

Hilltop Ranch - 17 Acres
TBD State HWY 19
Edgewood, TX 75117

\$357,000
17± Acres
Van Zandt County



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Edgewood, TX / Van Zandt County

SUMMARY

Address

TBD State HWY 19

City, State Zip

Edgewood, TX 75117

County

Van Zandt County

Type

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

Latitude / Longitude

32.2007129 / -95.8052918

Acreage

17

Price

\$357,000

Property Website

<https://moreoftexas.com/detail/hilltop-ranch-17-acres-van-zandt-texas/27681/>



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

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PROPERTY DESCRIPTION

TRACT 2

This is a fantastic opportunity to own a very diverse piece of Texas Land! This Ag exempt property is 17 acres in Van Zandt County. The rolling terrain of this ranch gives you an extremely secluded feel, while still having ~860' of paved road frontage. The wet weather creek (2,000' of frontage) supplements the diverse wildlife, which makes this a place you can enjoy year around. Per the owner, the wet weather creek has not gone dry in the 2 years of ownership. This would be a great place for a retreat where you can build, hunt, hangout, or gather the family. Several ideal build sites. Hardwoods on this 17 acres are magnificent and make for great views from your future home. This property is easily accessed off of State HWY 19, where water and electricity are located. There is also electric running through the backside of the property if you wanted to put a barn or house on the backside as well. Come and visit this small acreage lot before it's too late! This will go quick! 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: ~2,000' of creek frontage that acts as the South boundary.

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 a water on State HWY 19 and electricity running throughout.

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 towering hardwoods.

TERRAIN: The terrain is a great mixture of rolling open fields and wooded areas. 20' of elevation change (from 390' - 410')



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SOILS: Nahatche loam soils

CURRENT USE: Recreational, Ranching, and Hunting

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

FENCING: Partially fenced

ACCESS: Access off State HWY 19

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



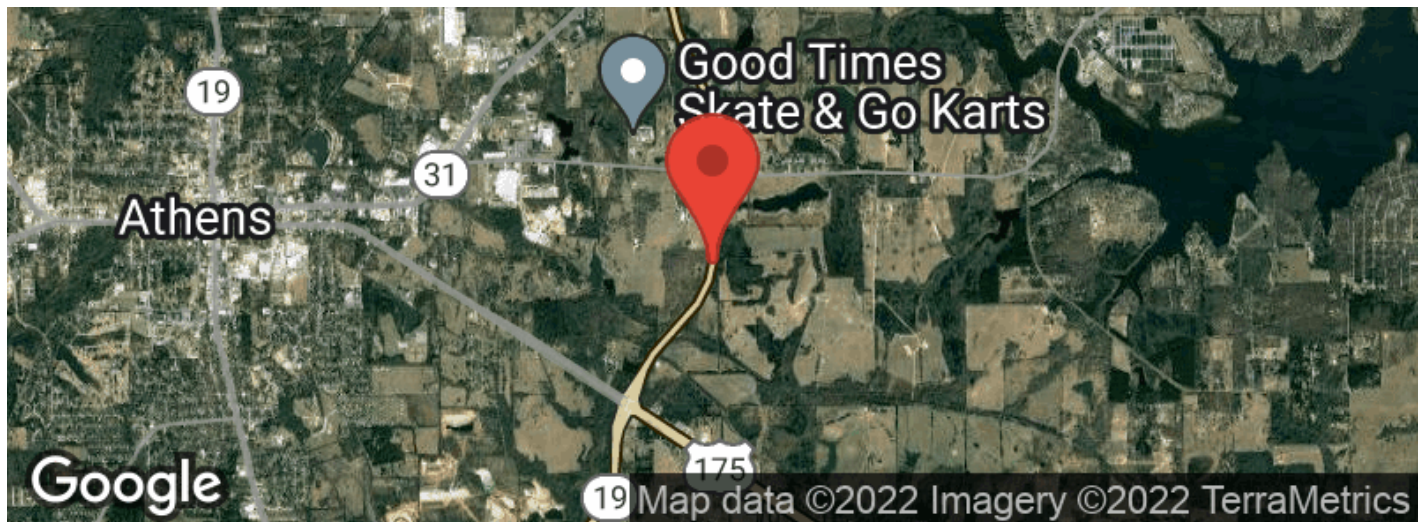
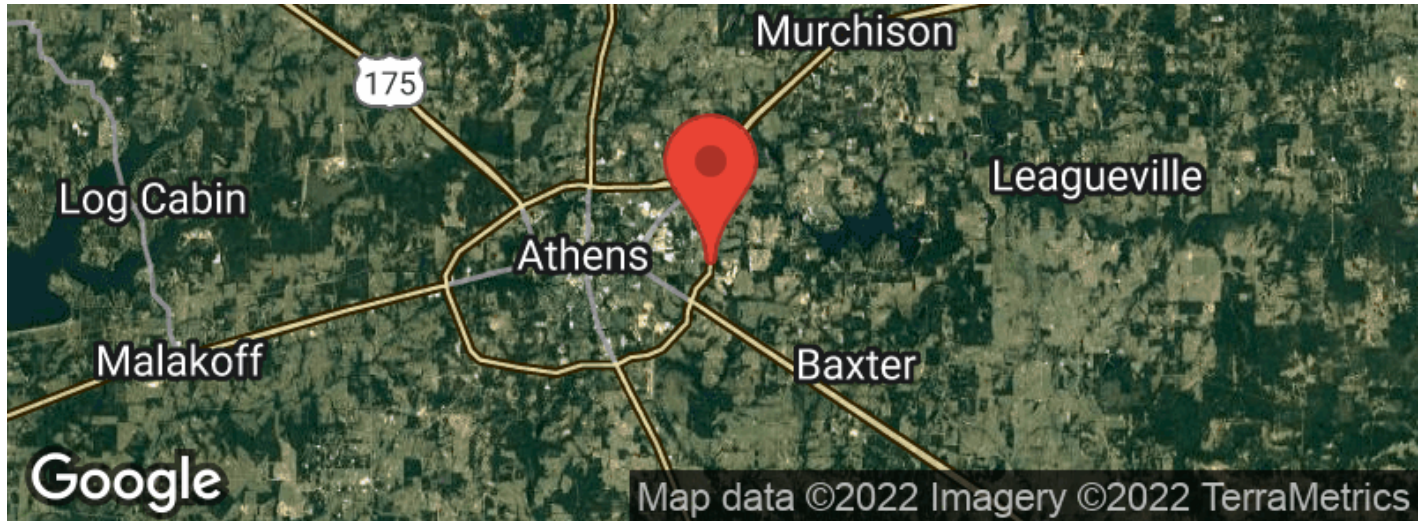
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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

Parker Ciccarelli

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(214) 215-5234

Office

(833) 466-7389

Email

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Address

4000 W University Drive

City / State / Zip

Denton, TX 76207

NOTES

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

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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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