

MIDWEST LAND GROUP PRESENTS

68 ACRES

VAN ZANDT COUNTY, TX

1829 VZ COUNTY ROAD 2311, MABANK, TEXAS 75147



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

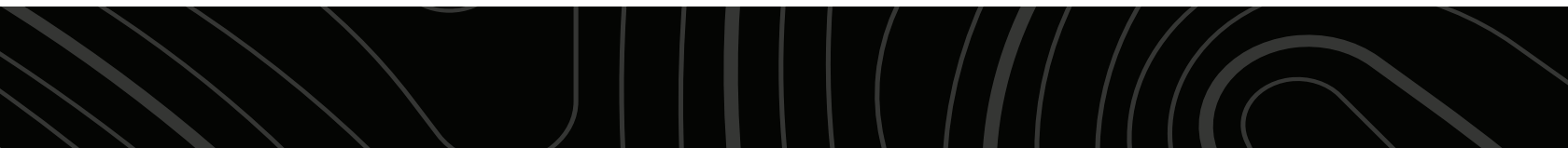
68 +/- ACRES OF EAST TEXAS COUNTRY LIVING WITH HOME, BARN & PONDS

Welcome to approximately 68 acres of East Texas opportunity! This longtime family farm features a 1973 brick ranch-style home offering approximately 1,320 square feet, 3 bedrooms, and 2 bathrooms. The home retains much of its original character and offers an opportunity to update to your taste.

The land combines approximately 80% pasture/hay meadow with approximately 15 wooded acres, mostly level to gently rolling terrain, paved road frontage, barbed-wire perimeter fencing and cross-fencing.

Currently used for cattle and hay production, the property includes a 1,122 square foot barn, cattle working pens with chute, and three ponds, although water levels vary seasonally.

The home is served by a 400+ foot deep well and a septic system with recent updates. With pasture, woods, livestock infrastructure, wildlife habitat, gardening potential, and room to explore additional agricultural or recreational uses, this property offers the space and versatility to create your own vision for country living.



PROPERTY FEATURES

COUNTY: **VAN ZANDT** | STATE: **TEXAS** | ACRES: **68**

- 3 bedroom, 2 bath brick ranch-style home on septic
- Located off paved roads, minutes from town
- Around an hour drive from the Dallas metro area
- 3 ponds, each in different fields, with fish and crawfish
- 80 percent pasture/hay meadow
- Propane tank
- Wood-burning fireplace
- 15 +/- wooded acres
- Water from 400 +/- foot deep well
- Fenced and cross-fenced
- Livestock working pen with squeeze chute
- Abundant wildlife for hunting and recreation, including deer, hogs, and a variety of bird species
- Bass and crappie fishing in the main pond by the house
- Approximately \$500 in annual property taxes



BRICK RANCH-STYLE HOME

This longtime family farm features a 1973 brick ranch-style home offering approximately 1,320 square feet, 3 bedrooms, and 2 bathrooms. The home retains much of its original character and offers an opportunity to update to your taste.



LIVESTOCK WORKING PEN



3 PONDS



80 PERCENT PASTURE/HAY MEADOW

The land combines approximately 80% pasture/hay meadow with approximately 15 wooded acres, mostly level to gently rolling terrain, paved road frontage, barbed-wire perimeter fencing and cross-fencing.



ADDITIONAL PHOTOS

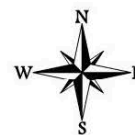


AERIAL MAP



Boundary Center: 32° 25' 5.29, -95° 58' 13.75

0ft 488ft 977ft



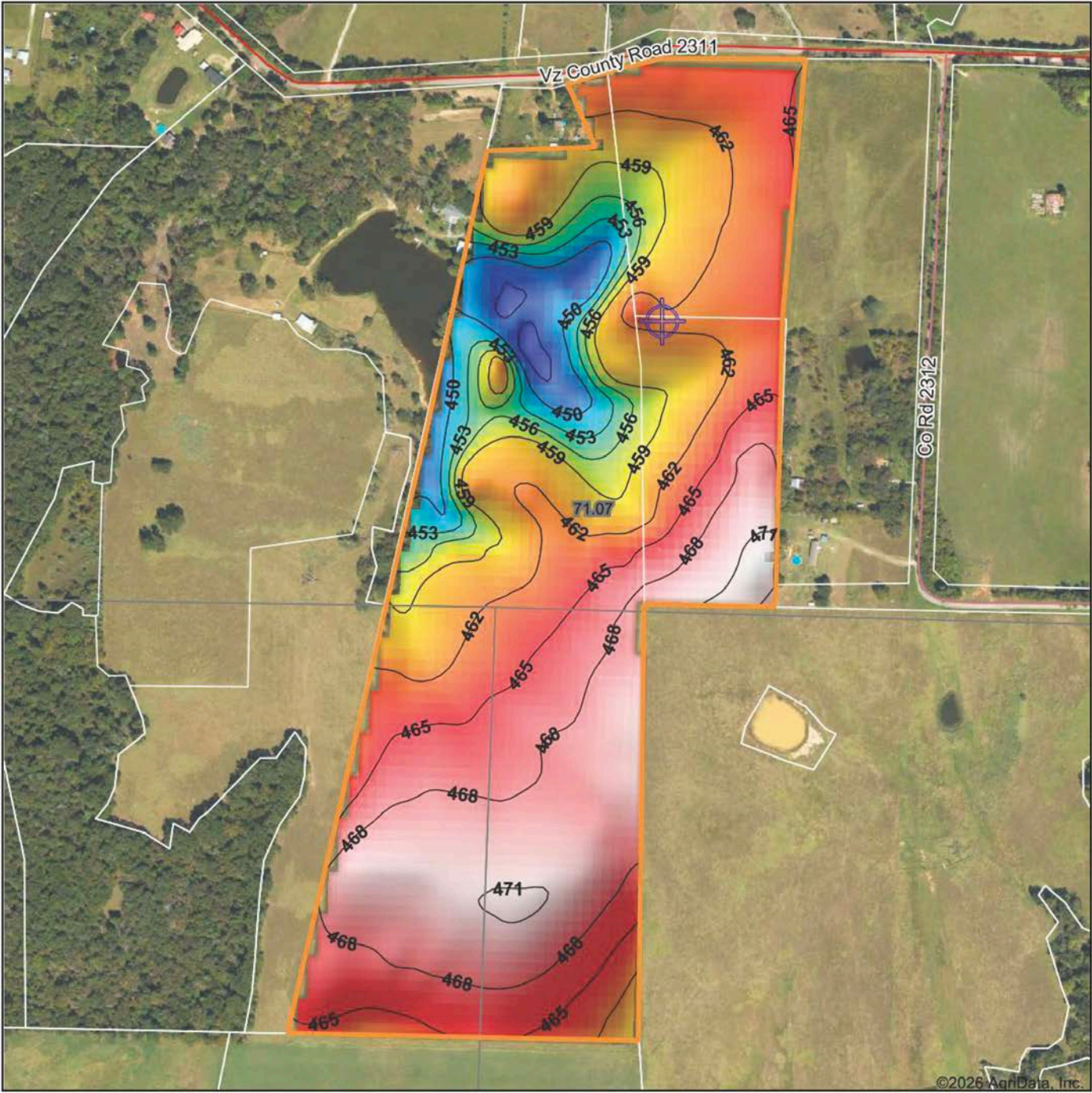
Maps Provided By
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**Van Zandt County
Texas**

7/22/2026

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

HILLSHADE MAP



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Source: USGS 10 meter dem
Interval(ft): 3
Min: 445.8
Max: 471.6
Range: 25.8
Average: 463.1
Standard Deviation: 5.91 ft

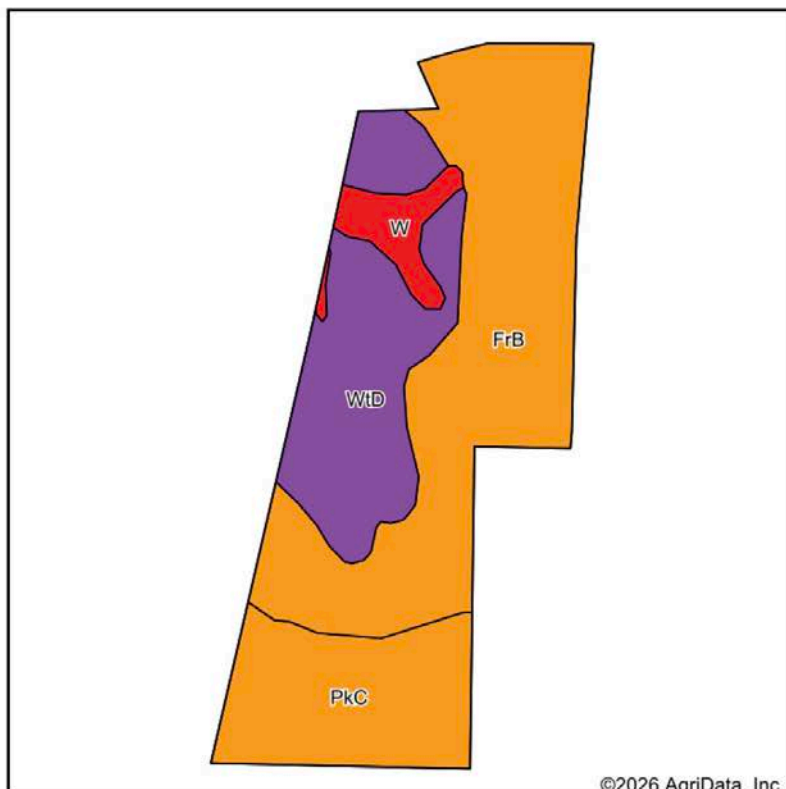


Van Zandt County
Texas

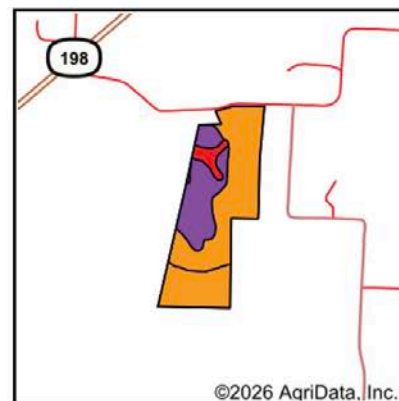
Boundary Center: 32° 25' 5.29, -95° 58' 13.75

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SOILS MAP



Soils data provided by USDA and NRCS.



State: **Texas**
 County: **Van Zandt**
 Location: **32° 25' 5.29, -95° 58' 13.75**
 Township: **Cedar Creek Lake**
 Acres: **71.07**
 Date: **7/22/2026**

Maps Provided By: **surety**
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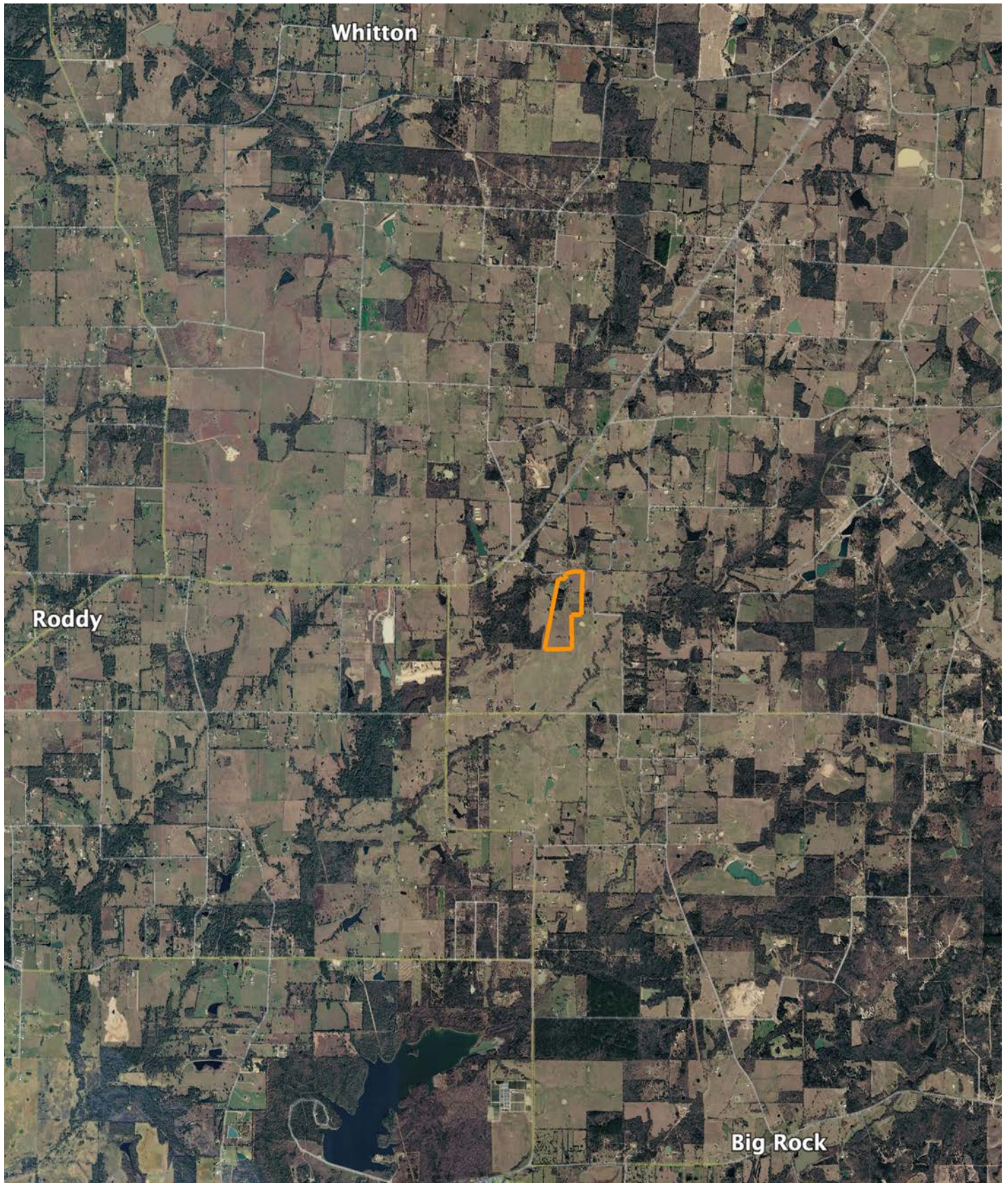


Area Symbol: TX467, Soil Area Version: 22									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall
FrB	Freestone fine sandy loam, 1 to 3 percent slopes	35.04	49.4%		> 6.5ft.	Moderately well drained	IIIe	3188	72
WtD	Woodtell loam, 5 to 12 percent slopes	18.15	25.5%		> 6.5ft.	Well drained	VIe	2700	61
PkC	Pickton fine sand, 1 to 5 percent slopes	14.51	20.4%		> 6.5ft.	Well drained	IIIs	0	51
W	Water	3.37	4.7%		> 6.5ft.		VIII	0	
Weighted Average							4.00	2261.3	*n 61.5

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

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