

MIDWEST LAND GROUP PRESENTS

33.7 ACRES IN

UPSHUR COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

A NICE LONG STRETCH BY THE RAILROAD TRACKS

Discover a unique East Texas property with plenty of room to explore! This long, narrow tract stretches approximately 3,200 feet more than half a mile, and is generally just over 350 feet wide, tapering to approximately 100 feet near the southern end. The property is primarily wooded, offering privacy and natural beauty, with a few acres previously cleared for a homesite and a pond.

The property's distinctive layout offers possibilities for recreational use, horseback riding, hiking, or creating trails for ATVs and off-road vehicles. Partial fencing remains around the former homesite area.

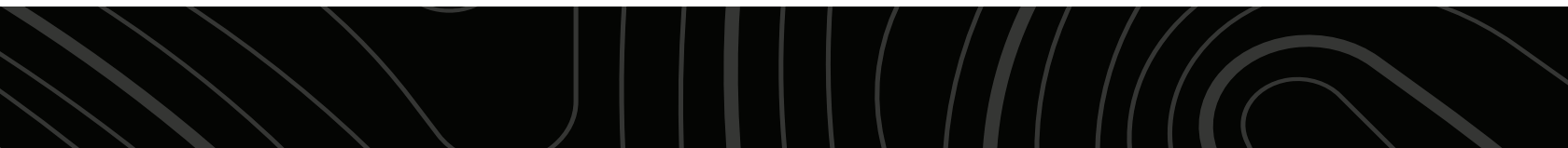
Conveniently located approximately midway between Pittsburg and Gilmer, the property is about 1.5 miles from Highway 271 via an oil-topped road. Electricity is available on the property, along with a well; no known septic system is currently in place.

With its combination of timber, cleared acreage, pond, utilities, and exceptional length, this property offers an opportunity to create your own private East Texas retreat.

PROPERTY FEATURES

COUNTY: **UPSHUR** | STATE: **TEXAS** | ACRES: **33.7**

- Long, unique stretch of property with approximately ½ mile of oil-top road frontage
- Predominantly timbered acreage offering privacy and natural beauty
- Existing homesite area that could be reclaimed with mowing and cleanup
- Electrical poles located on the property
- Well on the property, per seller
- Two creeks running through the property
- Small pond
- Partially fenced
- Existing older outbuildings
- Abundant wildlife
- Excellent recreational potential for hunting, trails, horseback riding, ATVs, or enjoying the outdoors
- Convenient access to Highway 271
- Approximately midway between Gilmer and Pittsburg



EXISTING HOMESITE



33.7 +/- ACRES



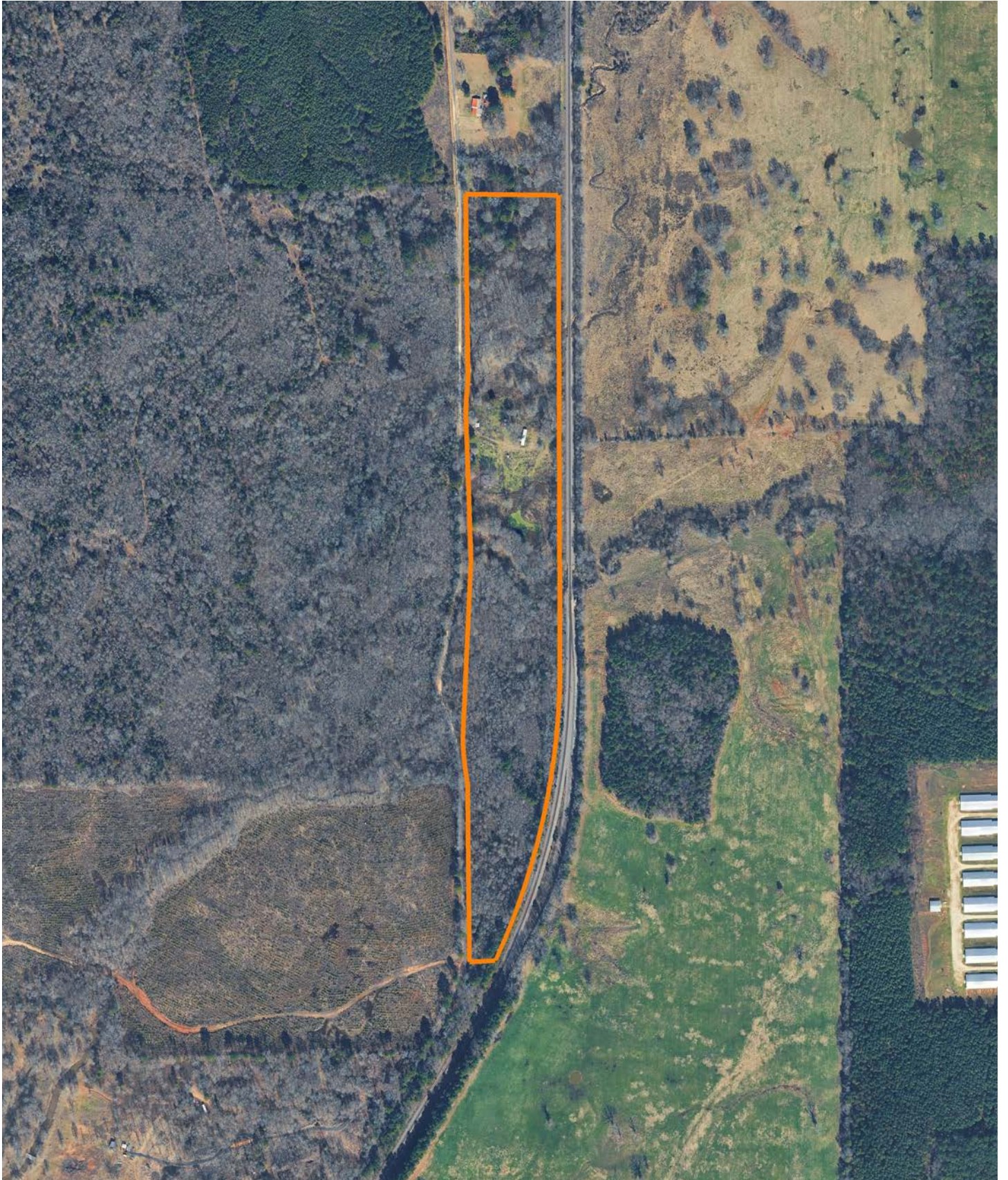
SMALL POND



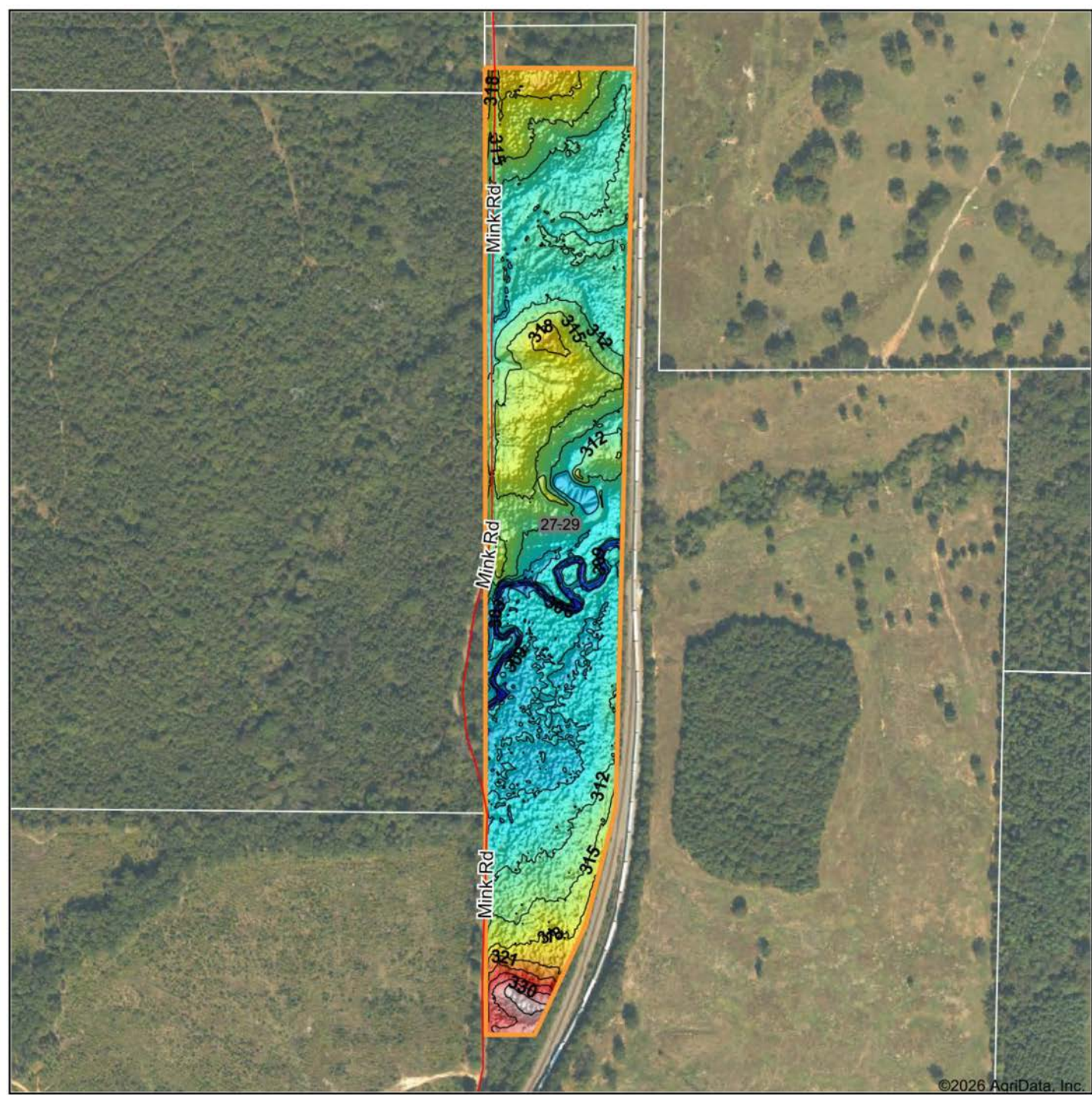
EXCELLENT RECREATIONAL POTENTIAL



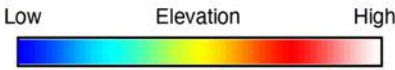
AERIAL MAP



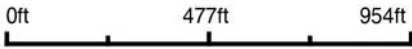
HILLSHADE MAP



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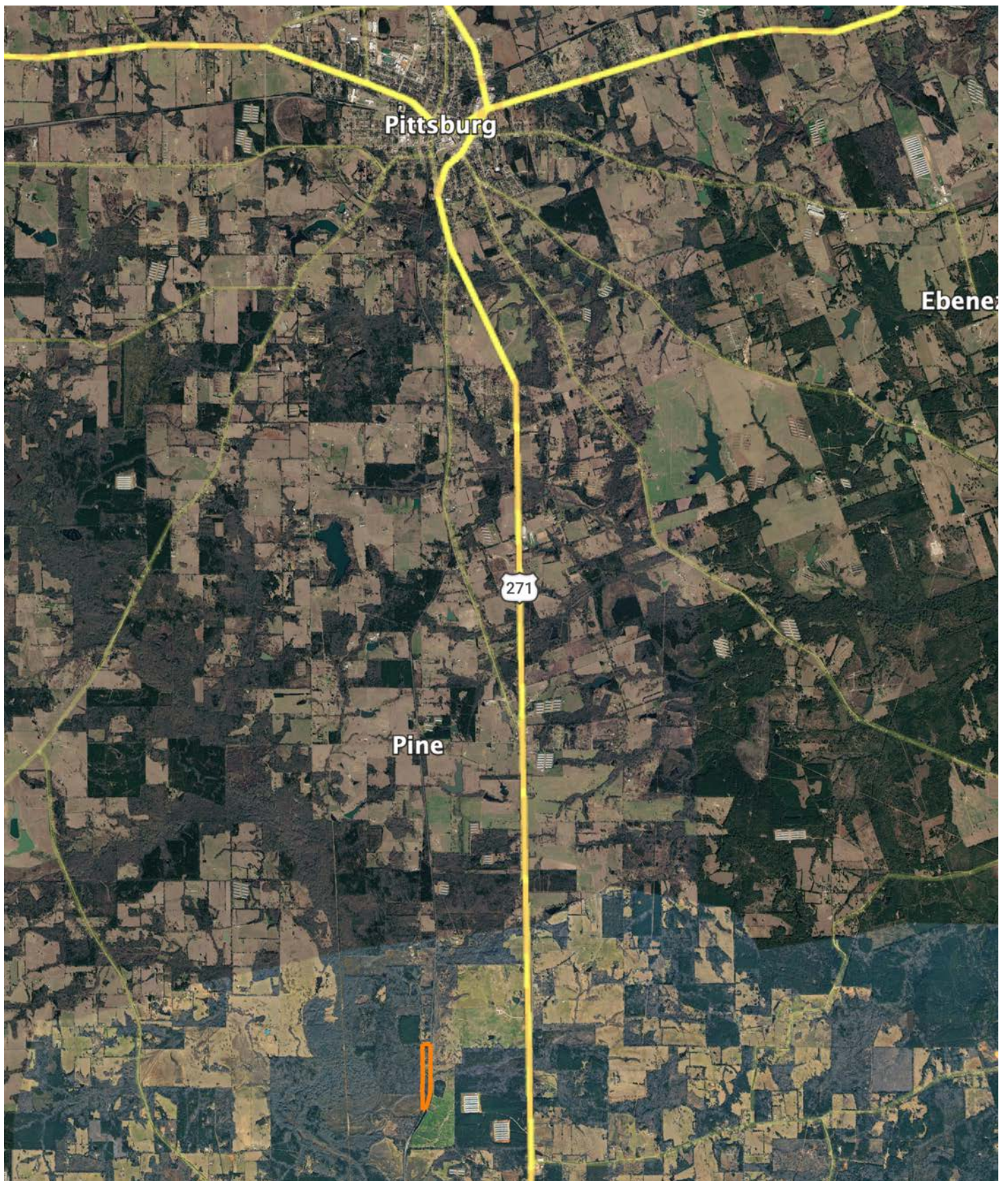
Source: USGS 1 meter dem
Interval(ft): 3
Min: 301.2
Max: 334.6
Range: 33.4
Average: 312.8
Standard Deviation: 4.49 ft



Upshur County
Texas

Boundary Center: 32° 52' 8.33, -94° 58' 5.89

OVERVIEW MAP



AGENT CONTACT

Orville Holmes Jr. brings a lifetime of hands-on land experience, a strong work ethic, and a servant-minded approach to his role as a land agent. Based in Tyler, Texas, Orville was born in Florence, Oregon, and raised in rural settings where his connection to land was shaped early through small-scale farming, ranching, fishing, and hunting. From the timber-rich coastal regions along the Umpqua River to the high desert landscapes of Central Oregon, he developed a deep appreciation for the diversity and value of land across different environments.

Orville's professional background is equally diverse, including experience in the logging and timber industry, as well as owning an automotive trucking company. These experiences, combined with owning and transacting on multiple properties across various states, provide him with a well-rounded perspective that benefits both buyers and sellers. His knowledge of timber, soil, and land use—further strengthened by operating portable sawmills and managing his own orchards and gardens in East Texas—allows him to evaluate properties with a trained and practical eye.

A licensed private pilot, Orville offers a unique advantage in evaluating land from the air. He is also deeply involved in his church and local community, contributing to outreach efforts including one of the largest food pantries in East Texas. Driven by faith, family, and a commitment to excellence, Orville is dedicated to providing elite-level service and building lasting relationships with his clients.



ORVILLE HOLMES,

LAND AGENT

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