MIDWEST LAND GROUP PRESENTS

50 ACRES
LAMAR COUNTY, TX

000 FM 1510, Paris, Texas 75460





MIDWEST LAND GROUP IS HONORED TO PRESENT

VERSATILE EAST TEXAS LAND WITH PONDS, PASTURE, AND IMPROVEMENTS

Discover 50 acres of versatile East Texas land in Lamar County, offering the perfect combination of country living, ranching, and recreation. This beautiful property features a desirable mix of open pasture and mature timber, two large ponds, and a seasonal creek that enhance both its beauty and wildlife habitat. Fenced and cross-fenced with working pens, the property is well suited for cattle and livestock operations. Multiple improvements include a barn with a concrete pad, an equipment storage barn, and a separate hay storage barn, providing plenty of space for ranching equipment, supplies, and agricultural needs.

With numerous potential building sites, this property offers an excellent opportunity to build your dream home or create a private family compound with room for multiple generations. The combination of timber, water, and open pasture also creates excellent opportunities for deer hunting and outdoor recreation. Enjoy the peace and privacy of rural living while remaining conveniently close to town amenities. Whether you are looking for a working cattle ranch, recreational retreat, permanent residence, or a combination of all three, this 50 acre property offers endless possibilities.

PROPERTY FEATURES

COUNTY: **LAMAR** | STATE: **TEXAS** | ACRES: **50**

- Two large ponds
- Seasonal creek running through the property
- Beautiful mix of mature timber and open pasture
- Fenced and cross-fenced for livestock management
- Existing cattle working pens
- Barn with concrete pad
- Separate equipment storage barn
- Dedicated hay storage barn
- Multiple potential homesites
- Ideal setting for a custom home or family compound
- Excellent opportunity for cattle and livestock operations
- Deer hunting and recreational opportunities
- Timber and water features provide wildlife habitat
- Open pasture suitable for grazing and hay production
- Convenient access to nearby town amenities
- Versatile property for residential, agricultural, and recreational use
- Peaceful country setting with room to spread out



MIX OF TIMBER & PASTURE











BARN WITH CONCRETE PAD





CATTLE WORKING PENS & FENCING







2 LARGE PONDS





POTENTIAL HOMESITES



DEER HUNTING





ADDITIONAL PHOTOS





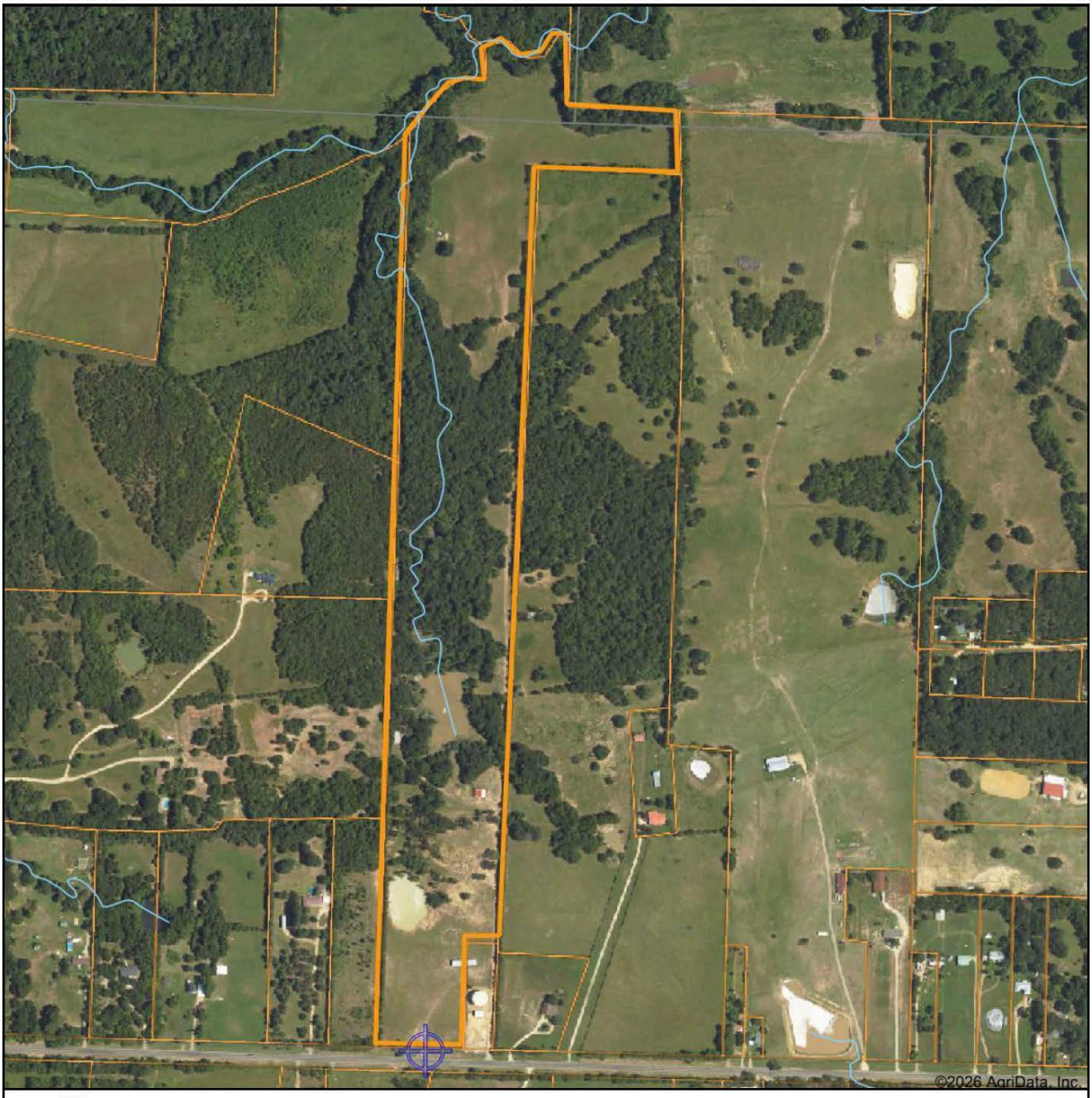








AERIAL MAP



Boundary Center: 33° 40' 1.13, -95° 38' 53.9

0ft 643ft 1286ft

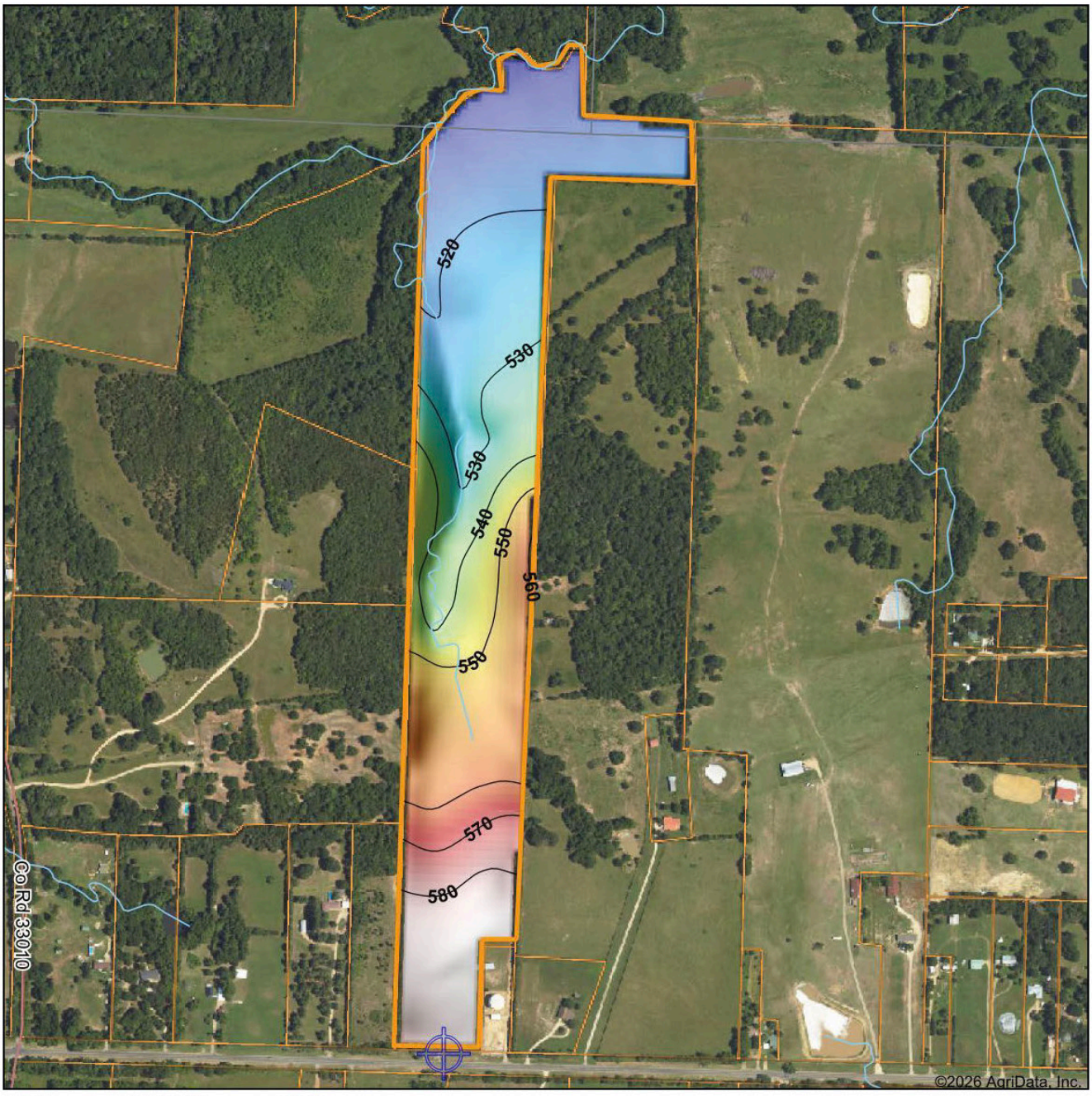
N W E S

Lamar County
Texas

10/14/2026

Maps Provided By:
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HILLSHADE MAP



Low Elevation High

Maps Provided By:
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Source:	USGS 10 meter dem
Interval(ft):	10
Min:	510.0
Max:	583.9
Range:	73.9
Average:	541.4
Standard Deviation:	22.9 ft

0ft 649ft 1298ft

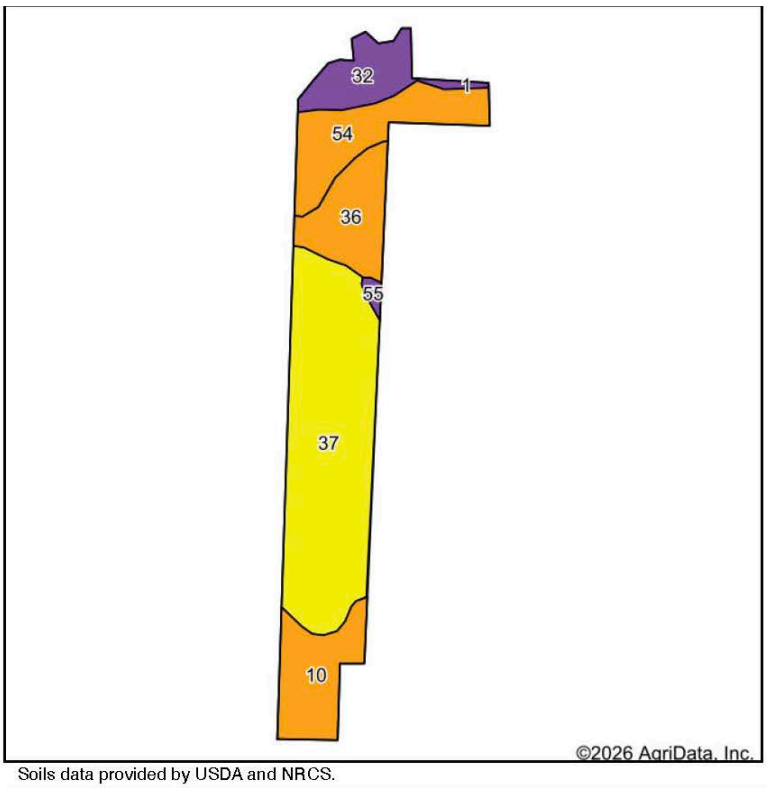
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10/14/2026

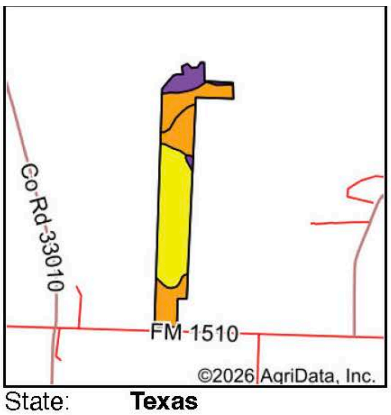
Lamar County
Texas

Boundary Center: 33° 40' 1.13, -95° 38' 53.9

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Texas**
County: **Lamar**
Location: **33° 40' 1.13, -95° 38' 53.9**
Township: **Sumner**
Acres: **50.66**
Date: **10/14/2026**

Maps Provided By:
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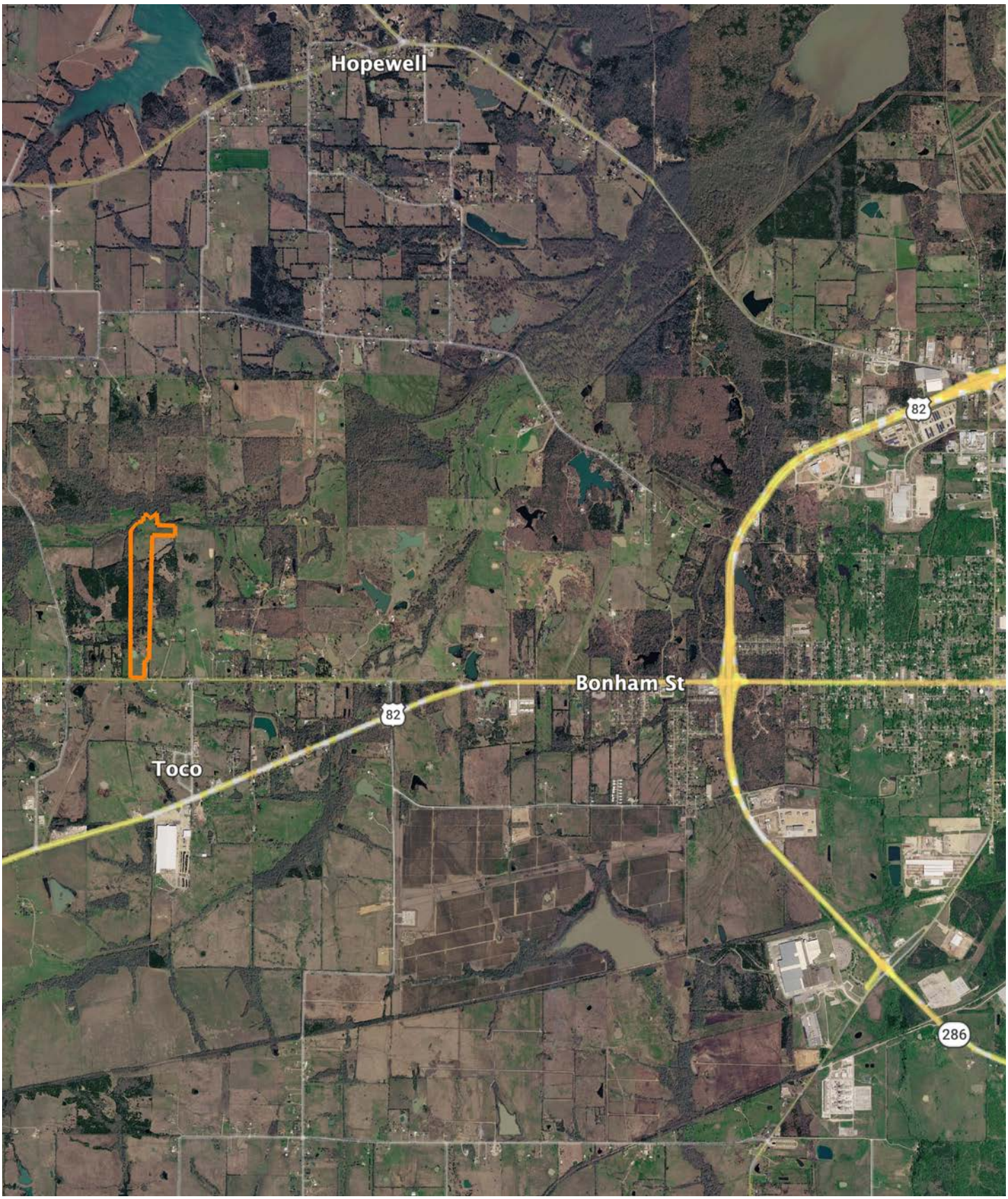
N W E S

Area Symbol: TX614, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
37	Normangee clay loam, 2 to 5 percent slopes, eroded	24.57	48.4%		4.3ft. (Densic bedrock)	IVe	4125	46	32	45	37
54	Wilson silt loam, 0 to 2 percent slopes	7.94	15.7%		> 6.5ft.	IIIe	4275	40	31	40	37
10	Crockett loam, 1 to 3 percent slopes	6.54	12.9%		4.4ft. (Densic bedrock)	IIIe	5025	51	30	49	37
36	Normangee clay loam, 1 to 3 percent slopes	6.21	12.3%		4.3ft. (Densic bedrock)	IIIe	4125	50	33	49	41
32	Lassiter silt loam, 0 to 1 percent slopes, frequently flooded	4.64	9.2%		> 6.5ft.	Vw	0	70	68	57	58
55	Woodtell loam, 5 to 12 percent slopes	0.39	0.8%		> 6.5ft.	VIe	2700	61	38	50	39
1	Ambia clay loam, 0 to 1 percent slopes, frequently flooded	0.37	0.7%		> 6.5ft.	Vw	0	37	31	37	32
					Weighted Average	**3.71**	**3845.8**	***n 48.4**	***n 35**	***n 46.3**	***n 39.4**

*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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