

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

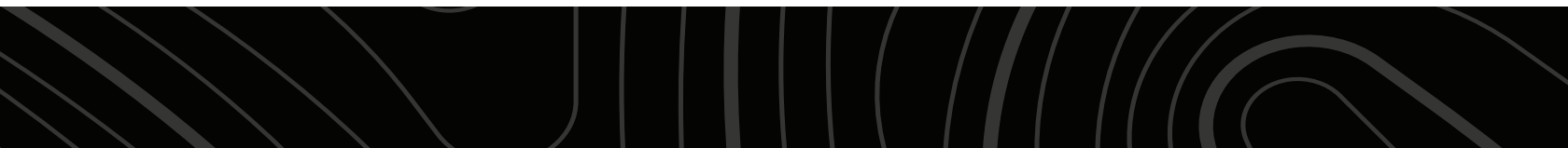
68 +/- ACRES OF EAST TEXAS COUNTRY LIVING WITH HOME, BARN & PONDS

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



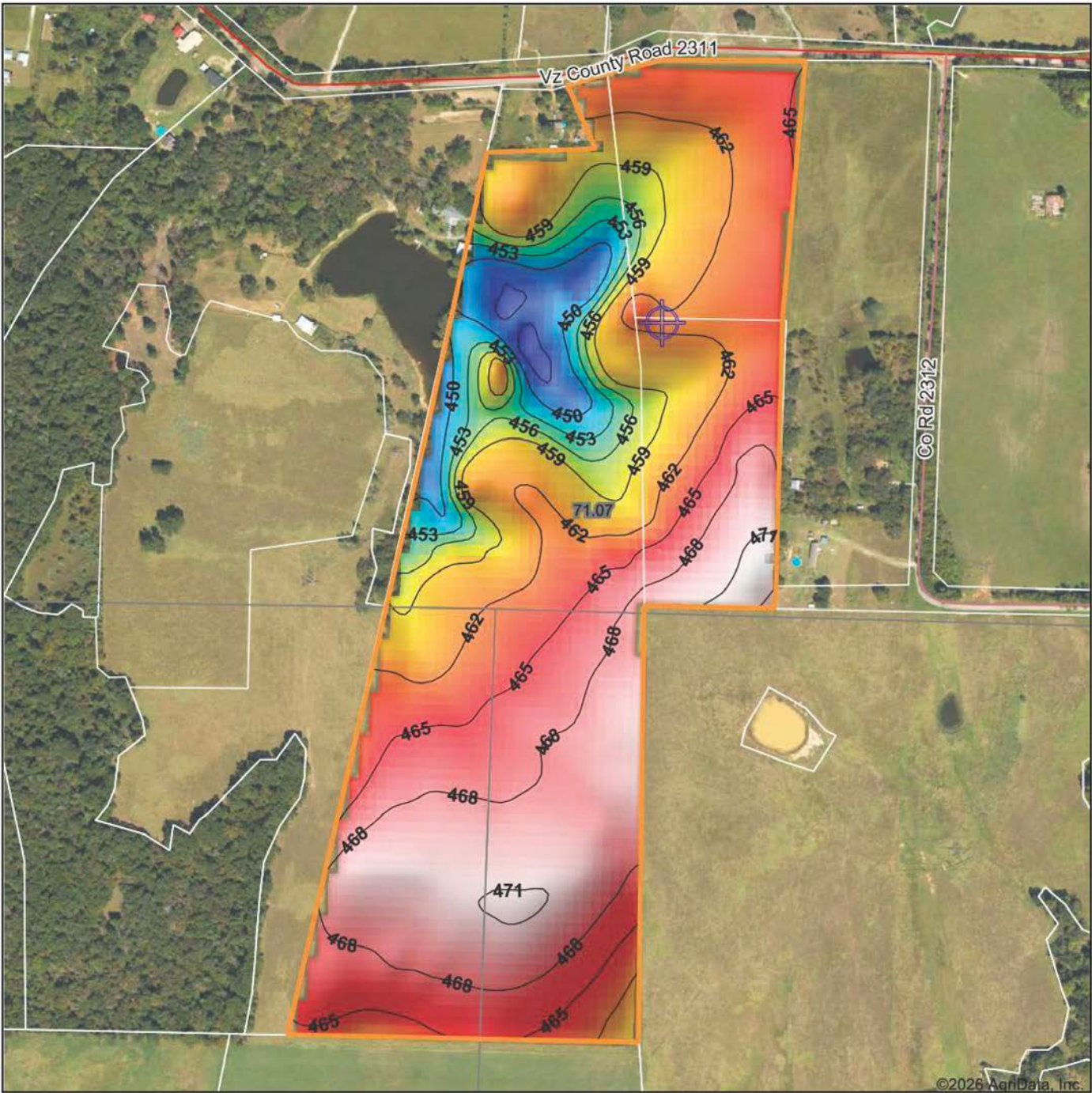
7/22/2026

Maps Provided By
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**Van Zandt County
Texas**

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

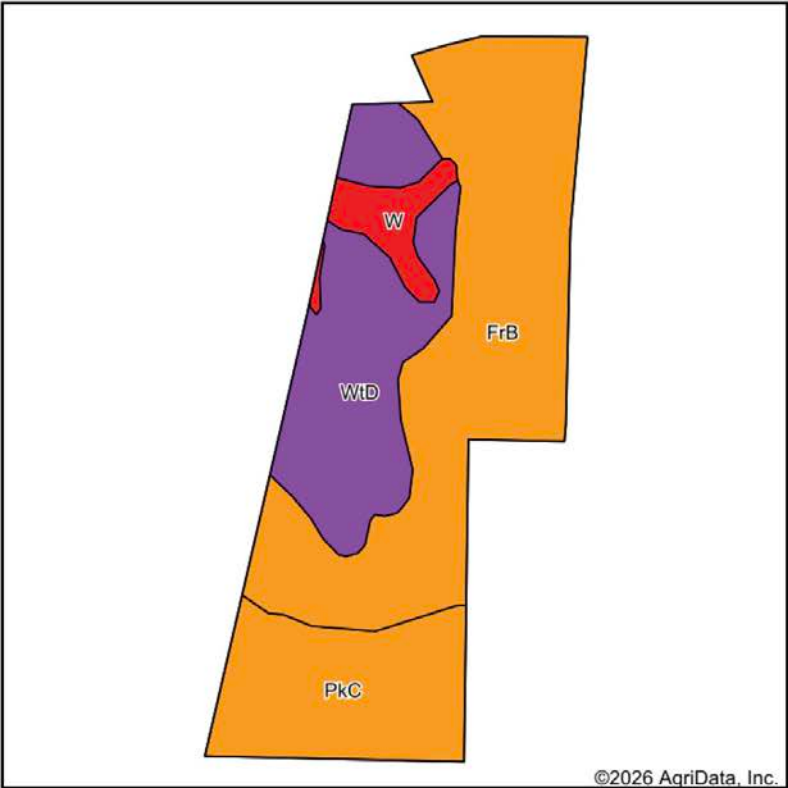


Van Zandt County
Texas

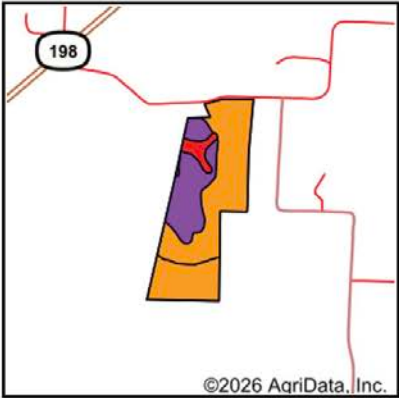
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SOILS MAP



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**

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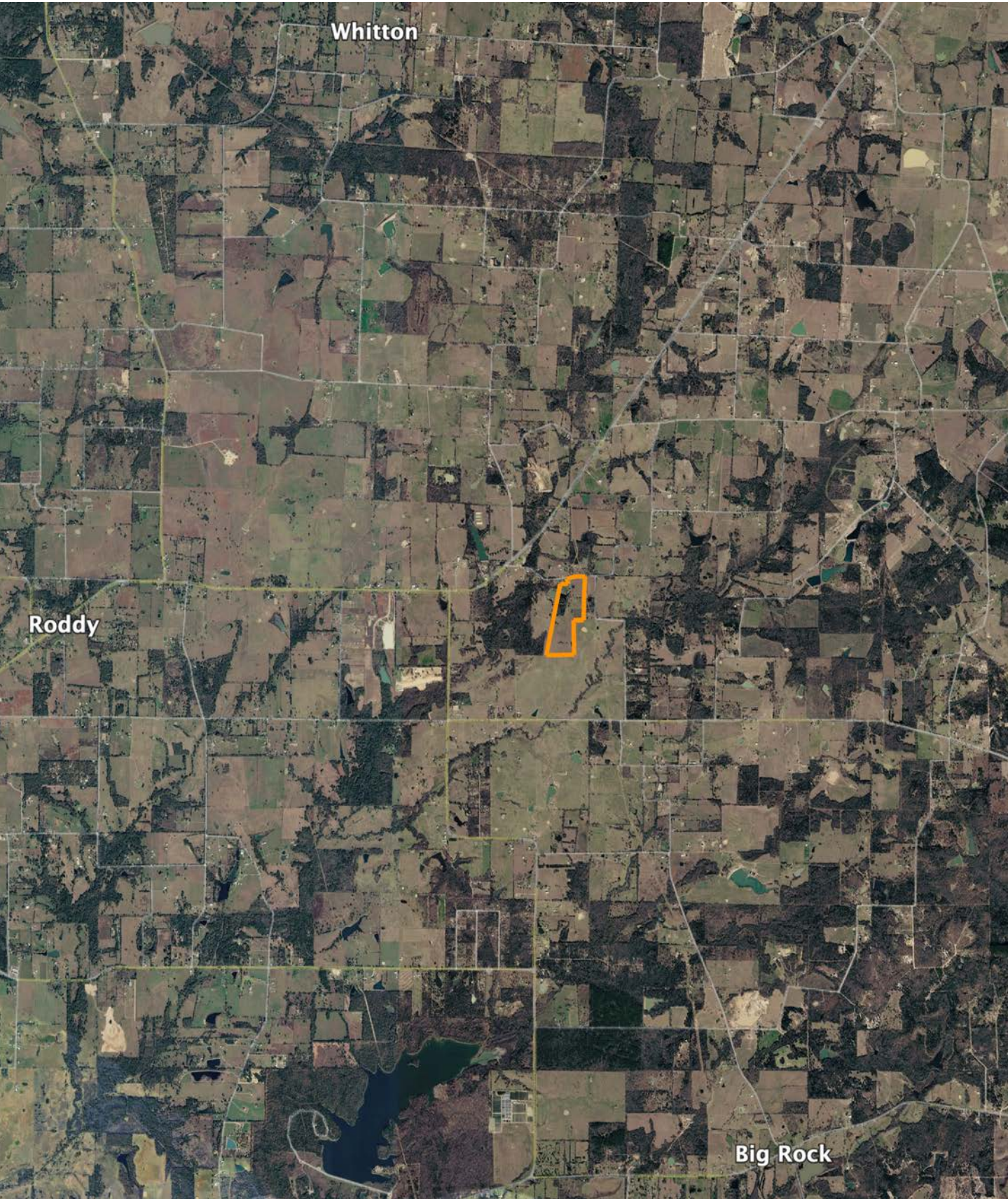


Area Symbol: TX467, Soil Area Version: 22									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall
FrB	Freestone fine sandy loam, 1 to 3 percent slopes	35.04	49.4%		> 6.5ft.	Moderately well 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

Orville Holmes Jr. brings a lifetime of hands-on land experience, a strong work ethic, and a servant-minded approach to his role as a land agent. Based in Tyler, Texas, Orville was born in Florence, Oregon, and raised in rural settings where his connection to land was shaped early through small-scale farming, ranching, fishing, and hunting. From the timber-rich coastal regions along the Umpqua River to the high desert landscapes of Central Oregon, he developed a deep appreciation for the diversity and value of land across different environments.

Orville's professional background is equally diverse, including experience in the logging and timber industry, as well as owning an automotive trucking company. These experiences, combined with owning and transacting on multiple properties across various states, provide him with a well-rounded perspective that benefits both buyers and sellers. His knowledge of timber, soil, and land use—further strengthened by operating portable sawmills and managing his own orchards and gardens in East Texas—allows him to evaluate properties with a trained and practical eye.

A licensed private pilot, Orville offers a unique advantage in evaluating land from the air. He is also deeply involved in his church and local community, contributing to outreach efforts including one of the largest food pantries in East Texas. Driven by faith, family, and a commitment to excellence, Orville is dedicated to providing elite-level service and building lasting relationships with his clients.



ORVILLE HOLMES,

LAND AGENT

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