

MIDWEST LAND GROUP PRESENTS

18 ACRES IN

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# CHEROKEE COUNTY TEXAS



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# CHARMING GETAWAY WITH FUTURE BUILD SITE AND LIVE CREEK

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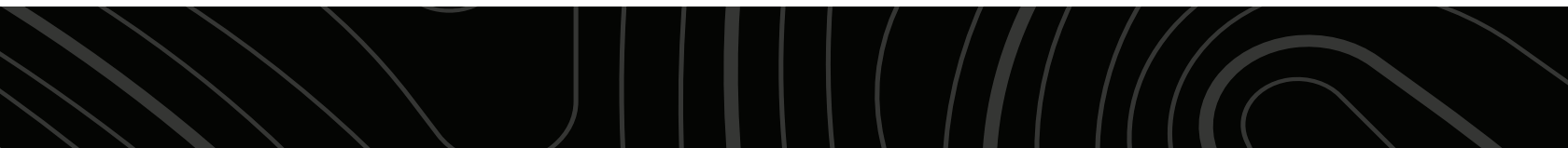
Have you been looking for a smaller acreage tract with utilities? This one checks all the boxes!

Mature white oaks and massive pine trees, some estimated to be 100 years old, create a park-like setting with plenty of shade and privacy. A live creek winds through the property, and deer sign throughout offers a glimpse of the wildlife that live on this property. Several fresh buck rubs are on the edge of the field toward the middle of the property.

Much of the groundwork is already in place, with a rock driveway, electricity on site, and an existing water well.

Whether you're looking for a future homesite, a quiet place to get away, or a property where you can enjoy the outdoors without being far from town, this tract has a lot to offer!

Located just 10 minutes from the loop in Jacksonville, 6 minutes from Ponta, and 10 minutes from Rusk, you'll enjoy a peaceful country setting while staying close to everyday amenities. With its mature trees, live water, and established improvements, this is a property with its own uniqueness. Call to schedule your viewing today!



# PROPERTY FEATURES

COUNTY: **CHEROKEE** | STATE: **TEXAS** | ACRES: **18**

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- 10 minutes to the loop in Jacksonville, TX
- 6 minutes to Ponta, TX
- 10 minutes to Rusk, TX
- Park-like setting
- Mature white oaks
- 100 year old pine trees
- Live creek
- Electric on site
- Water well on site
- Rock driveway
- Wildlife is abundant



# PARK-LIKE SETTING

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Mature white oaks and massive pine trees, some estimated to be 100 years old, create a park-like setting with plenty of shade and privacy.



# LIVE CREEK

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# MATURE WHITE OAKS

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# FUTURE HOMESITE

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Much of the groundwork is already in place, with a rock driveway, electricity on site, and an existing water well.



# ADDITIONAL PHOTOS

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# AERIAL MAP



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Maps Provided By:



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Boundary Center: 31° 52' 58.75, -95° 8' 0.66

Cherokee County  
Texas

0ft 409ft 818ft



10/7/2026

# TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 329.4

Max: 373.1

Range: 43.7

Average: 348.1

Standard Deviation: 9.38 ft

0ft 286ft 573ft

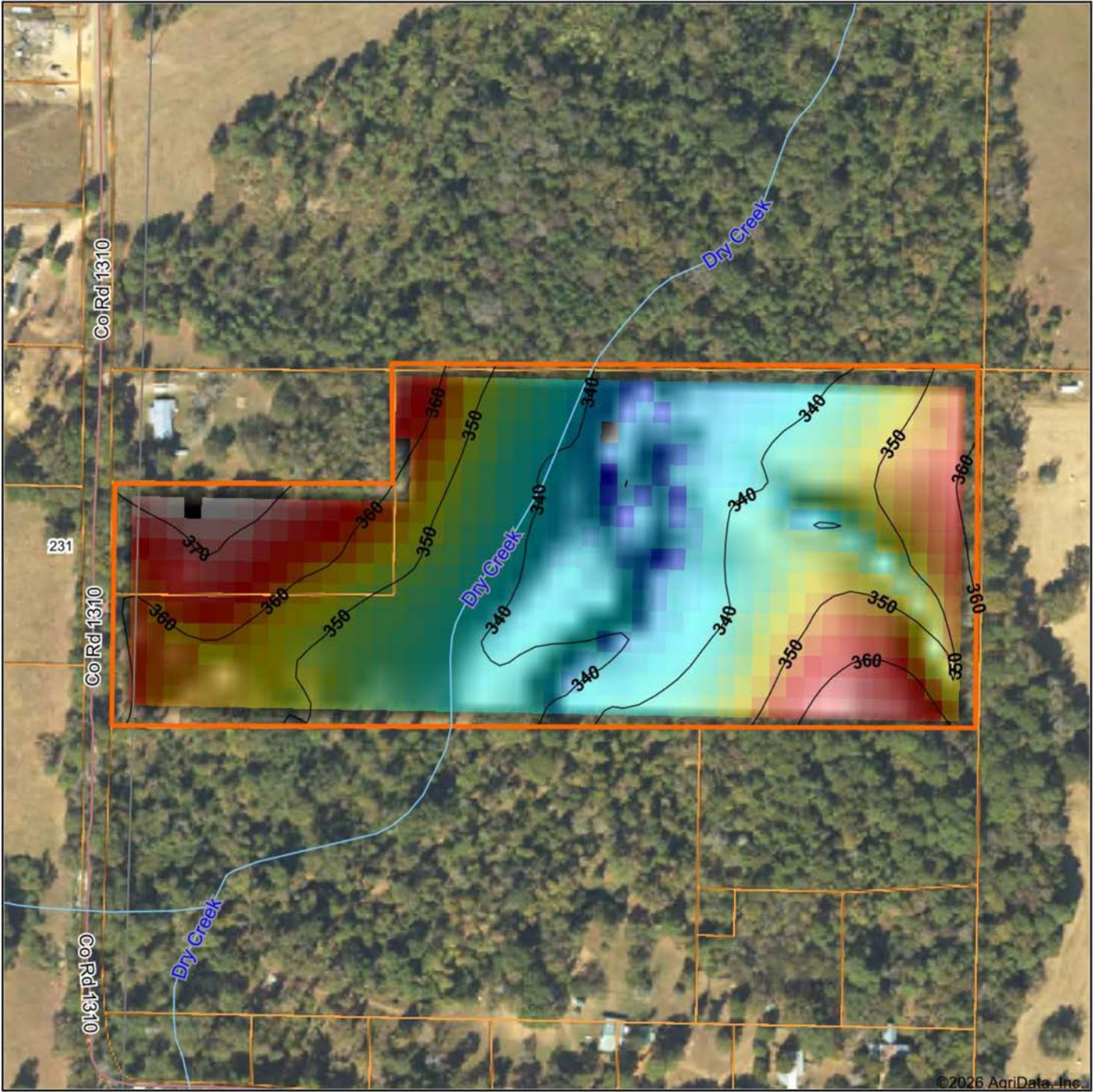


10/7/2026

Cherokee County  
Texas

Boundary Center: 31° 52' 58.75, -95° 8' 0.66

# 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: 329.4  
Max: 373.1  
Range: 43.7  
Average: 348.1  
Standard Deviation: 9.38 ft

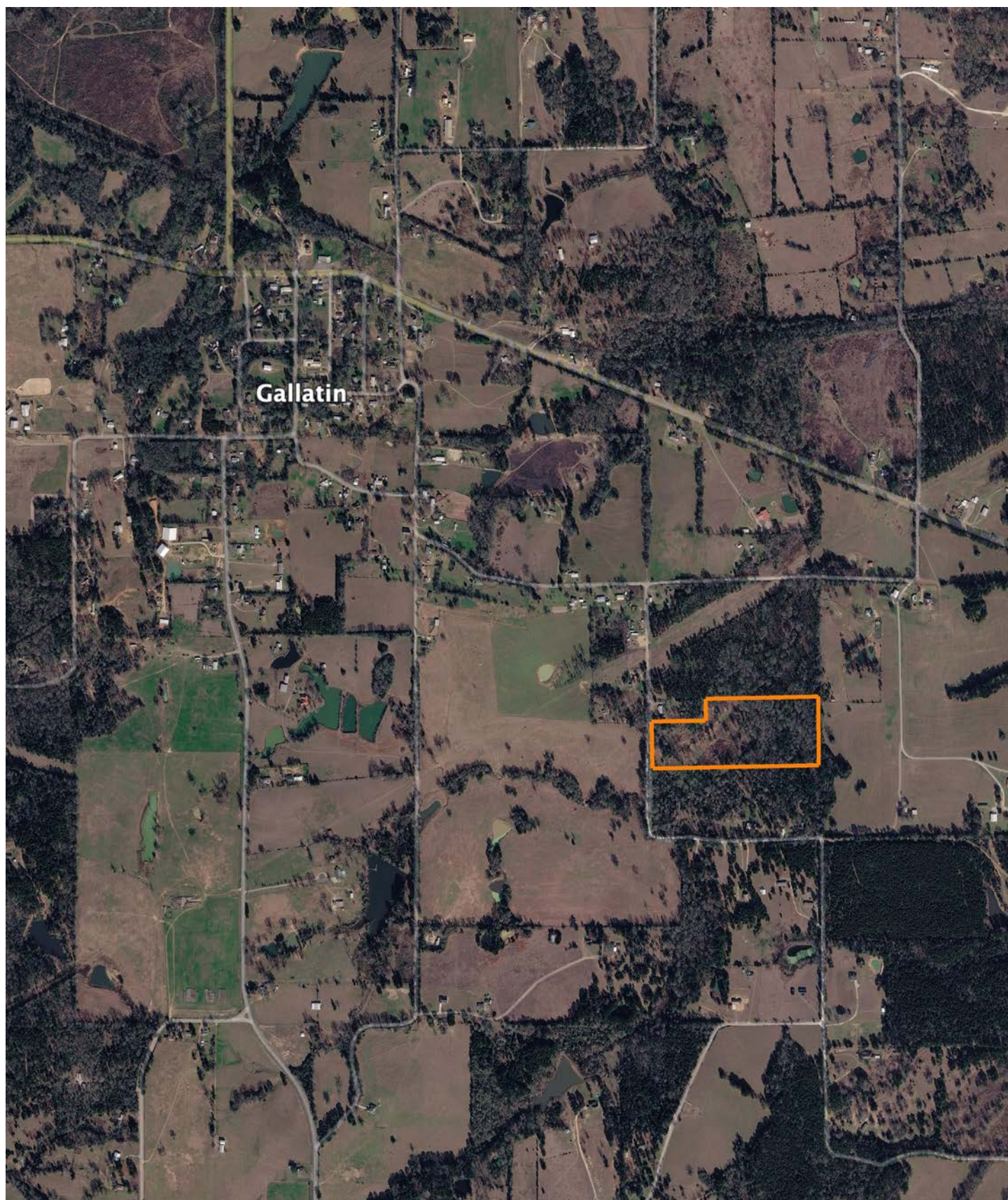
0ft 256ft 512ft



10/7/2026  
**Cherokee County**  
**Texas**  
Boundary Center: 31° 52' 58.75, -95° 8' 0.66

# OVERVIEW MAP

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# 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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## MidwestLandGroup.com

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