

76 +/- Acres

VZCR 3501, Wills Point, TX 75169

FOR SALE

\$228,000



76 acre tract with frontage on VZCR 3501—part of an L-shaped 156 acre tract. Adjoining 80 acre tract with frontage on VZCR 3504 also available!

DIRECTIONS:

From I-635, take US 80 E 39.3 miles past Wills Point to VZCR 3423. Left (N) follow CR 3501 bear R 3.2 miles to property on R. Sign on Property



RE/MAX Landmark

115 E. Moore Ave

Terrell, TX 75160

www.frankrobertslandteam.com



Exclusively offered by:

Frank J. Roberts

REALTOR, Owner

Office: 972-524-0689

Fax: 972-551-2525

frank@rmlandmark.com



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VZCR 3501, Wills Point TX 75169

Frank Roberts
LAND TEAM

\$228,000

Offering a well-balanced combination of improved pastures and hardwoods, this property has many options for your agricultural, residential, or recreational use!



Beautiful home sites abound



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Frank Roberts LAND TEAM

\$228,000

Nestled in the peace of the country but only 45 miles from Dallas, this property offers both the quiet of country life with convenient proximity to the Metroplex



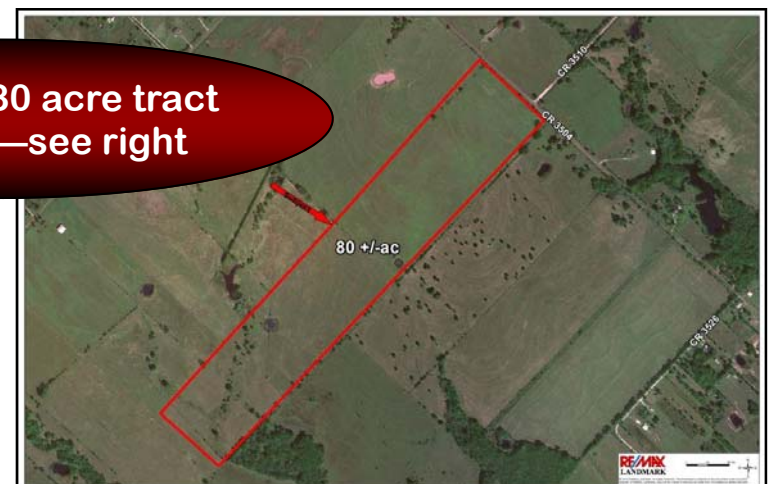
Aerial Elevation Map



Soil Map



**Additional 80 acre tract
Available—see right**



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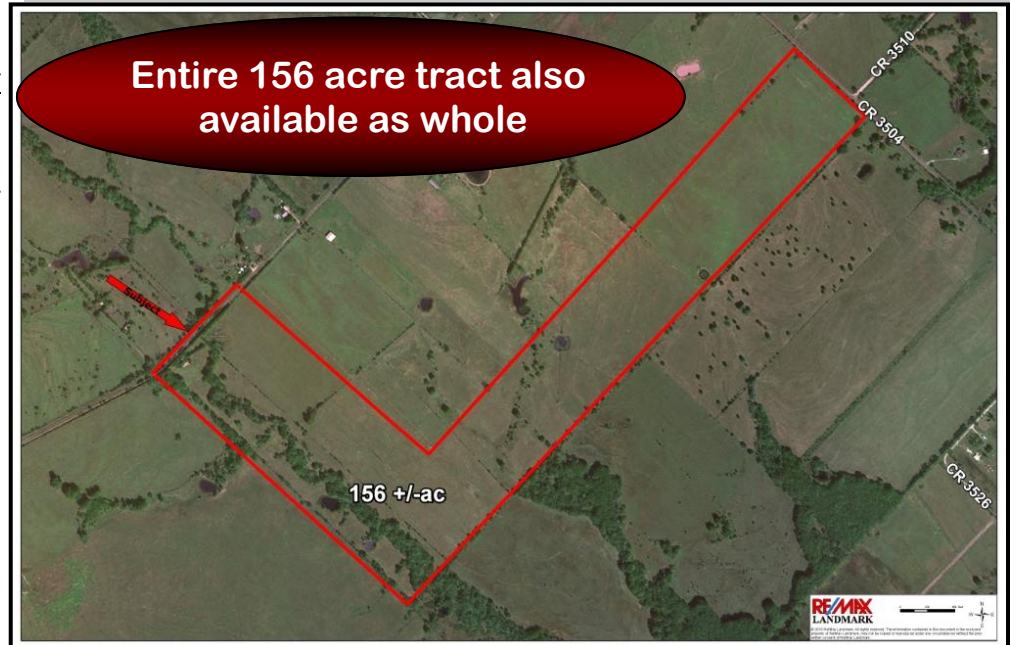
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SUMMARY: 76 acres in Van Zandt County only 45 miles from Dallas, only 5 miles NE of Wills Point. Fronting VZCR 3501, this tract is part of a larger 156 acre L-shaped tract and could be sold with its adjoining 80 acres. Property offers a mixture of hardwoods and improved pastures. Several nice building sites and proximity to the Metroplex make this property a real find.

UTILITIES: Co-op Water
Co-op electric

PRICE: \$3,000/Acre



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Information herein deemed reliable but not guaranteed.