

156 +/- Acres

VZCR 3501, Wills Point, TX 75169

FOR SALE

\$468,000



L-shaped 156 acre tract WILL DIVIDE as 80 acre tract with frontage on VZCR 3504 or 76 acre tract with frontage on VZCR 3501

DIRECTIONS:

From Dallas, I-635 to Hwy 80 E 39.3 miles to VZCR 3423. Left (N) follow CR 3501, bear R 3 mi to Tract 1 on R, SOP. Tract 2 on CR 3504, 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



156+/- Acres

VZCR 3501, Wills Point TX 75169

Frank Roberts
LAND TEAM

\$468,000

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



156+/- Acres

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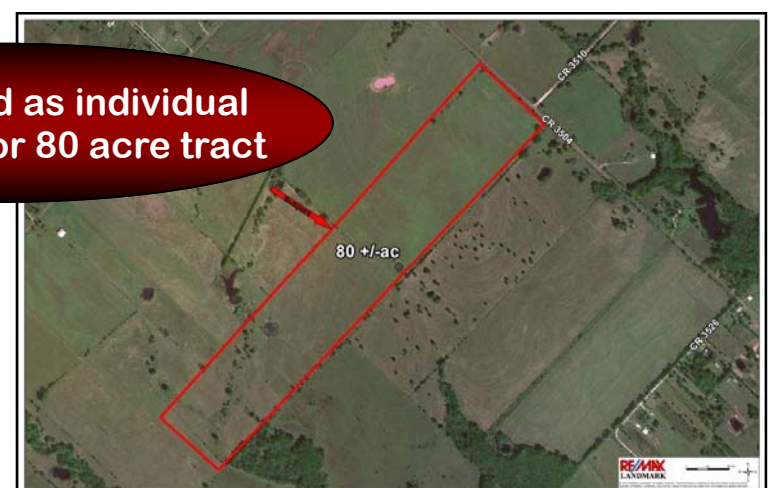
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LAND TEAM

\$468,000

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



Available sold as individual
76 acre tract or 80 acre tract



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SUMMARY:

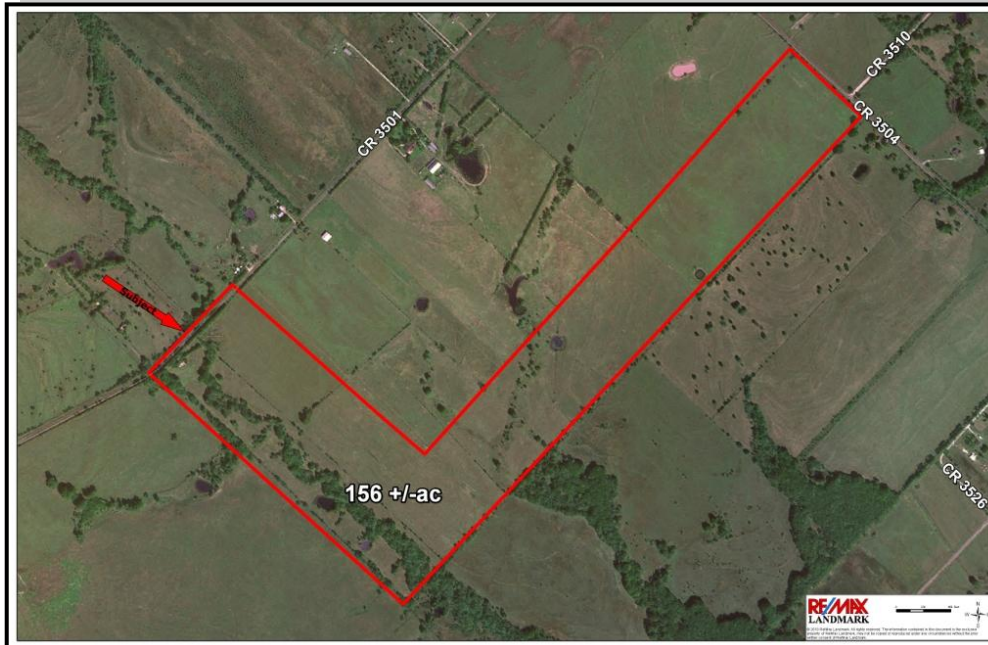
Nice 156 Acre ranch in Van Zandt County only 45 miles from Dallas, only 5 miles NE of Wills Point. This L shaped tract can be divided into tracts fronted on two county roads, CR 3501 (76ac)& CR 3504 (80 ac). Property offers a mixture of hardwoods, improved pastures, and a 40 acre pristine hay pasture. 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.