

Hilltop Ranch - 83 Acres
TBD State Highway 19
Edgewood, TX 75117

\$622,500
83± Acres
Van Zandt County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

Hilltop Ranch - 83 Acres

Edgewood, TX / Van Zandt County

SUMMARY

Address

TBD State Highway 19

City, State Zip

Edgewood, TX 75117

County

Van Zandt County

Type

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

Latitude / Longitude

32.2007129 / -95.8052918

Acreage

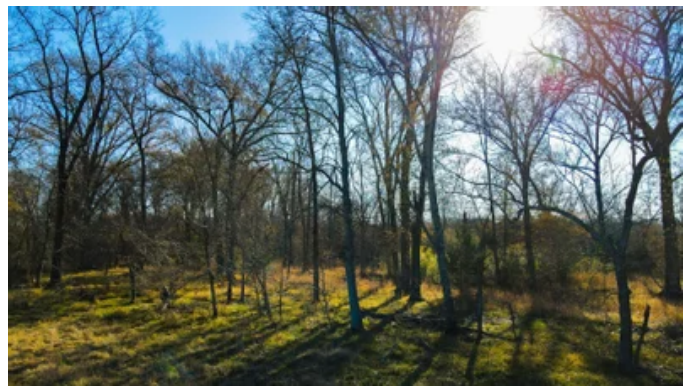
83

Price

\$622,500

Property Website

<https://moreoftexas.com/detail/hilltop-ranch-83-acres-van-zandt-texas/27686/>



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PROPERTY DESCRIPTION

Tract 5

Tired of leasing hunting land? This may be the one for you! This 83 acre tract is your future dream hunting ranch! The front 40 acres is primarily pastureland, ideal for running cattle, cutting hay, and/or building your dream home! The back 40 acres are all bottomland, with thick hardwoods, ideal for wildlife habitat and hunting. The almighty Giladon Creek runs through the hardwoods, which supplements the diverse wildlife and makes this a place you can enjoy year around. There is a .85 acre pond stocked with Bass and Crappie and makes for some phenomenal fishing. This property consists of about 73 acres of floodplain, leaving you 10 acres to build. This tract will be accessed through a deeded access easement. Additional acreage available!

LOCATION: Edgewood, Texas in Van Zandt County.

~60 miles from Dallas, Texas

~49 miles from Tyler, Texas

~12 miles from Canton, Texas

WATER: 1 pond, roughly .85 acres and is stocked with Bass and Crappie. Giladon Creek runs through the back side of the property.

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: The property has electricity lines running along the easement road.

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

MINERALS: Seller does not own any minerals. Natural Gas pump jack is located on property, with an all-weather road going down the west side of the property straight to the pump.

VEGETATION: Mix of pastureland and hardwoods.

TERRAIN: The terrain is a great mixture of rolling open fields and wooded areas, about 50/50. Roughly 40 acres out of the 83 acres is heavily wooded bottomland. There is 10ft. (370ft. - 380ft.) of elevation change across the property.



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SOILS: Nahatche loam soils

IMPROVEMENTS: .85 acre Pond

CURRENT USE: Recreational, Ranching, and Hunting

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

FENCING: Fenced on 3 of the 4 sides.

ACCESS: Access through deeded access easement.

EASEMENTS: Electric, Pipeline, Deeded Access.

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



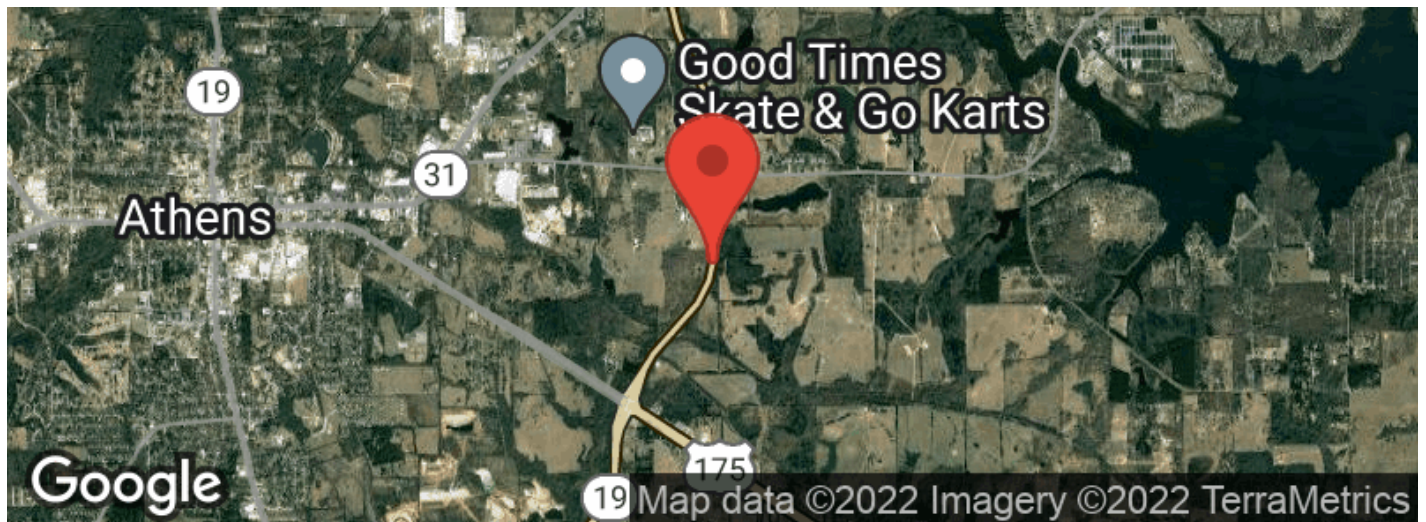
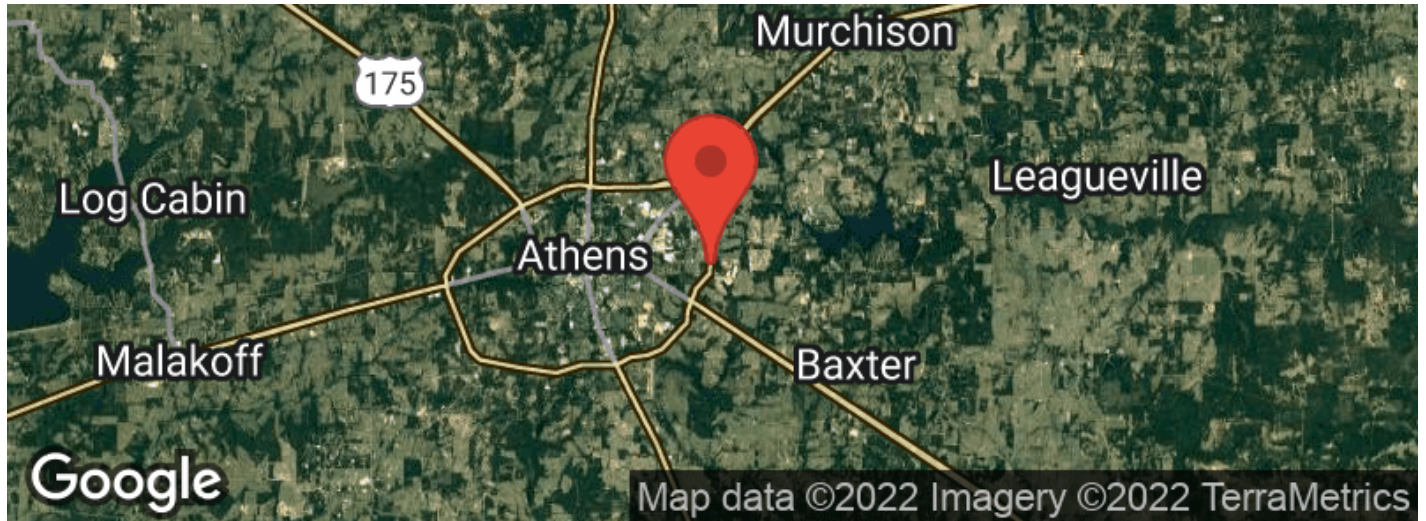
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Aerial Maps



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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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