

80 +/- Acres

VZCR 3504, Wills Point, TX 75169

FOR SALE

\$240,000



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

DIRECTIONS:

From I-635, take US 80 E 39.3 miles to VZCR 3423 past Wills Point to VZCR 3423. Left (N) to VZCR 3504 R (E) .5 miles to property on R, SOP



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

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frank@rmlandmark.com



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Frank Roberts
LAND TEAM

\$240,000

Offering a well-balanced combination of improved pastures, hay fields, hardwoods, 3 ponds, cattle fencing and corrals, this property has many options for your agricultural, residential, or recreational use!



Bermuda Grass



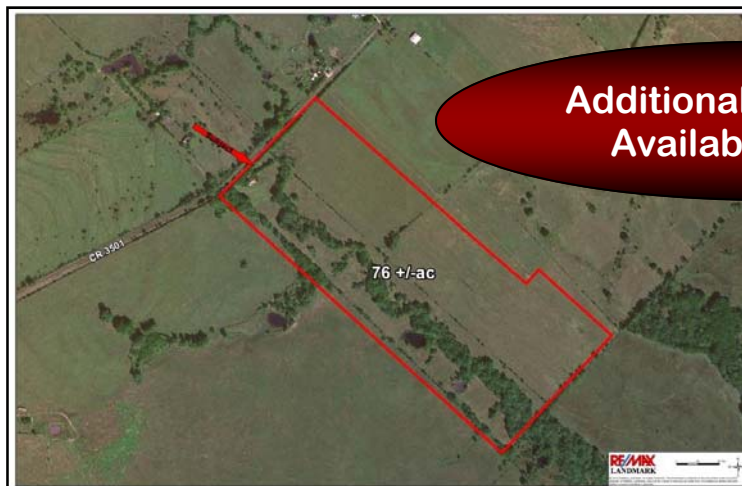
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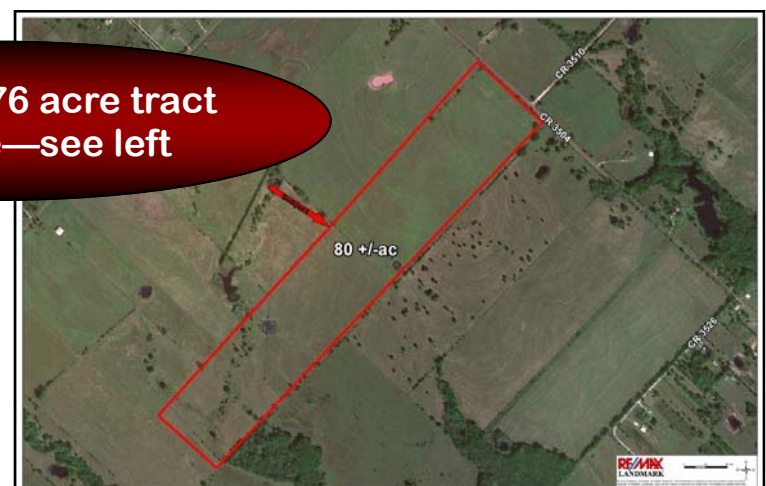
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Nestled in the peace of the country but only 45 miles from Dallas, this property offers both the quiet of country life with convenient proximity to the Metroplex



Additional 76 acre tract
Available—see left



80 +/- Acres

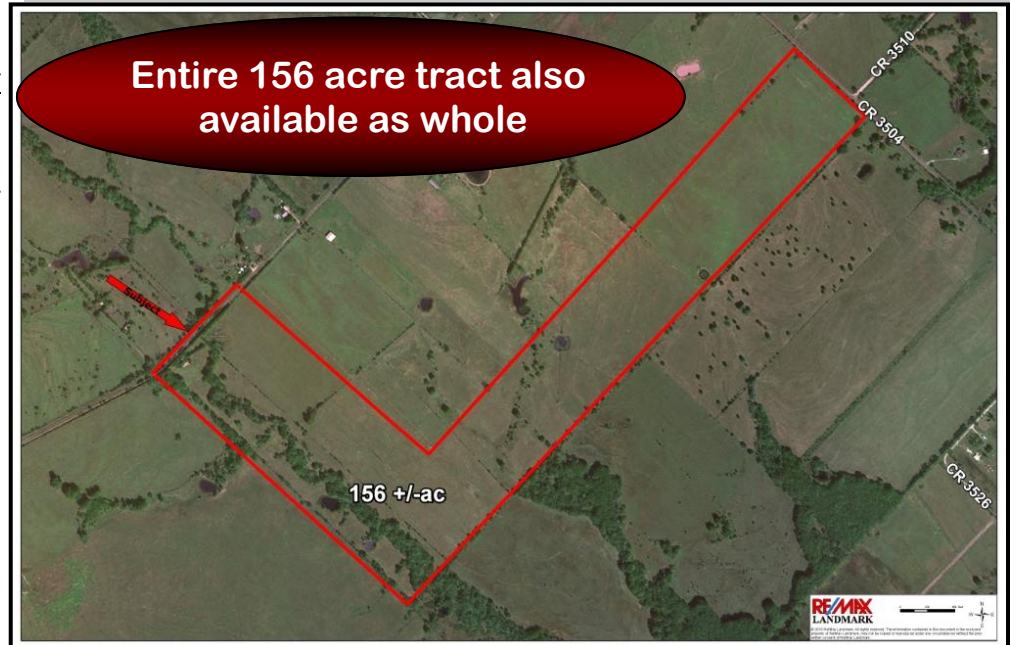
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SUMMARY: 80 acres in Van Zandt County only 45 miles from Dallas, only 5 miles NE of Wills Point. Fronting VZCR 3504, this tract is part of a larger 156 acre L-shaped tract and could be sold with its adjoining 76 acres. Property offers a mixture of 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.