MIDWEST LAND GROUP PRESENTS

EAST TEXAS HUNTING & RECREATIONAL RETREAT



135 ACRES
WOOD COUNTY
TEXAS









EAST TEXAS HUNTING & RECREATIONAL RETREAT

COUNTY: WOOD | **STATE:** TEXAS | **ACRES:** 135

Located between Mineola and Hawkins in Wood County, this exceptional property offers a versatile blend of improved hay pasture, mature timber, and outstanding recreational potential. The diverse landscape provides a variety of opportunities for ranching, hunting, wildlife management, or creating a private country retreat. Multiple attractive building sites are scattered throughout the property, offering excellent options for a custom home, weekend getaway, or hunting cabin with room to enjoy the surrounding East Texas countryside.

One of the property's most appealing features is its location adjoining the Little Sandy Hunting and Fishing Club, a 3,800-acre tract of bottomland hardwood forest along the Sabine River. This neighboring habitat adds to the area's natural appeal and complements the property's potential for exceptional wildlife viewing and outdoor recreation. Deer, feral hogs, and waterfowl are abundant opportunities for hunters seeking a property with diverse game and habitat.

The combination of productive hay pasture, mature timber, and areas with potential for wetland enhancement creates an exciting opportunity for the next owner to develop a well-rounded recreational property while maintaining agricultural value. Whether your vision includes a working hay operation, a premier hunting destination, a secluded homestead, or a long-term land investment, this Wood County property offers the natural features and location to bring those plans to life.

Conveniently situated between Mineola and Hawkins, this property delivers the privacy and rural character of East Texas with convenient access to nearby communities. A rare opportunity to own a versatile tract with agricultural utility, multiple building sites, and outstanding hunting and wildlife potential in a desirable part of Wood County.

PROPERTY FEATURES

- Mature timber
- Improved pasture
- Wetland improvement potential
- White-tailed deer
- Hogs
- Waterfowl
- Borders Little Sandy Hunting & Fishing Club
- Great access
- Conveniently located between Mineola and Hawkins
- Multiple build sites
- Partially fenced

135 +/- ACRES



MULTIPLE BUILD SITES





IMPROVED PASTURE

The combination of productive hay pasture, mature timber, and areas with potential for wetland enhancement creates an exciting opportunity to develop a well-rounded recreational property while maintaining agricultural value.







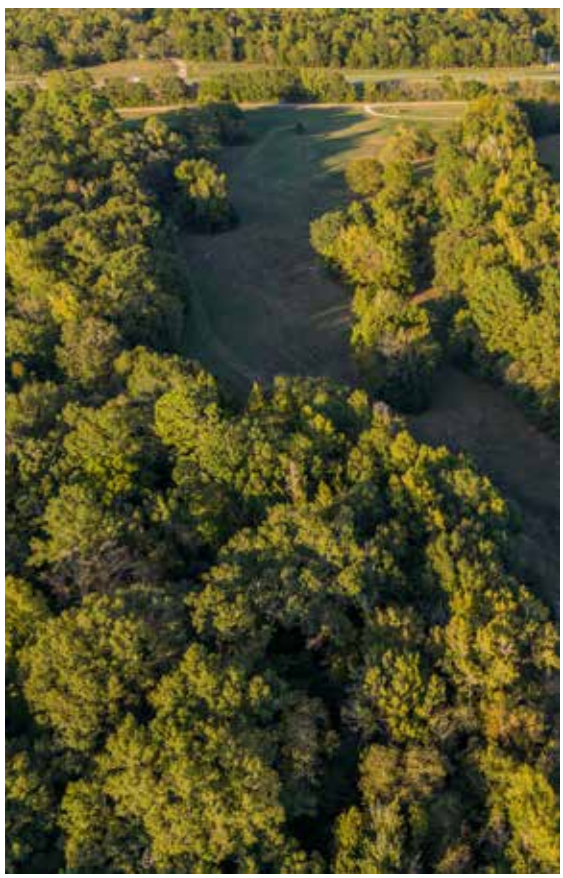




MATURE TIMBER









RURAL CHARACTER

Conveniently situated between Mineola and Hawkins, this property delivers the privacy and rural character of East Texas with convenient access to nearby communities.























HUNTING OPPORTUNITIES

Deer, feral hogs, and waterfowl are abundant opportunities for hunters seeking a property with diverse game and habitat.

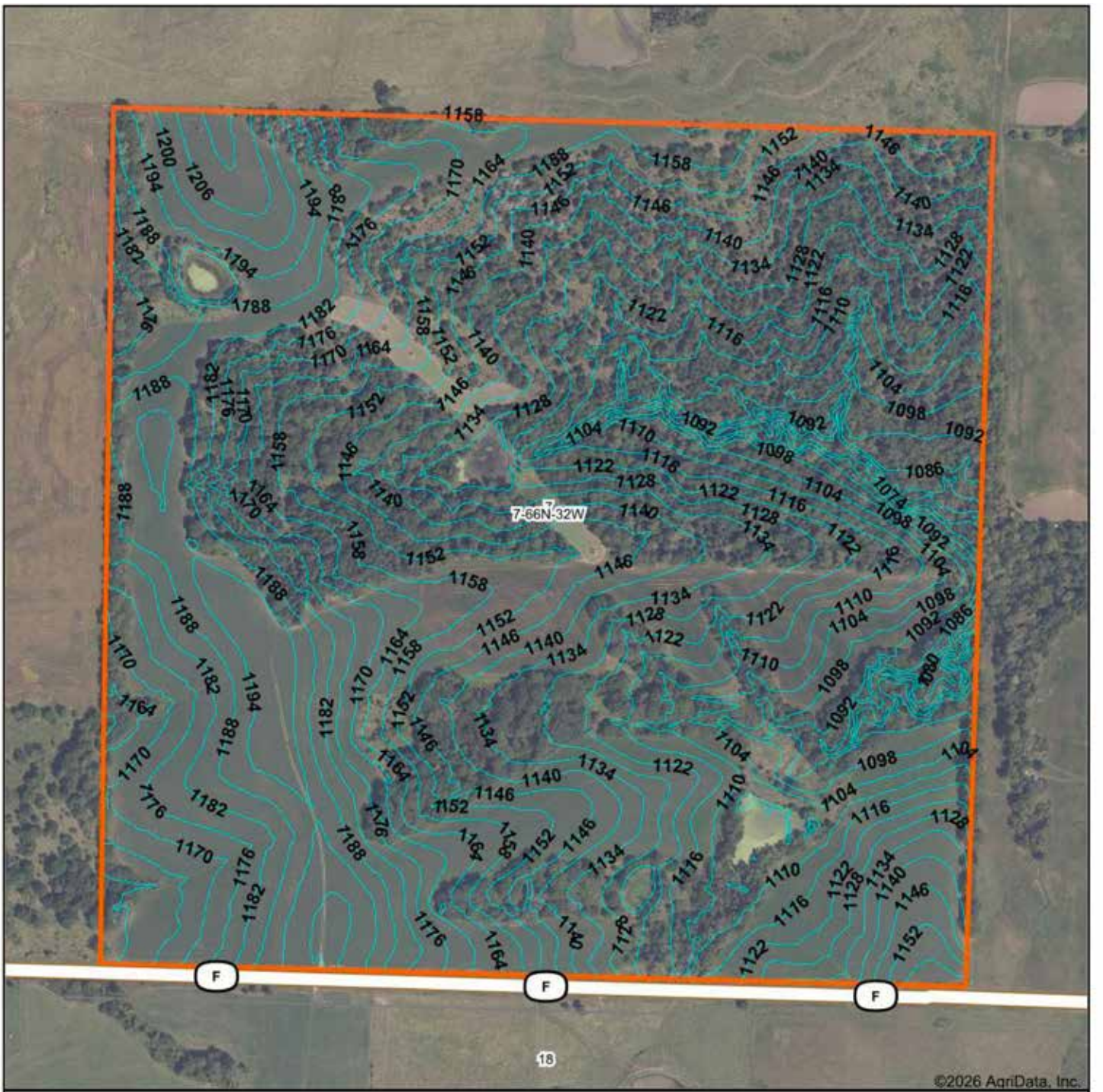




AERIAL MAP


Co Rd 3832
Co Rd 3830
FM 2869
Co Rd 3450
Co Rd 3448
38
80
80
80
132.74
©2026 AgriData, Inc.
Boundary Center: 32° 36' 1.84, -95° 16' 36.82
0ft
1116ft
2232ft
N
W
E
S
Wood County
Texas
9/25/2026
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025
www.AgriDataInc.com
Field borders provided by Farm Service Agency as of 5/21/2008

TOPOGRAPHY MAP



Maps Provided By:
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Source:	USGS 1 meter dem
Interval(ft):	6.0
Min:	1,063.9
Max:	1,215.4
Range:	151.5
Average:	1,145.1
Standard Deviation:	31.99 ft

0ft 470ft 939ft

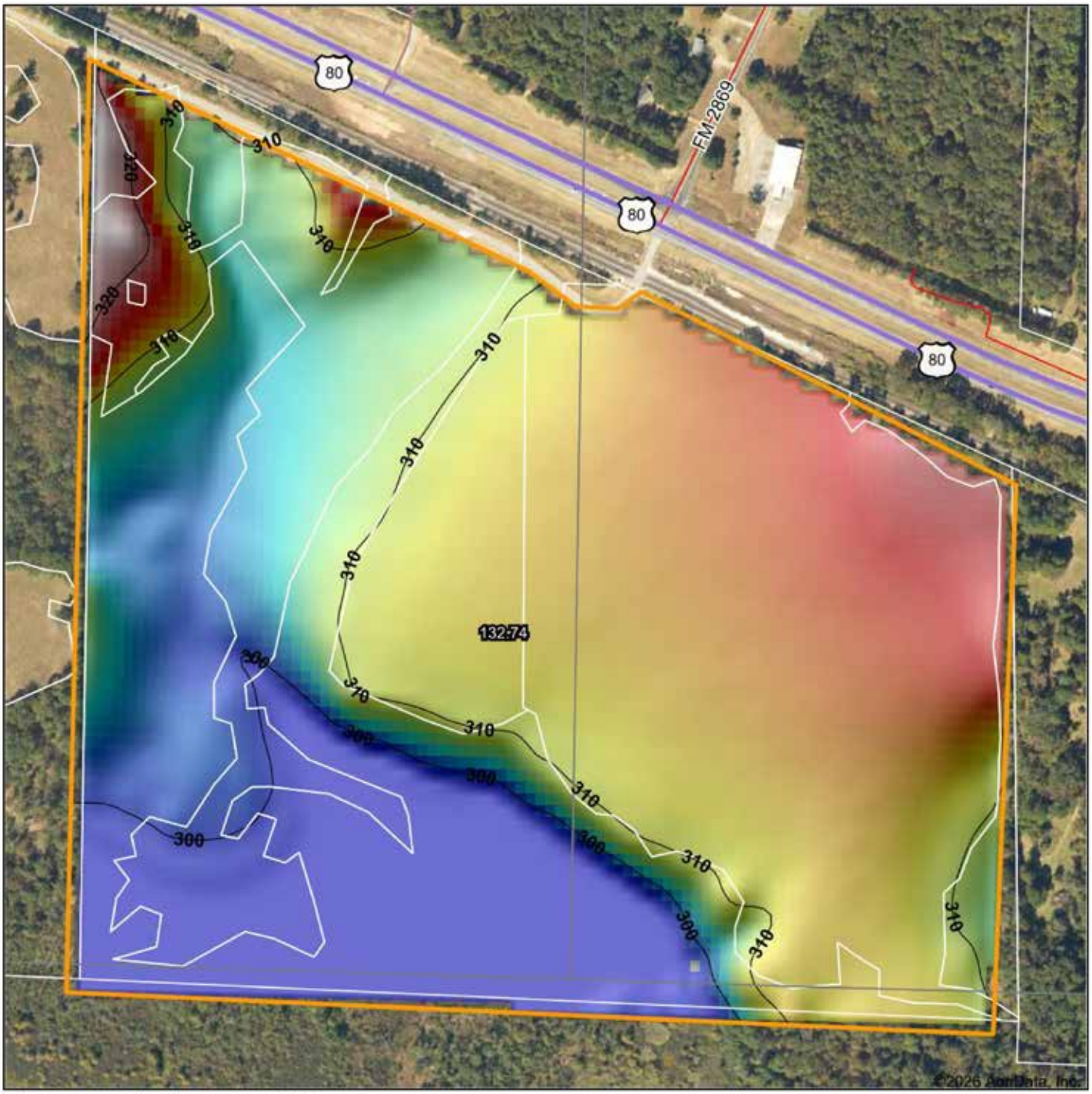
N W E S

7/20/2026

7-66N-32W
Worth County
Missouri

Boundary Center: 40° 32' 0.73, -94° 33' 53.76

HILLSHADE MAP



Low Elevation High

Maps Provided By
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CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Source:	USGS 10 meter dem
Interval(ft):	10
Min:	299.4
Max:	322.7
Range:	23.3
Average:	308.4
Standard Deviation:	5.97 ft

0ft 447ft 894ft

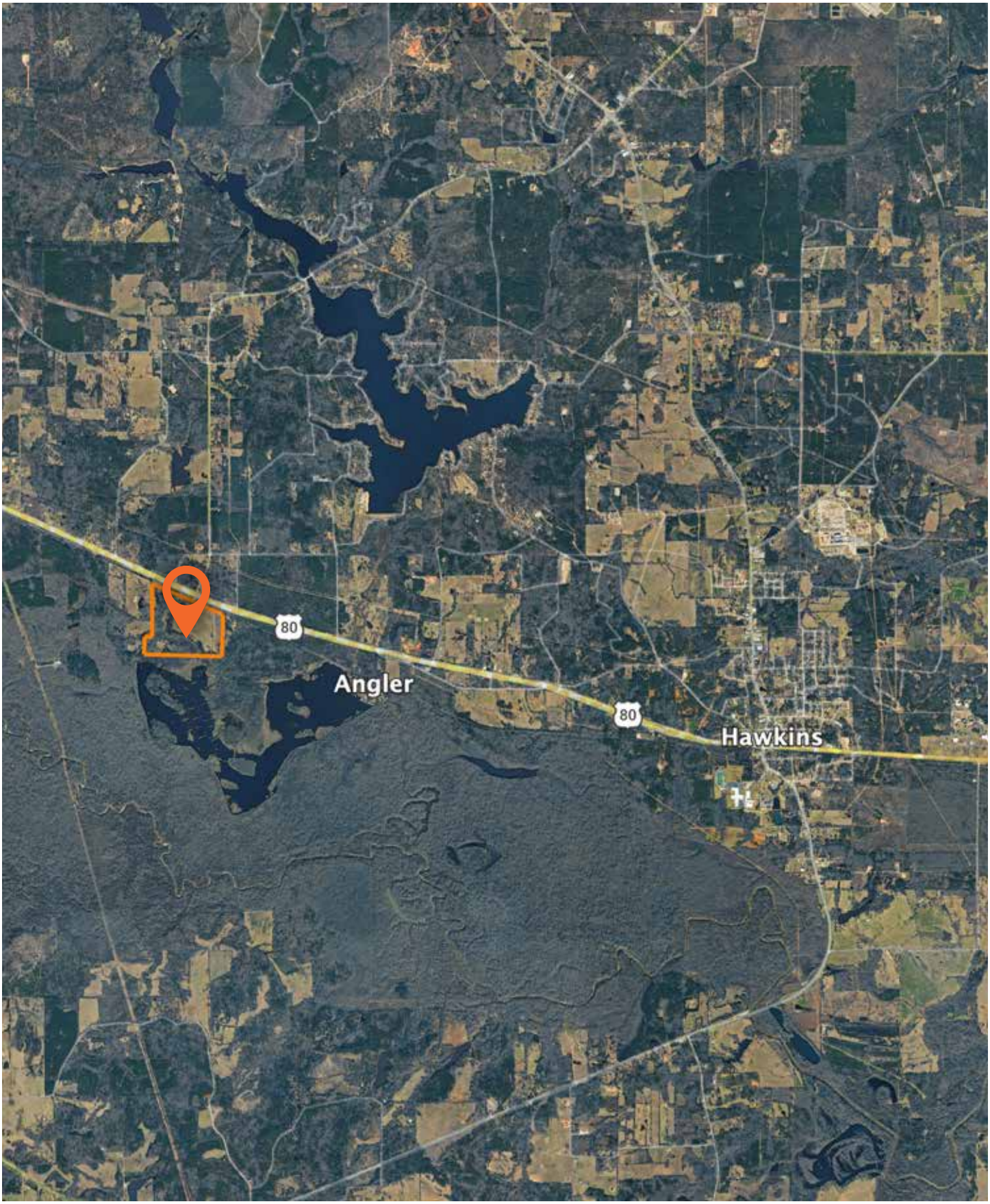
N W E S

9/25/2026

Wood County
Texas

Boundary Center: 32° 36' 1.84, -95° 16' 36.82

OVERVIEW MAP



AGENT CONTACT

Jason Redding, a distinguished land broker with Midwest Land Group, brings a wealth of experience and a deep-rooted passion for the land to the real estate industry. Licensed in both Texas and Kansas, Jason specializes in serving Texas, a state he knows intimately not only through his professional endeavors but also due to his personal connections to the land. Born in Tyler, Texas, and raised in Mineola, where he currently resides with his beloved family—Mindy, Calem, and Canyon—Jason's journey in real estate began in 1999. His transition from the commercial sector to founding his own company in 2012 reflects his love for deal-making and his commitment to facilitating significant life transactions for his clients.

Jason's connection to land is deeply personal, stemming from childhood hunting experiences with his father and managing a farm in Delphos, Kansas. His background in business management and marketing, coupled with extensive real estate experience, equips him with unique insights into maximizing land value and potential. Jason's hobbies, including hunting and supporting his children's sports endeavors, further solidify his bond with the land and community.

What sets Jason apart is his unwavering dedication to his clients and his ability to see the untapped potential in properties. His hands-on approach, persistence, and unparalleled follow-through ensure that every client receives exceptional service tailored to their needs. Jason's expertise is not just in land sales but in creating a legacy of satisfied clients through respect, availability, and putting their interests first. Choosing Jason Redding as your land broker means partnering with a professional who not only understands the market but lives and breathes the very essence of what makes a property truly valuable.



JASON REDDING

Land Broker | Serving Texas

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MIDWEST LAND GROUP

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