

MIDWEST LAND GROUP PRESENTS

38 ACRES IN

SMITH COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BIG BEAUTIFUL TIMBER TRACT WITH DEVELOPMENT POTENTIAL

The pictures just don't do this property justice. Once you visit this property in person, you really start to appreciate what makes this tract different. The mature pine and oak timber, rolling layout, and established trails give the property a feeling that's hard to capture in a photo. A gated entrance and fencing along the road give you a nice starting point, and the existing trail system makes it easy to get around and explore.

With over 2,400 feet of blacktop road frontage and electric running the length of the property, there are multiple areas that could make great homesites while still leaving plenty of room to enjoy the woods. The owner says the water provider will allow as many water meters as needed, so this is naturally a great investment for a developer.

The timber is the real bonus! Large mature pines and oaks create a beautiful canopy and provide excellent

cover for the abundant wildlife found throughout the property. Whether you enjoy hunting, riding trails, walking the woods, or would like to own a large piece of land to get away from it all, this tract offers plenty of room to do it.

At the same time, you're never far from town. This property is just a short drive to many amenities, including the city of Overton and Brookshire's Grocery Store being less than 10 minutes away. You can travel to Tyler and Kilgore in under 20 minutes.

There's a lot you can do with this property, but the best way to understand it is to come walk it. The combination of mature timber, wildlife, privacy, utilities, road frontage, and multiple build sites makes this one worth seeing in person.



PROPERTY FEATURES

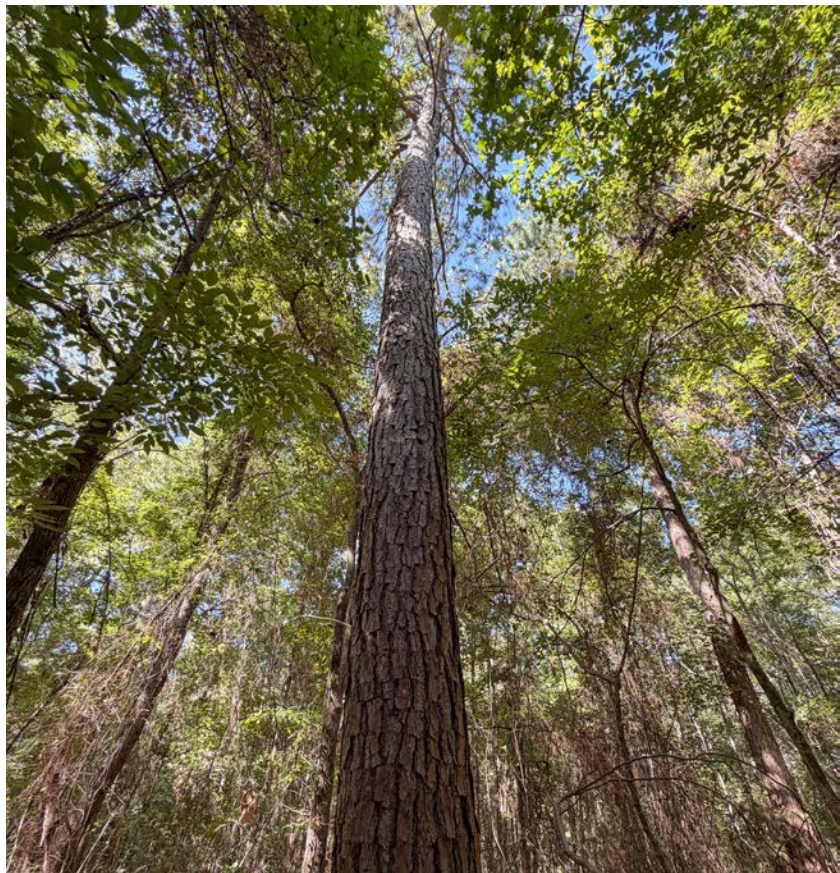
COUNTY: **SMITH** | STATE: **TEXAS** | ACRES: **38**

- Under 10 minutes to Overton
- Under 10 minutes to Brookshire's Grocery Store
- Under 20 minutes to Tyler
- Under 20 minutes to Kilgore
- 30 minutes to Longview
- 20 minutes to Walmart
- Mature timber stand
- Pine and oak mix
- Fenced along the road
- Electric running the length of the property
- Over 2,400 feet of road frontage
- Blacktop road
- Trail system
- Gated entry
- Plentiful wildlife
- Multiple build sites
- Water available



MATURE TIMBER STAND

The timber is the real bonus! Large mature pines and oaks create a beautiful canopy and provide excellent cover for the abundant wildlife found throughout the property.



GATED ENTRY



BLACKTOP ROAD

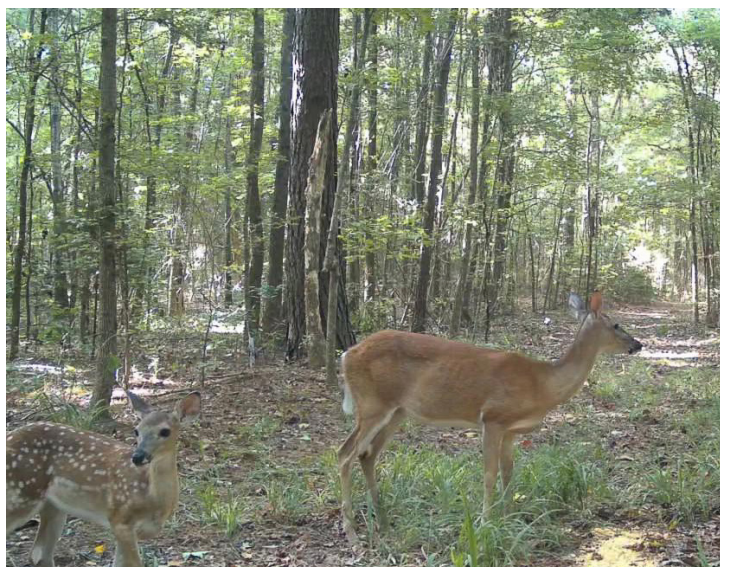


UTILITIES AT THE ROAD

With over 2,400 feet of blacktop road frontage and electric running the length of the property, there are multiple areas that could make great homesites while still leaving plenty of room to enjoy the woods. The owner says the water provider will allow as many water meters as needed, so this is naturally a great investment for a developer.



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

Boundary Center: 32° 19' 18, -95° 1' 18.22

Smith County
Texas

0ft 373ft 745ft

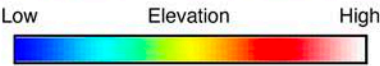
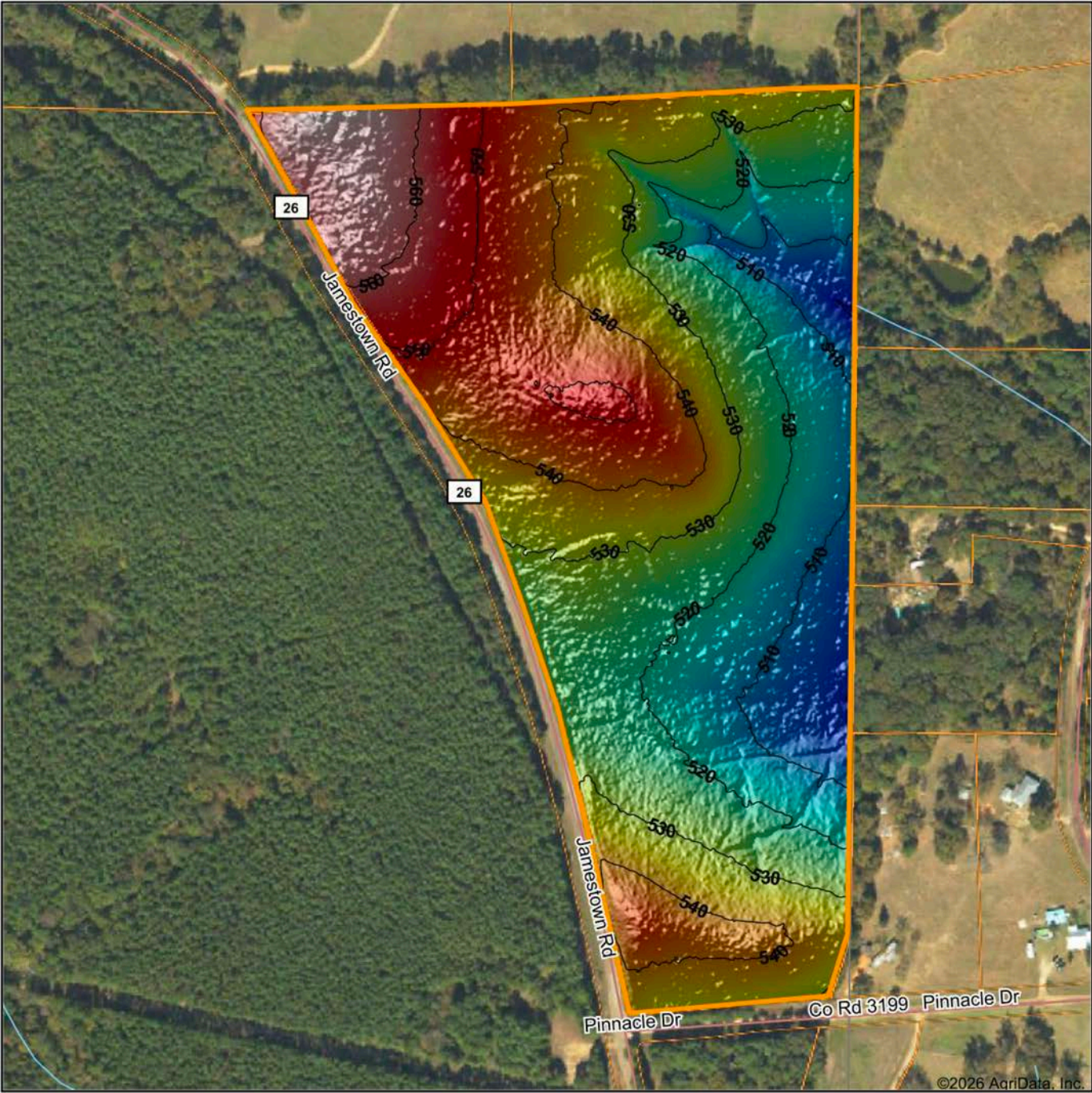


8/13/2026

TOPOGRAPHY MAP

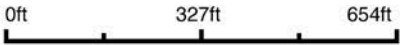


HILLSHADE MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

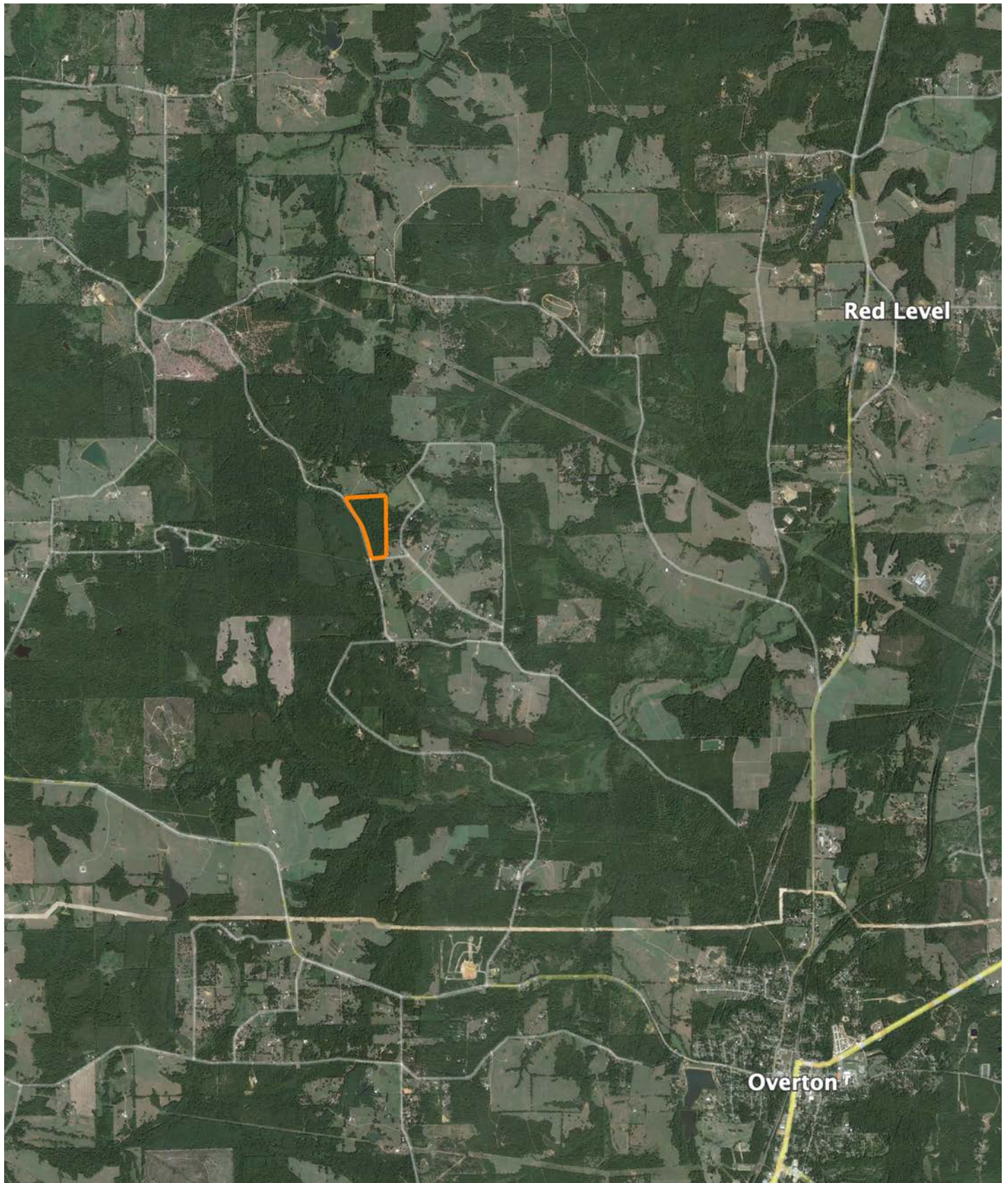
Source: USGS 1 meter dem
Interval(ft): 10
Min: 498.5
Max: 568.9
Range: 70.4
Average: 531.9
Standard Deviation: 15.35 ft



**Smith County
Texas**

Boundary Center: 32° 19' 18, -95° 1' 18.22

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

903.202.0095

CFrowick@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, North Dakota, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.