

MIDWEST LAND GROUP PRESENTS



178 ACRES
LAMAR COUNTY, TX

County Road 35400, Arthur City, Texas 75411



MIDWEST LAND GROUP IS HONORED TO PRESENT

178 ACRES OF PREMIER HUNTING AND RECREATIONAL PROPERTY NEAR THE RED RIVER

Located in northern Lamar County just one mile south of the Red River, this 178 acre property offers an outstanding combination of wildlife habitat, recreation, and beautiful East Texas land. The property features a diverse mix of open areas, mature hardwood timber, approximately 35 acres of pine plantation, multiple ponds, and a seasonal creek that winds through the property.

For the serious outdoorsman, this place has all the ingredients. The property is loaded with deer, hogs, and small game, with multiple locations that would make excellent food plots. A duck slough adds another dimension to the hunting opportunities and could be flooded with a well during dry conditions. The combination of timber, water, openings, and natural

cover creates exceptional wildlife habitat throughout the property.

Electricity is available, and a water well will be needed. A neighboring property reportedly has a well producing approximately 100 gallons per minute, providing an encouraging indication of groundwater potential in the area, although buyers should independently verify well availability and production.

Whether you're looking for a weekend getaway, private hunting retreat, recreational ranch, or a secluded place to build your forever home, this 178 acre Lamar County property offers tremendous potential just south of the Red River.



PROPERTY FEATURES

COUNTY: **LAMAR** | STATE: **TEXAS** | ACRES: **178**

- 178 acres in northern Lamar County
- Approximately 1 mile south of the Red River
- Excellent deer, hog, small game, and waterfowl habitat
- Duck slough with potential to flood during dry conditions
- Multiple ponds
- Seasonal creek
- Mature hardwood timber
- Approximately 35 acres of pine plantation
- Open areas throughout the property
- Multiple potential food plot locations
- Excellent hunting and recreational opportunities
- Electricity available
- Water well needed
- Neighboring well reportedly produces approximately 100 GPM
- Excellent weekend getaway or hunting retreat
- Multiple potential homesites
- Great setting for a secluded forever home
- Diverse habitat with excellent wildlife cover



EXCELLENT RECREATIONAL OPPORTUNITIES

The property is loaded with deer, hogs, and small game, with multiple locations that would make excellent food plots. A duck slough adds another dimension to the hunting opportunities and could be flooded with a well during dry conditions.



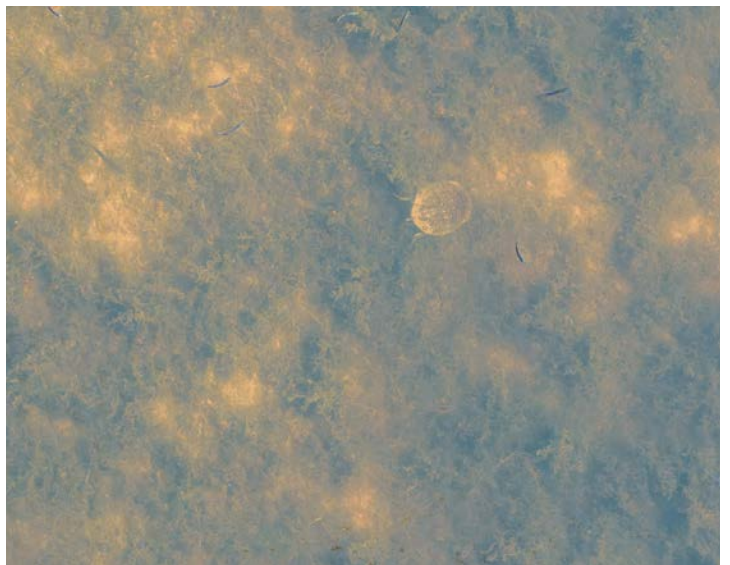
35 +/- ACRES OF PINE PLANTATION



MULTIPLE POTENTIAL HOMESITES

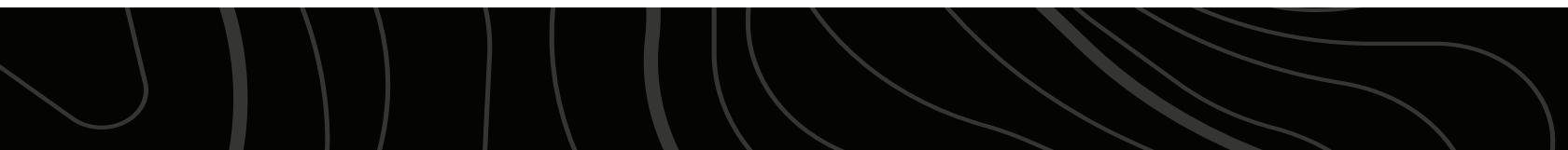


PONDS & CREEK

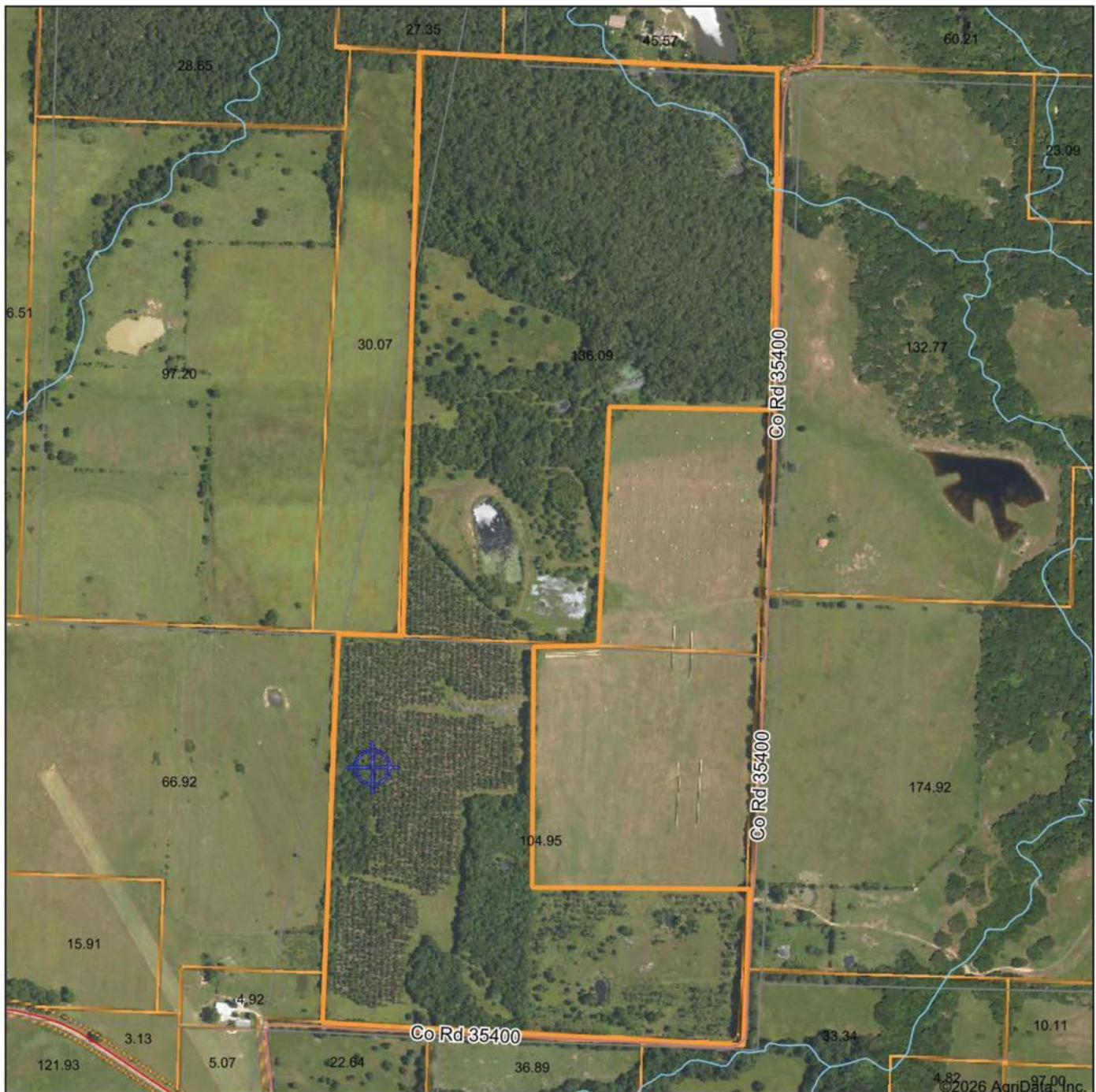


DIVERSE HABITAT

The combination of timber, water, openings, and natural cover creates exceptional wildlife habitat throughout the property.



AERIAL MAP



Boundary Center: 33° 51' 47.63, -95° 41' 51.4

0ft 823ft 1645ft



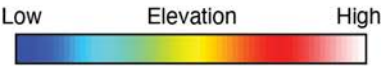
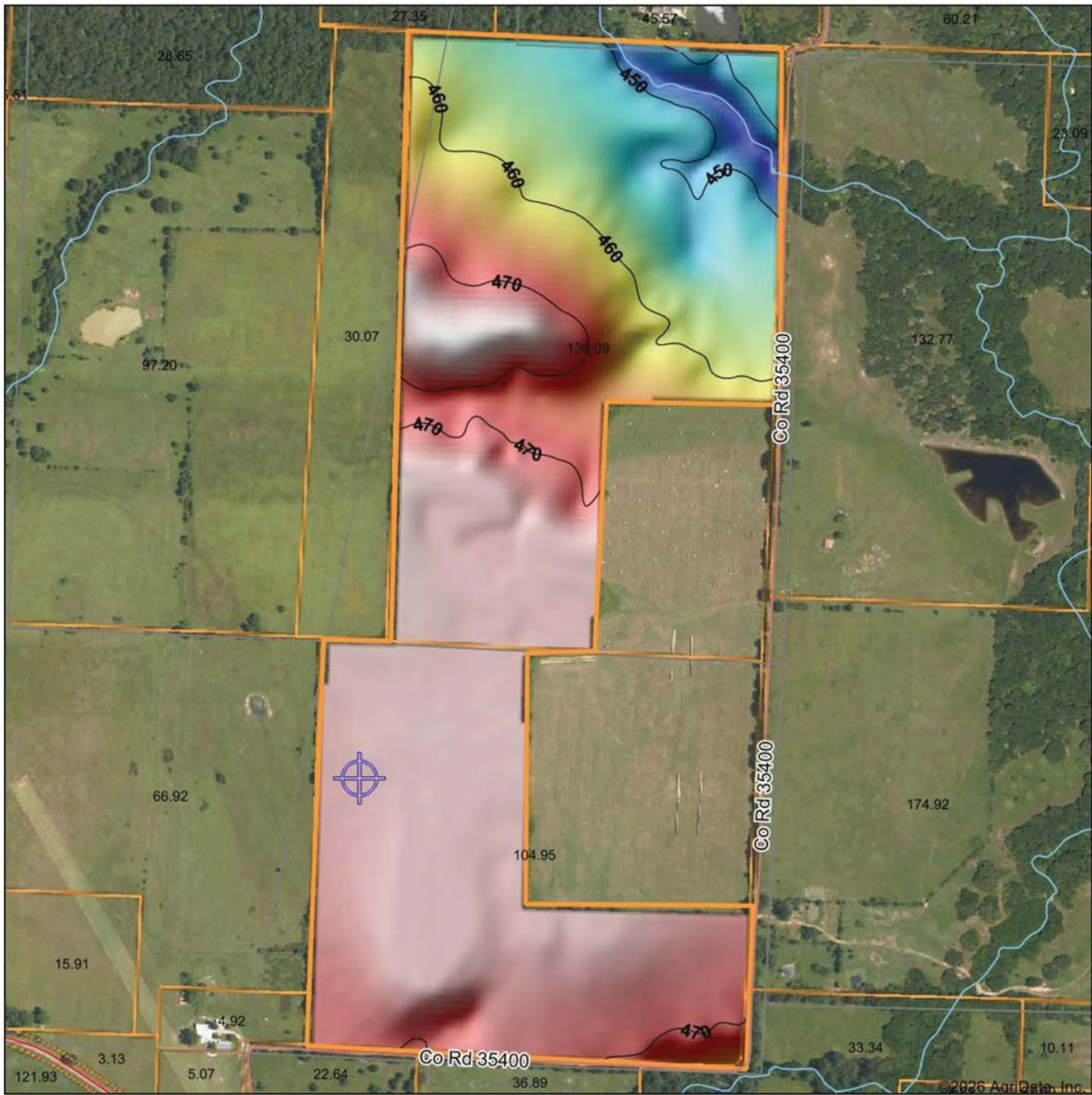
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Lamar County
Texas



8/25/2026

HILLSHADE MAP



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Source: USGS 10 meter dem
Interval(ft): 10

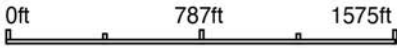
Min: 443.6

Max: 477.6

Range: 34.0

Average: 467.4

Standard Deviation: 9.02 ft

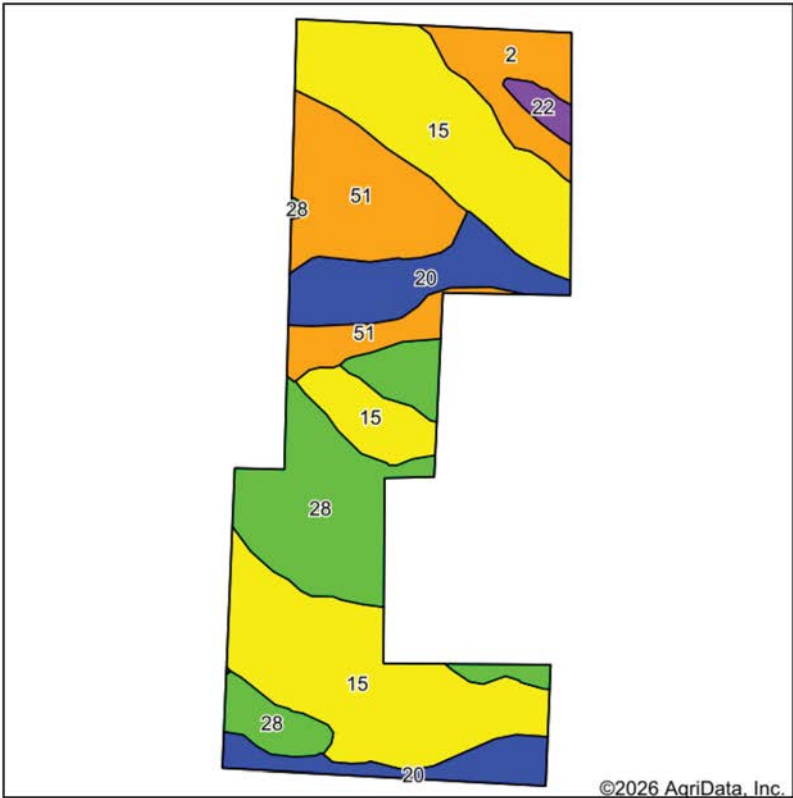


8/25/2026

**Lamar County
Texas**

Boundary Center: 33° 51' 47.63, -95° 41' 51.4

SOILS MAP



State: **Texas**
County: **Lamar**
Location: **33° 51' 47.63, -95° 41' 51.4**
Township: **Sumner**
Acres: **182.18**
Date: **8/25/2026**



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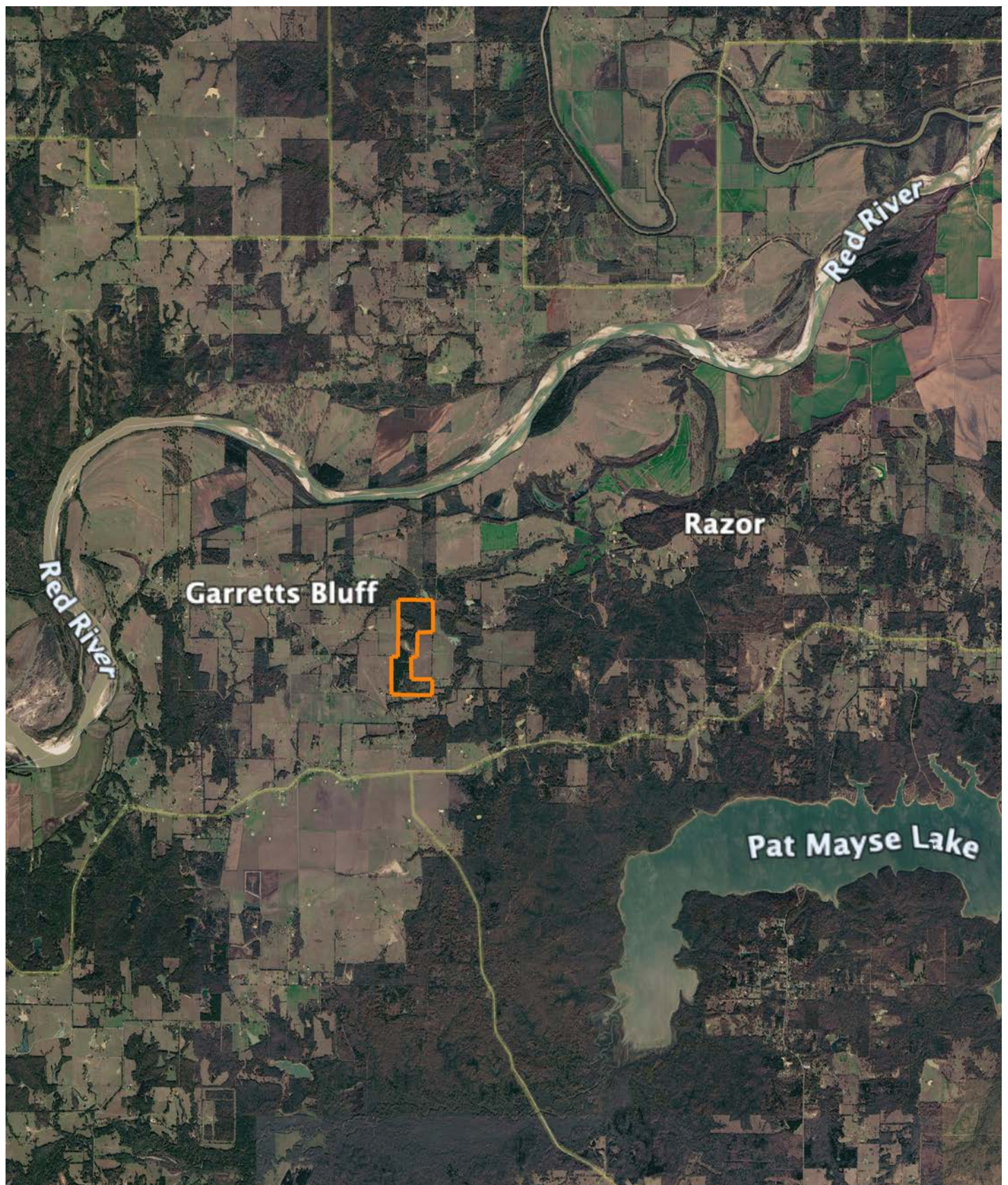


Soils data provided by USDA and NRCS.

Area Symbol: TX614, Soil Area Version: 22									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
15	Derly, occasionally ponded-Rainco complex, 0 to 1 percent slopes	79.29	43.6%		IVw	42	38	41	39
28	Karma fine sandy loam, 0 to 1 percent slopes	37.33	20.5%		I	75	48	51	51
51	Whakana fine sandy loam, 1 to 5 percent slopes	27.69	15.2%		IIle	72	46	49	50
20	Freestone-Hicota complex, 0 to 3 percent slopes	24.10	13.2%		Ile	70	57	54	52
2	Annona loam, 1 to 4 percent slopes	11.52	6.3%		IIle	53	34	43	37
22	Guyton silt loam, 0 to 1 percent slopes, frequently flooded	2.25	1.2%		Vw	44	11	44	29
Weighted Average					2.92	*n 57.7	*n 43.2	*n 46.1	*n 44.6

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Wes Armstrong knows what to look for in a piece of ground and how to help others see it too. A lifelong bowhunter with more than 35 years of experience chasing big game across North America, Wes has spent decades studying land, learning how to unlock its full potential, and helping others do the same.

Based in Sulphur Springs, Texas, Wes brings a strong blend of service, leadership, and business experience to his role as a land agent. He served 20 years as a firefighter with the Plano Fire Department, where he built his foundation of integrity, pressure-tested decision-making, and a calm, problem-solving mindset. He's also owned and operated multiple businesses, including a commercial real estate company and two franchise gyms, sharpening his skills in lending, investment, and negotiation.

Today, Wes pairs his outdoor passion with a results-driven approach to help clients pursue land that fits their goals — whether that means a whitetail haven, an investment opportunity, or a future legacy for their family.

He proudly serves land buyers and sellers across Northeast Texas with clarity, commitment, and the kind of firsthand knowledge that only comes from a lifetime outdoors.



WES ARMSTRONG

LAND AGENT

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