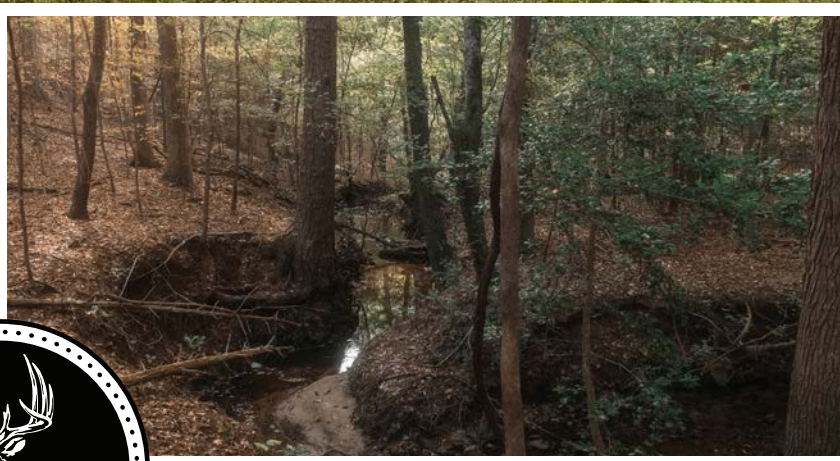


MIDWEST LAND GROUP PRESENTS

120 ACRES

CHEROKEE COUNTY, TX

SANDY ROAD, JACKSONVILLE, TEXAS 75766



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

REMARKABLE TRACT WITH WATERFALLS AND BIG BUCKS

Located just 8 minutes from Jacksonville, Texas, and in close proximity to Lake Jacksonville, this property is truly one-of-a-kind, offering waterfalls, mature timber, beautiful pasture, and excellent hunting.

The summer drought was no match for this property! Crystal-clear water running the course of 2 separate creeks and many springs coming out of the hillside make this tract truly special. Waterfalls in East Texas are hard to come by, but this tract has several! Nature is truly showing out with all this property has to offer, especially with the huge boulders lining the creek beds and across the hillsides of the property.

There are several beautiful home sites on the property. This property lies at the end of a dead-end road offering privacy and seclusion people are looking for.

Approximately 35 acres of Bermuda pasture provide an excellent foundation for livestock or hay production. The remaining acreage is made up of mature timber, beautiful rock formations, and live water creeks that give the property character you don't often find.

Walking through the woods provided all the evidence needed to safely say this property has the bucks! The property is littered with game trails, old rubs, and tracks. The trail cam photos speak for themselves!

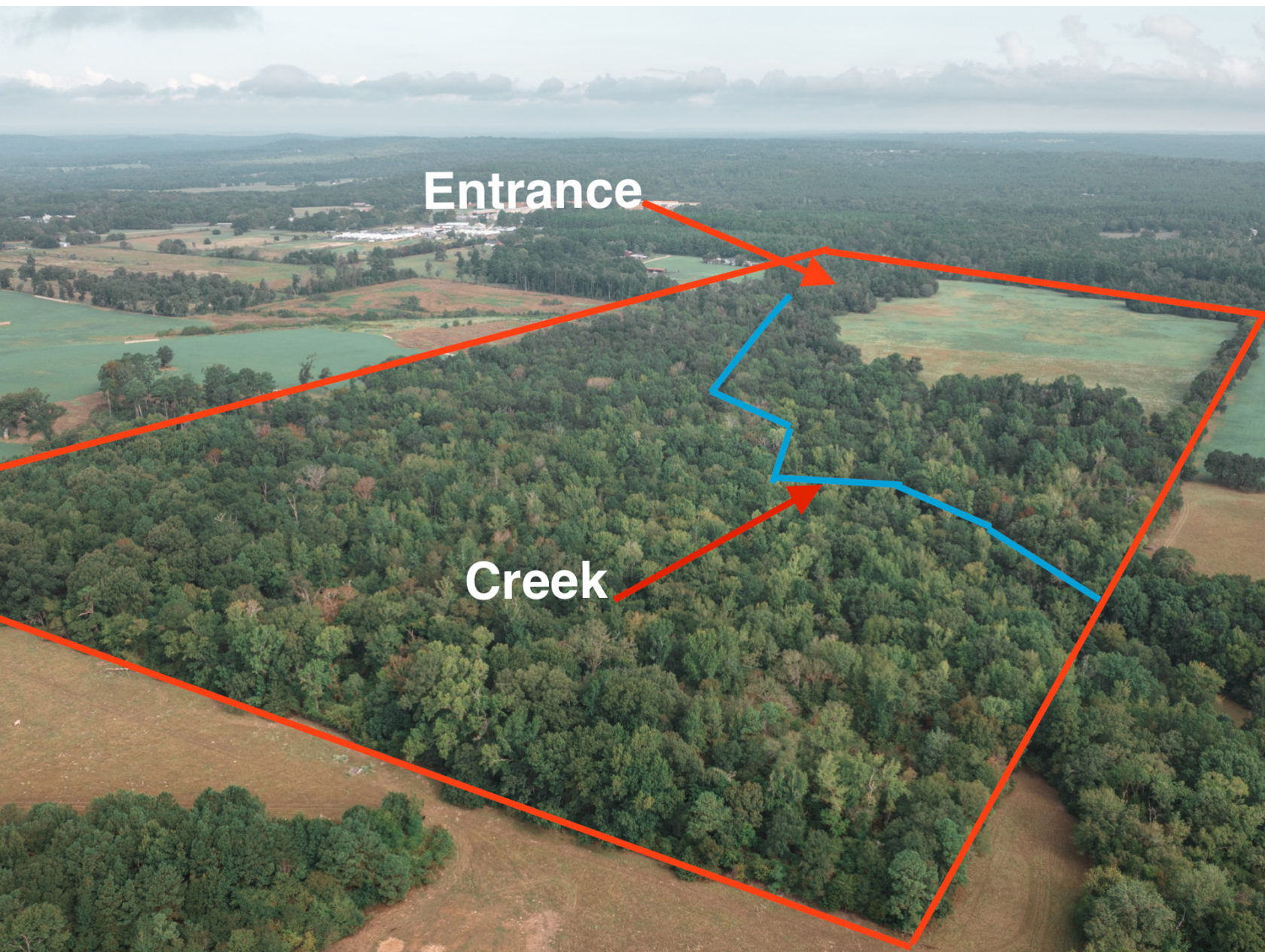
The property is fenced and has a new survey giving confidence to the new owner. Whether you're looking for a working ranch, hunting farm, or a place to build, this tract is surely one of those "hidden gems" that deserves a serious look!



PROPERTY FEATURES

COUNTY: **CHEROKEE** | STATE: **TEXAS** | ACRES: **120**

- 8 minutes to Jacksonville, TX
- Close proximity to Lake Jacksonville
- 24 minutes to Palestine, TX
- Multiple live creeks
- Multiple springs
- Spring-fed lake site
- 35 +/- acre Bermuda pasture
- Fenced
- Mature timber
- Rock formations
- Great whitetail genetics
- New survey
- Once-in-a-lifetime offering



35 +/- ACRE BERMUDA PASTURE

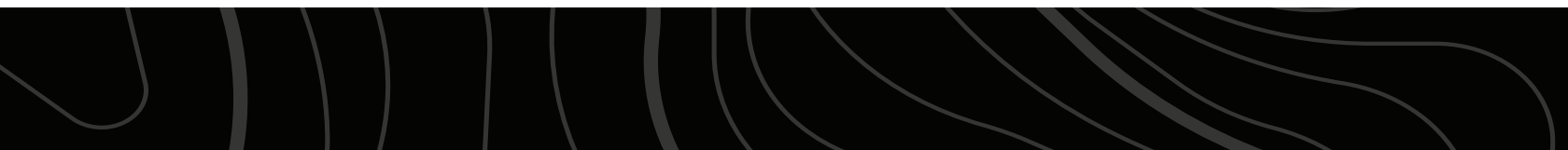


MULTIPLE SPRINGS

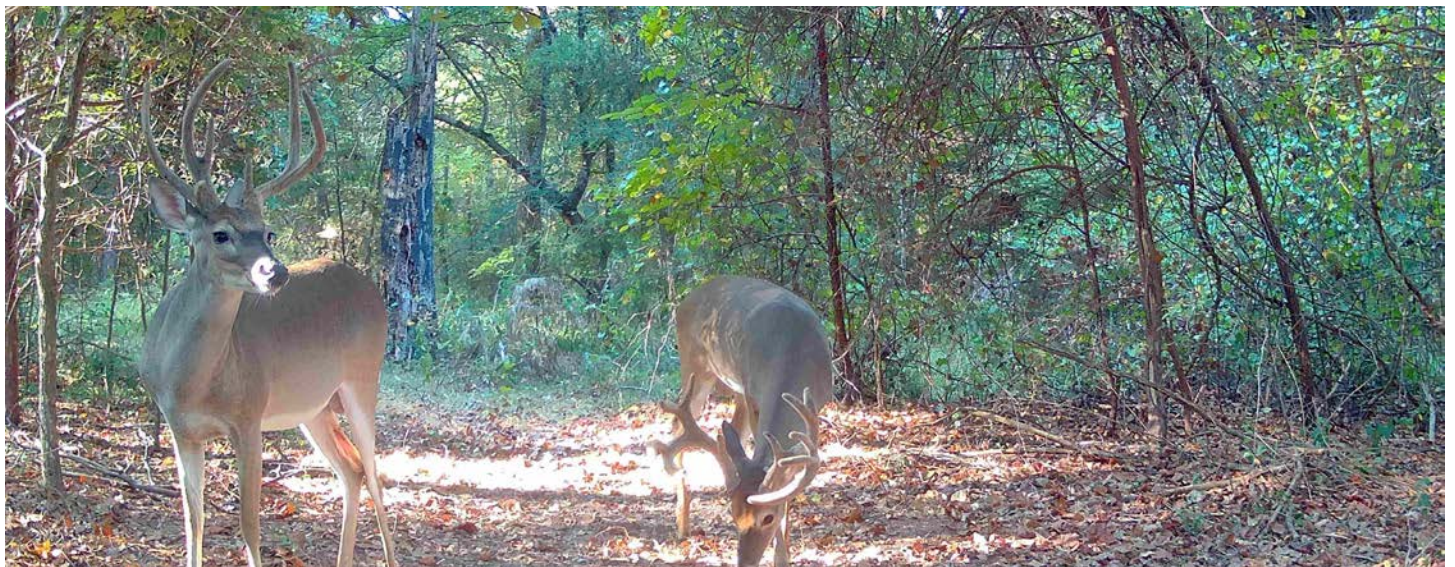
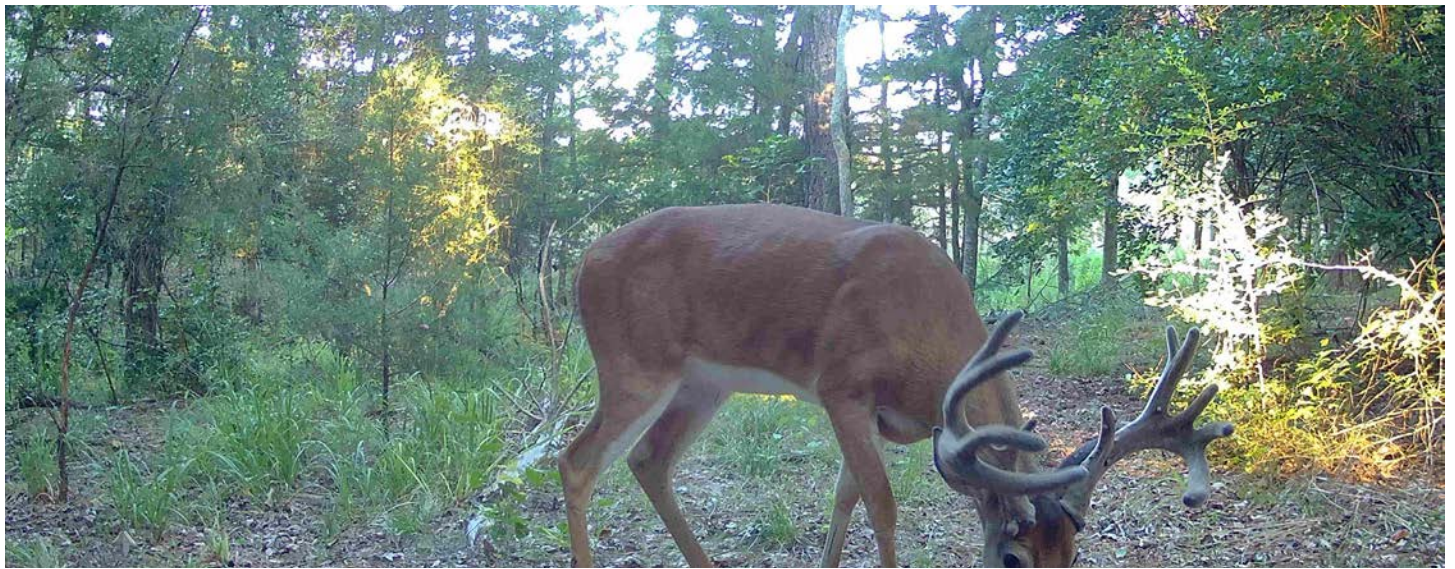


MULTIPLE LIVE CREEKS

Crystal-clear water running the course of 2 separate creeks and many springs coming out of the hillside make this tract truly special. Waterfalls in East Texas are hard to come by, but this tract has several!



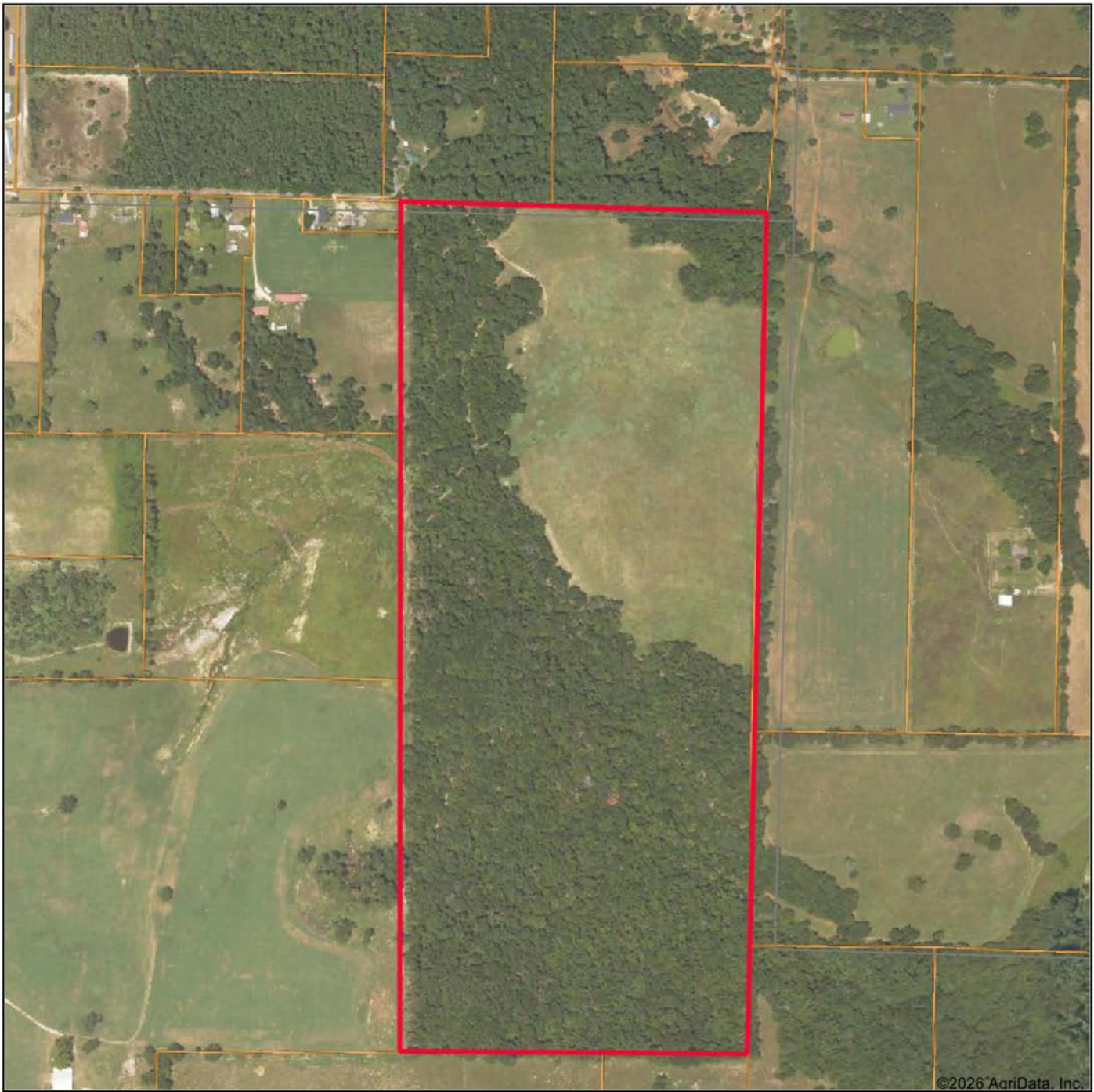
TRAIL CAM PICTURES



ADDITIONAL PHOTOS



AERIAL MAP



©2026 AgriData, Inc.

Boundary Center: 31° 55' 56.24, -95° 19' 37.26

0ft 648ft 1295ft



Maps Provided By:



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**Cherokee County
Texas**



9/9/2026

TOPOGRAPHY MAP



©2026 AgriData, Inc.



Maps Provided By:



CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 417.9

Max: 522.6

Range: 104.7

Average: 487.2

Standard Deviation: 18.83 ft

0ft 584ft 1167ft

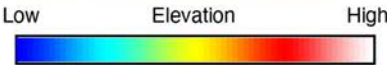
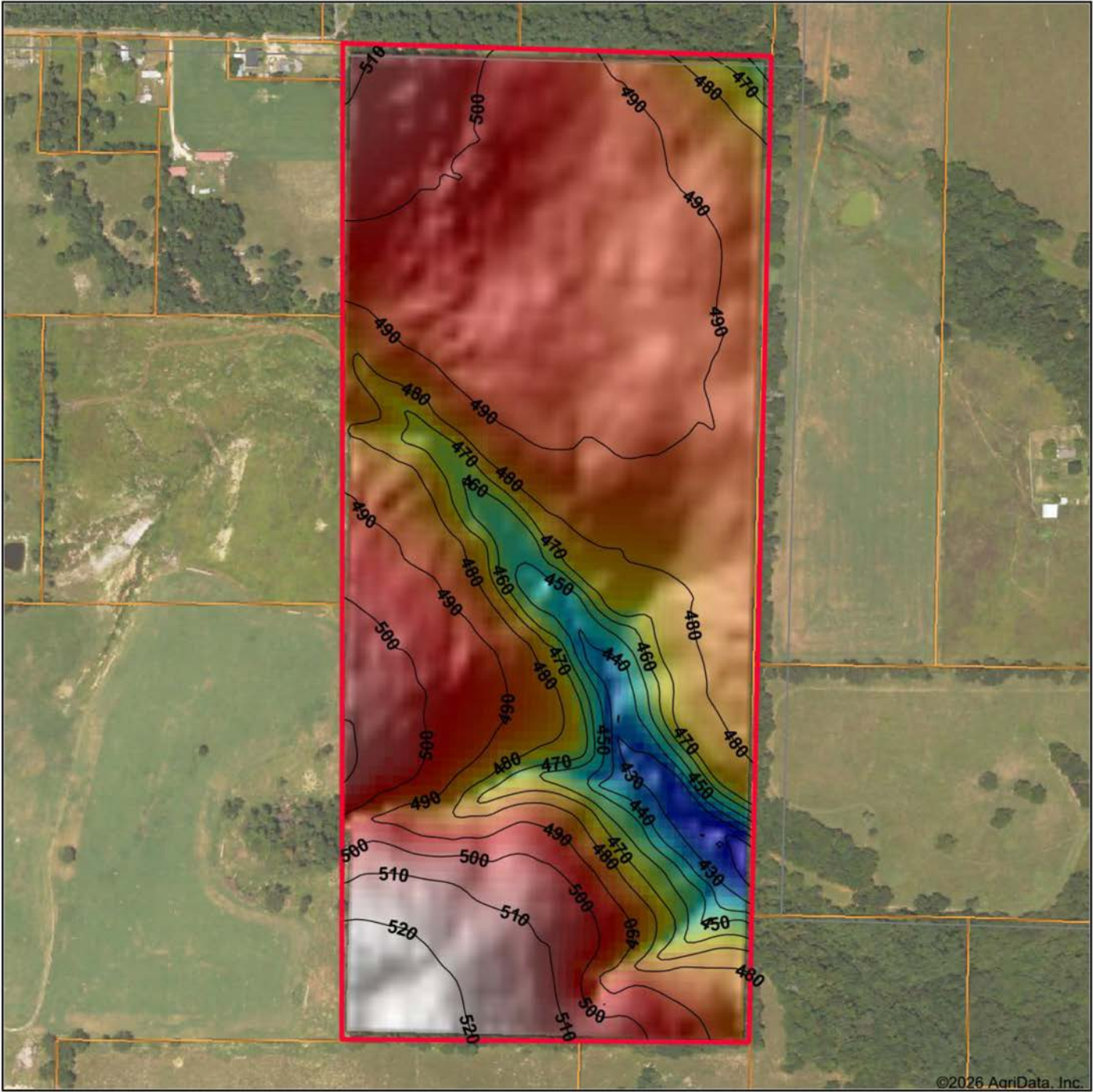


9/9/2026

Cherokee County
Texas

Boundary Center: 31° 55' 56.24, -95° 19' 37.26

HILLSHADE MAP

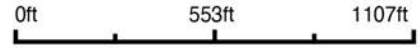


Maps Provided By:



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9/9/2026

**Cherokee County
Texas**

Boundary Center: 31° 55' 56.24, -95° 19' 37.26

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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MidwestLandGroup.com

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