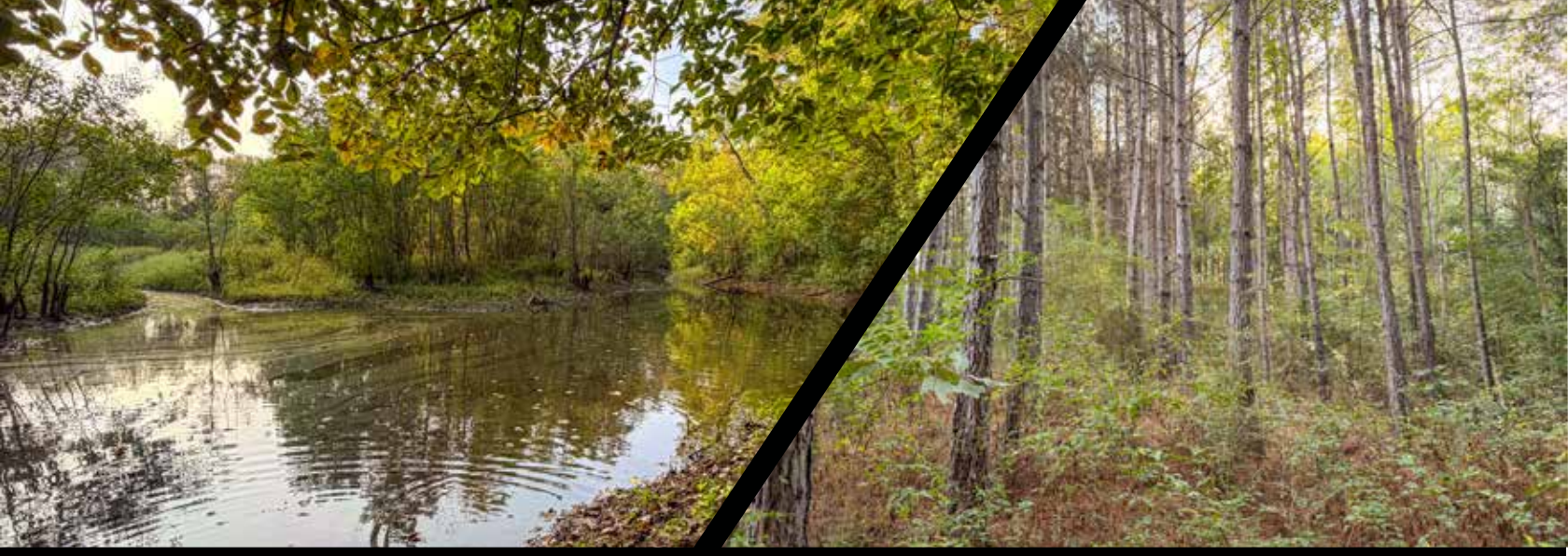


MIDWEST LAND GROUP PRESENTS

ULTIMATE OUTDOORSMAN PARADISE



147 ACRES
CHEROKEE COUNTY
TEXAS









ULTIMATE OUTDOORSMAN PARADISE NEAR RUSK, TEXAS

COUNTY: CHEROKEE | **STATE:** TEXAS | **ACRES:** 147

Spanning 147 acres in the heart of East Texas' Big Buck Belt, this multi-use property brings together towering oak and pine timber, year-round water, productive open ground, and exceptional development potential.

A newly established trail system winds through the property, opening access to the landscape and making it easier to explore everything this tract has to offer. Several new culverts are already in place, adding to the property's accessibility and future potential. Three separate entrances provide multiple points of access, while lightly traveled loop road frontage offers a convenient connection to town without sacrificing the country setting.

Water is one of this property's standout features, with a substantial creek offering a year-round water supply, along with several additional creeks throughout the acreage. These natural corridors create excellent habitat for wildlife. Plus, a natural "duck slough" also adds waterfowl potential, providing another opportunity for the avid outdoorsman.

Approximately 22 acres are currently in hay production, offering productive open ground alongside the property's expansive timber. Towering oaks and pines give the land character, shade, and a sense of established beauty, while elevated hilltop views and multiple potential build sites create options for a private homesite, campsite, or future development.

With electric already on site, multiple access points, established trails, and a diverse mix of timber, pasture, and water, this tract is well suited for a variety of uses. Whether the vision is a hunting property, recreational getaway, working acreage, private ranch, or a larger development opportunity, the groundwork is here to make it happen.

Properties with this combination of size, natural features, accessibility, and versatility are hard to find. If you have been searching for a place where you can hunt, explore, enjoy the outdoors, and build something of your own, this 147 acre East Texas paradise could be yours!

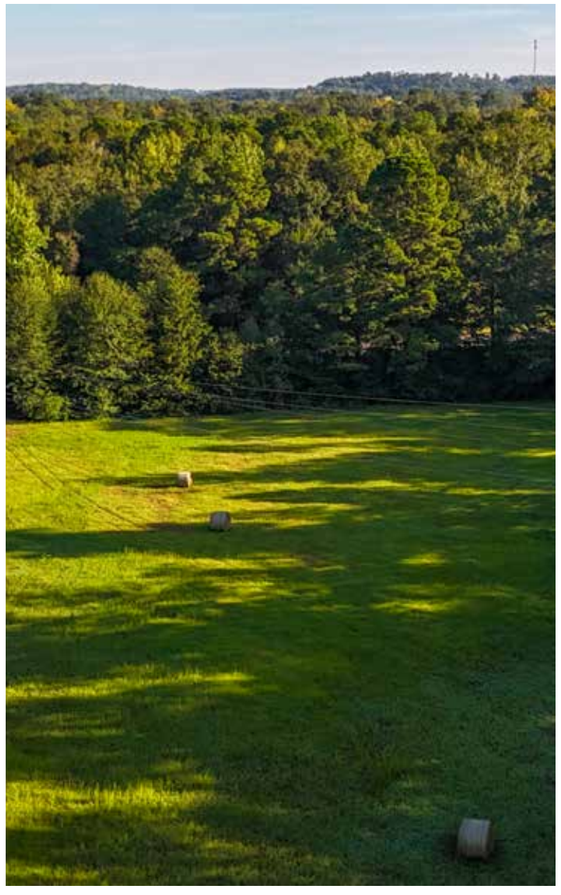
PROPERTY FEATURES

- Newly established trail system
- Several new culverts in place
- Multi-use property
- Developable
- Towering oak and pine timber
- Substantial creek with year-round water supply
- Multiple creeks
- 22 acres in hay production
- Electric on site
- 3 separate entrances/access points
- Hilltop views
- Multiple build sites
- Close to town
- Lightly traveled loop access
- Located in the Big Buck Belt of East Texas
- Waterfowl potential



22 ACRES IN HAY PRODUCTION







TRAIL SYSTEM & TIMBER

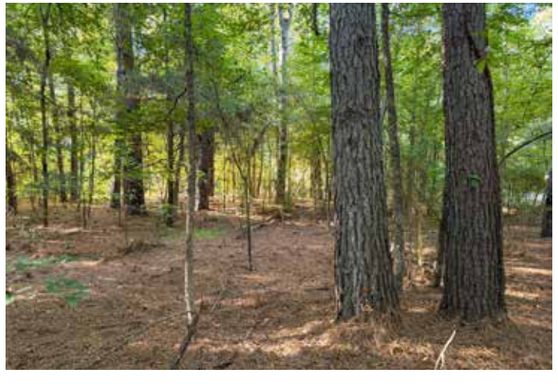
A newly established trail system winds through the property, opening access to the landscape and making it easier to explore everything this tract has to offer. Several new culverts are already in place, adding to the property's accessibility and future potential.























WATER

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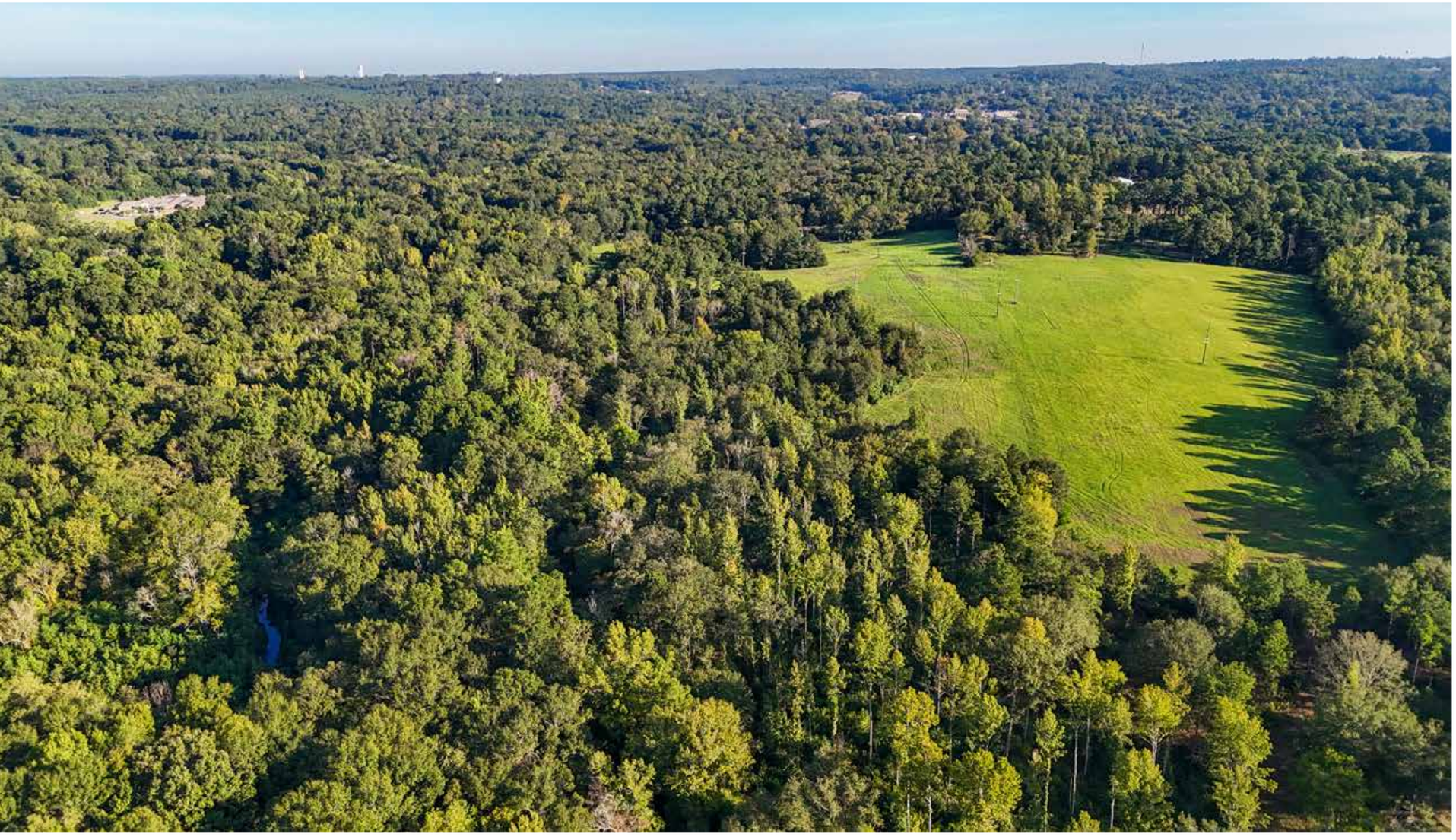








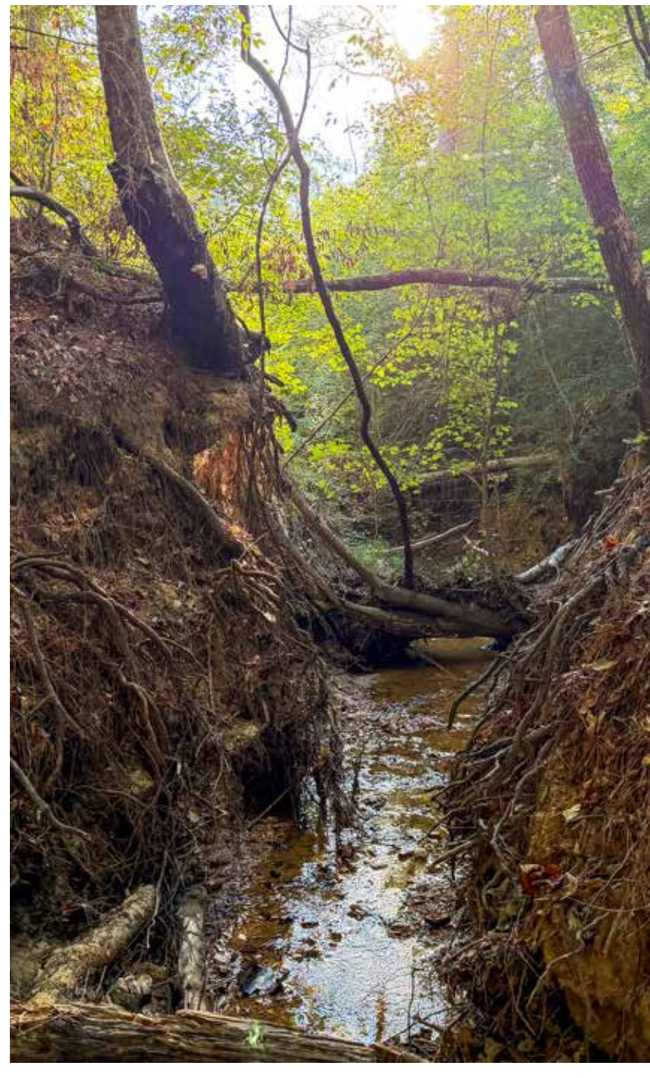












EXCELLENT WILDLIFE HABITAT





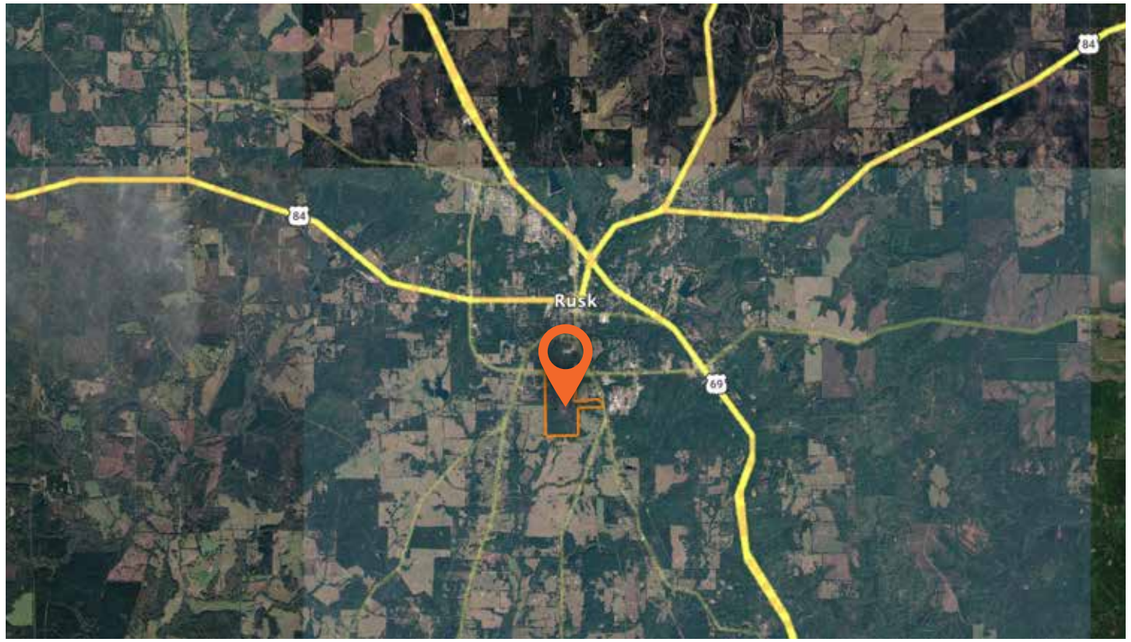




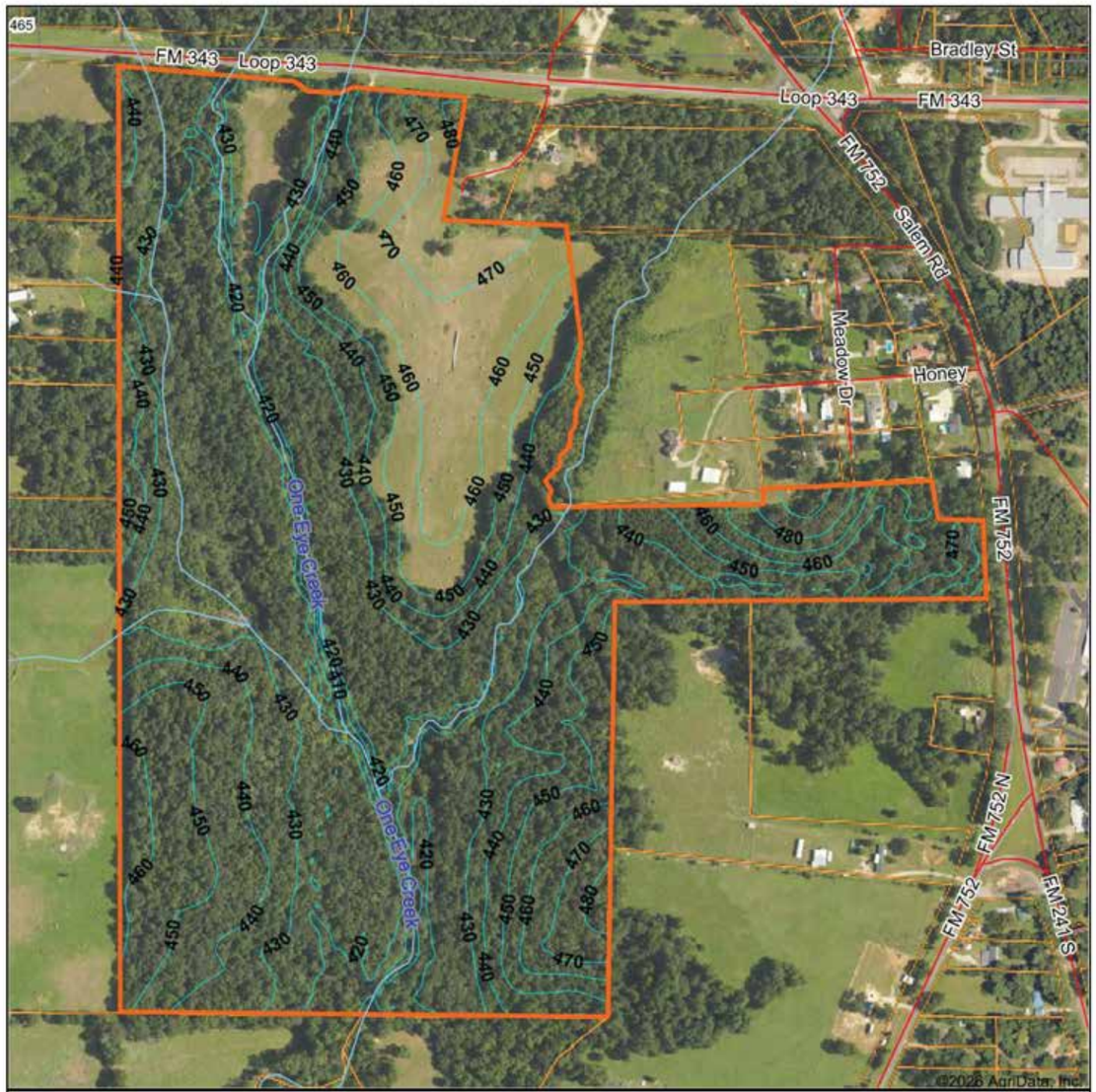


AERIAL MAPS





TOPOGRAPHY MAP



Maps Provided By surety CUSTOMIZED ONLINE MAPPING
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Source:	USGS 10 meter dem
Interval(ft):	10.0
Min:	402.9
Max:	494.8
Range:	91.9
Average:	440.7
Standard Deviation:	17.59 ft

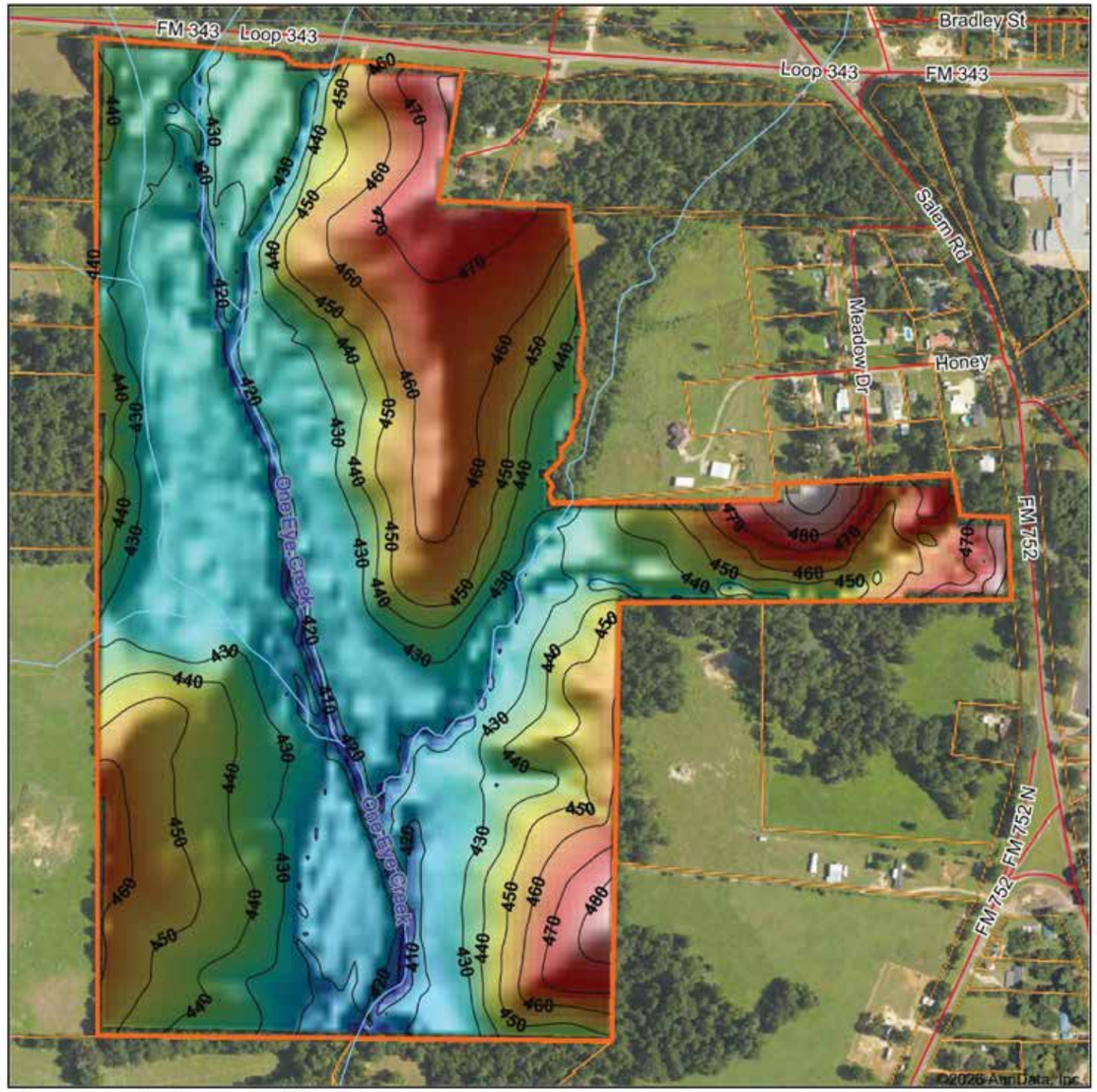
0ft 574ft 1148ft

10/7/2026

Cherokee County
Texas

Boundary Center: 31° 46' 47.87, -95° 9' 2.91

HILLSHADE MAP



Low Elevation High

Maps Provided By surety CUSTOMIZED ONLINE MAPPING
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Source:	USGS 10 meter dem
Interval(ft):	10
Min:	402.9
Max:	494.8
Range:	91.9
Average:	440.7
Standard Deviation:	17.59 ft

0ft 544ft 1088ft

10/7/2026

Cherokee County
Texas

Boundary Center: 31° 46' 47.87, -95° 9' 2.91

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

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MIDWEST LAND GROUP

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