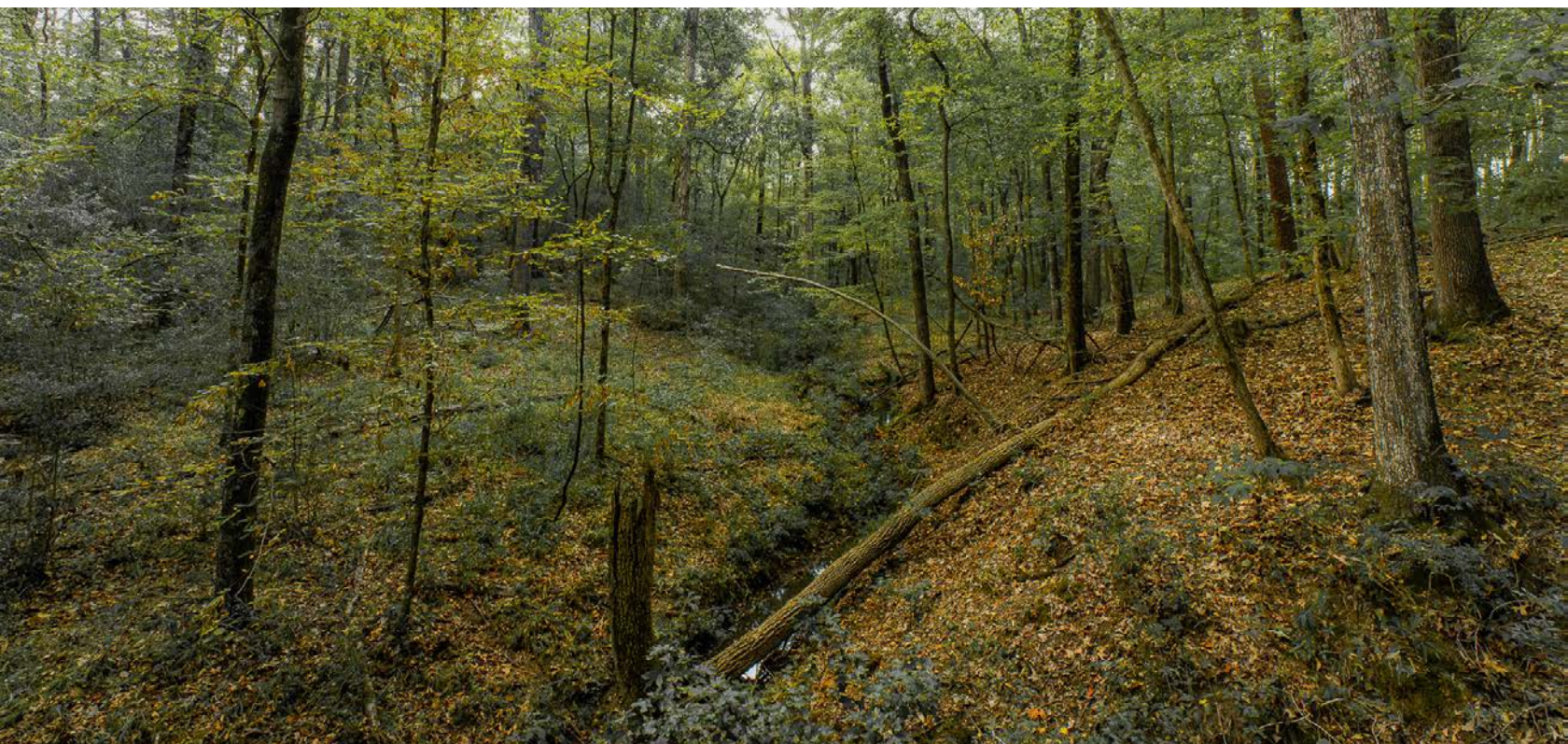


91 +/- ACRES OF TIMBER



POND & CREEK

Water is a major feature of this tract. A pond and creek provide excellent resources for livestock and wildlife, while the property's layout and topography offer several attractive locations for building your very own private lake.



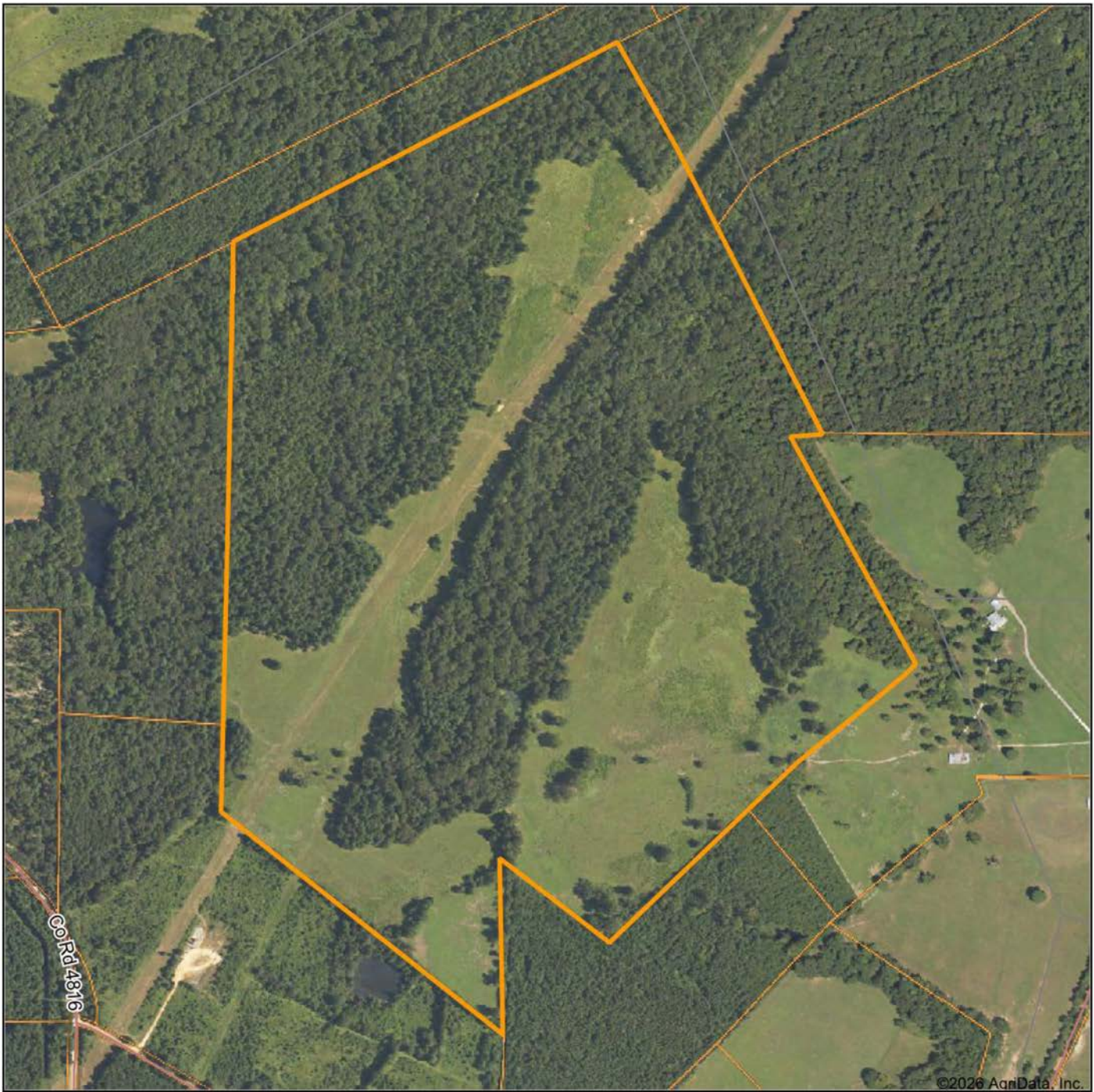
BEAUTIFUL WOODED DRAWS



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 31° 57' 17.2, -94° 22' 58.87

0ft 633ft 1266ft



Maps Provided By:



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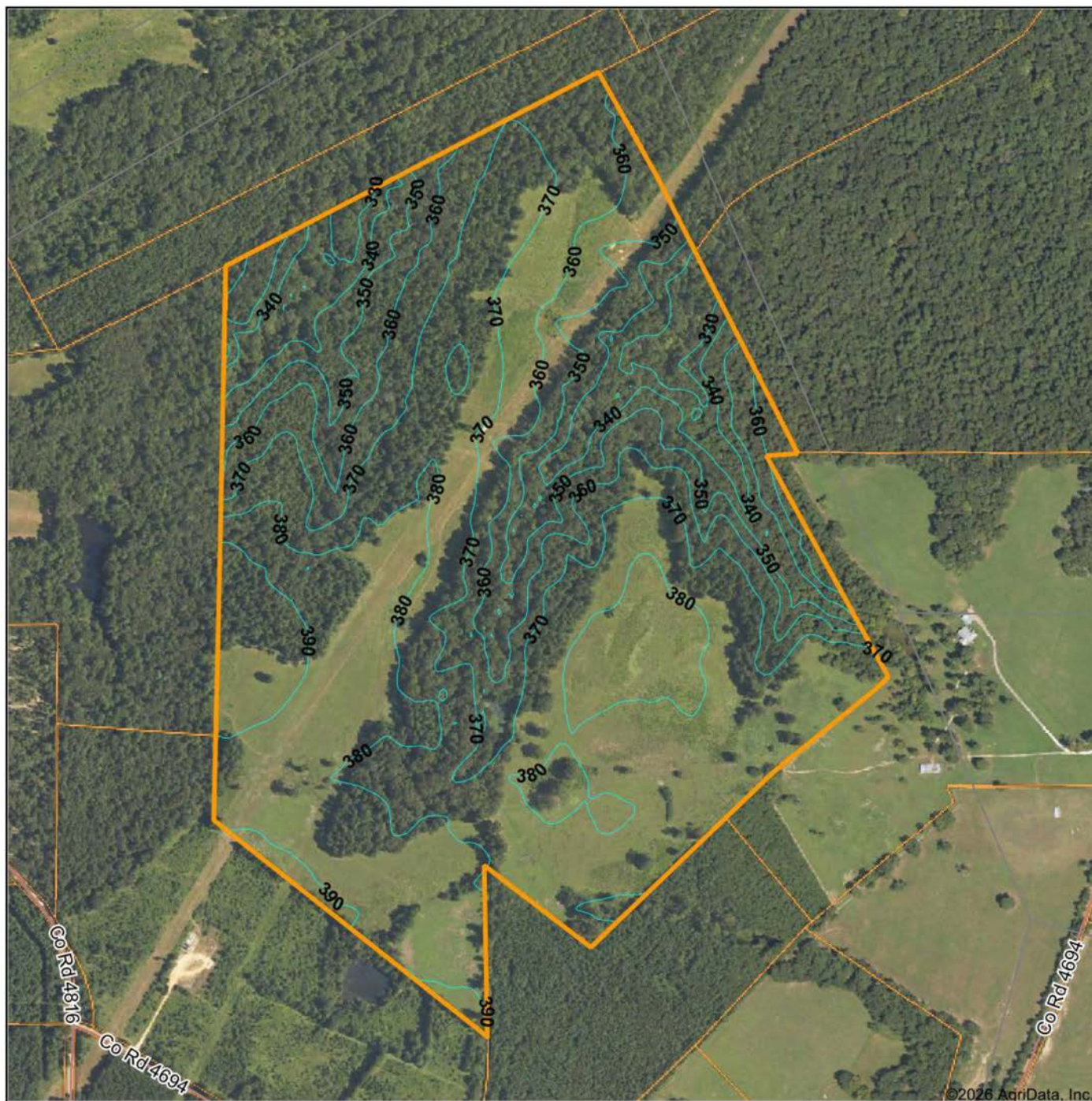
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**Shelby County
Texas**



8/30/2026

TOPOGRAPHY MAP



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 319.9

Max: 399.8

Range: 79.9

Average: 368.6

Standard Deviation: 16.04 ft

0ft 656ft 1312ft

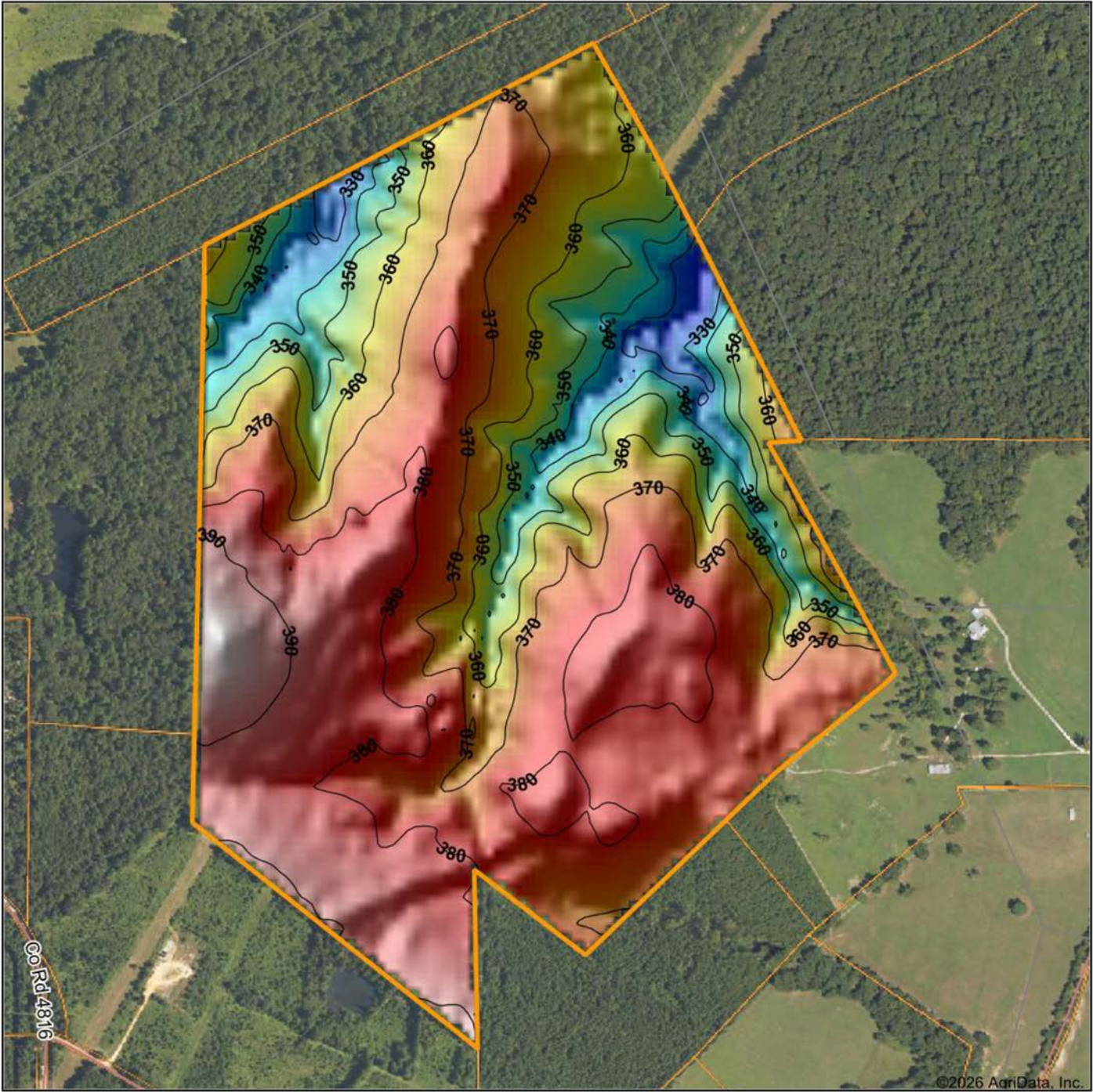


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Shelby County
Texas

Boundary Center: 31° 57' 17.2, -94° 22' 58.87

HILLSHADE MAP



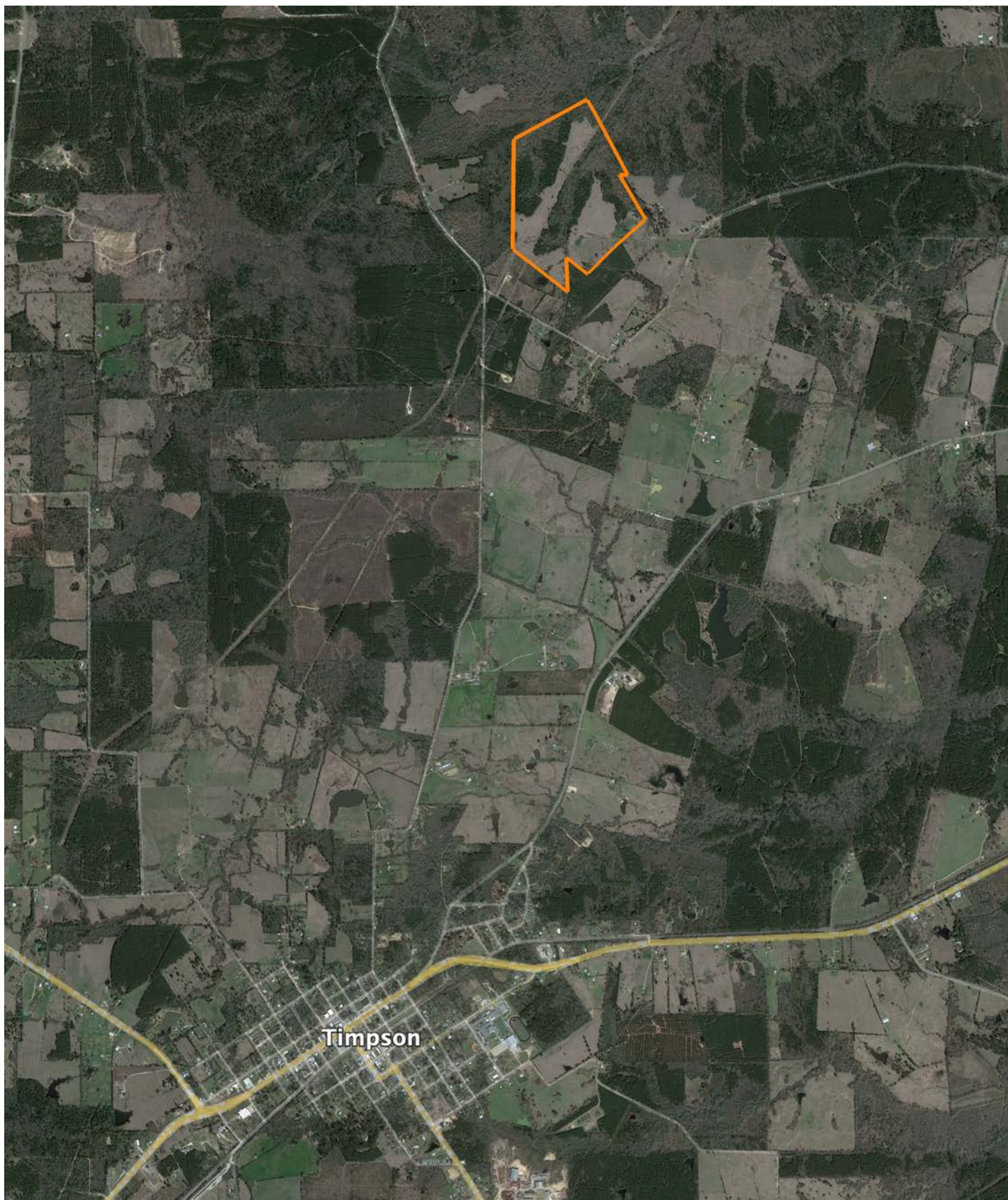
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CUSTOMIZED ONLINE MAPPING
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Shelby County
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Boundary Center: 31° 57' 17.2, -94° 22' 58.87

OVERVIEW MAP



AGENT CONTACT

Cameron is a wizard at seeing land for what it is – and what it could be. With a vision-driven approach, he helps clients uncover what others might miss. Whether it's evaluating timber, building access, designing food plots, or imagining a lake where there isn't one yet, Cameron brings both experience and a woodsman's intuition to every property he walks. A lifelong hunter, angler and outdoor enthusiast, plus a skilled developer, he understands the value of land because he's done a bit of it all — owning and improving everything from East Texas subdivisions to Midwestern farms.

Born and raised in Tyler, Texas, Cameron grew up on a working farm in Rusk County, where the Angelina River cuts through hardwood bottoms and pine-covered hills. It's where he first learned to hunt, fish, and many woodsmanship skills from his dad and grandfather. Today, Cameron is dedicated to honoring his great-grandfather's legacy by continuing the work they began on the family farm together.

He earned his associate's degree from Tyler Junior College and launched his first business at 16. Over the years, his hands-on experience in land development has deepened his ability to guide clients with confidence, honesty, and care.

Cameron lives in Bullard with his wife, Meredith, and their son, Stetson. He's an Eagle Scout, a landowner, and a trusted partner for anyone looking to buy or sell land in East Texas.



CAMERON FROWICK

LAND AGENT

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