

Hilltop Ranch - 3 Acres
TBD State Highway 19
Edgewood, TX 75117

\$90,000
3± Acres
Van Zandt County



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Edgewood, TX / Van Zandt County

SUMMARY

Address

TBD State Highway 19

City, State Zip

Edgewood, TX 75117

County

Van Zandt County

Type

Undeveloped Land, Hunting Land, Recreational Land, Lot, Horse Property, Ranches, Farms

Latitude / Longitude

32.2007129 / -95.8052918

Acreage

3

Price

\$90,000

Property Website

<https://moreoftexas.com/detail/hilltop-ranch-3-acres-van-zandt-texas/27674/>



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

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PROPERTY DESCRIPTION

TRACT 1

This 3 acre tract is a one of a kind in this area! Beautiful acreage with several ideal build spots for your dream home on some land. Towering hardwoods fill the property with deer running around the area all the time. Great road frontage on State HWY 19 which makes for easy access.

LOCATION: Edgewood, Texas in Van Zandt County.

~60 miles from Dallas, Texas

~49 miles from Tyler, Texas

~12 miles from Canton, Texas

CLIMATE: On average Edgewood, TX gets 44 inches of rain per year, averages 1 inch of snowfall per year, and averages 233 sunny days per year.

UTILITIES: Co-op water and electricity along State HWY 19.

WILDLIFE: There are plenty of White-Tail Deer, Dove, and Wild Pigs all throughout the property.

MINERALS: Seller does not own any minerals.

VEGETATION: Mix of pastureland and hardwoods.

TERRAIN: The terrain is mostly flat, with some rolling terrain. There is 10ft. (410ft. - 420ft.) of elevation change across the tract.

SOILS: Nahatche loam soils

IMPROVEMENTS: Entrance gate

CURRENT USE: Recreational, Ranching, and Hunting

POTENTIAL USE: Recreational, Residential, Commercial, Ranching, Investment, and much more

NEIGHBORS: 3 neighbors. 2 of the 3 own 150+ acres.



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FENCING: Fenced on 3 of the 4 sides.

ACCESS: Access is off State HWY 19. 375' of road frontage.

EASEMENTS: Electric

LEASES: Handshake deal with neighbor to run cattle. Can be cancelled at any time.

SHOWINGS: Buyer's agent, if applicable, must accompany buyers on all showings. Please allow 24-hour notice, when possible, as the listing agent will meet and provide the tour.

Please contact Parker Ciccarelli at (214) 215-5234 for more information!



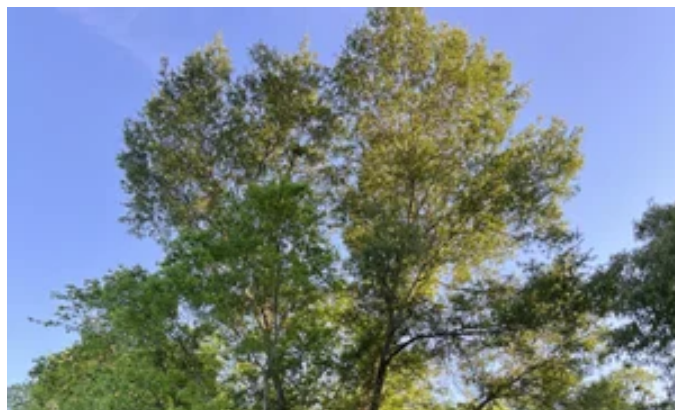
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Locator Maps



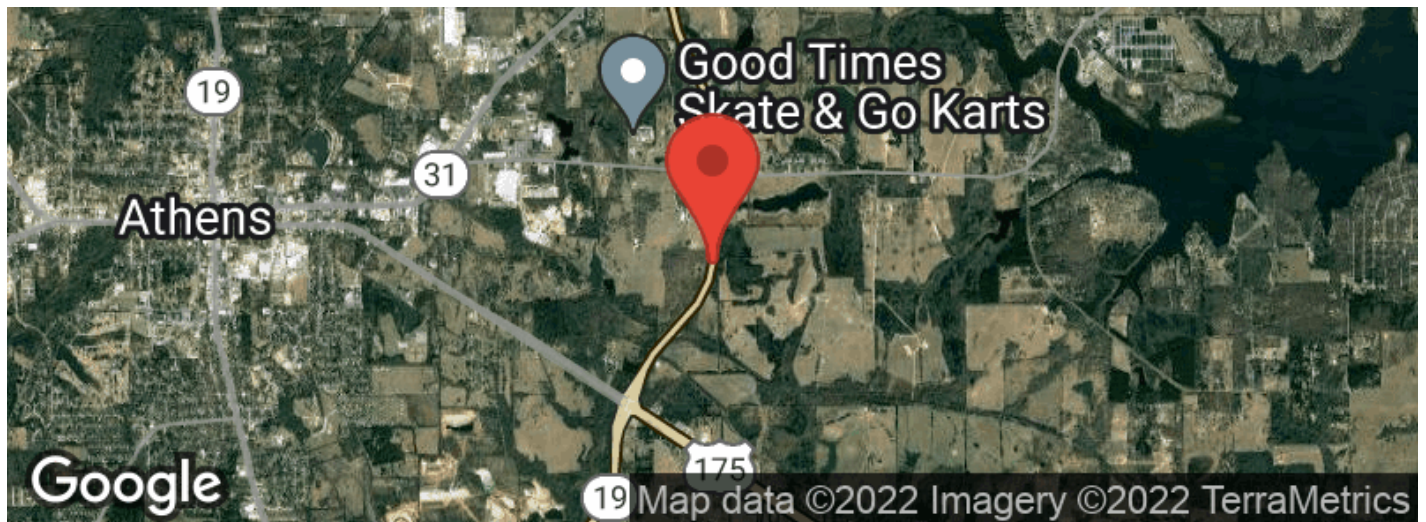
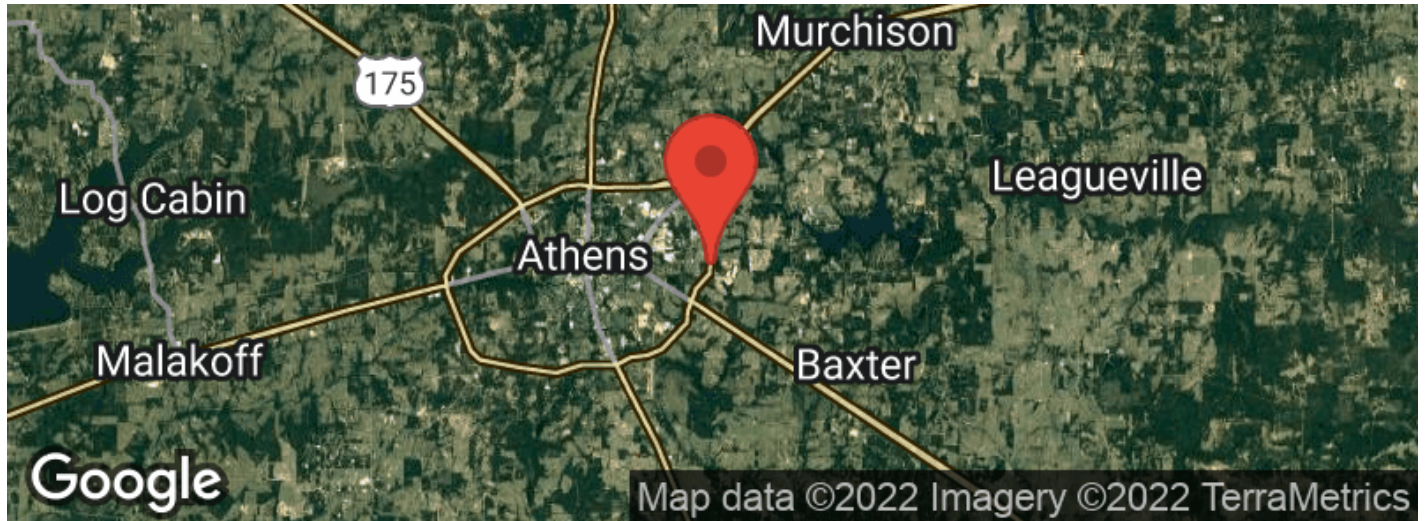
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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

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NOTES

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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