

**Edgewood Retreat 173.28 Acre in Van
Zandt County Texas**
TBD State HWY 19
Edgewood, TX 75117

\$1,072,600
173.280± Acres
Van Zandt County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

Edgewood Retreat 173.28 Acre in Van Zandt County Texas

Edgewood, TX / Van Zandt County

SUMMARY

Address

TBD State HWY 19

City, State Zip

Edgewood, TX 75117

County

Van Zandt County

Type

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

Latitude / Longitude

32.7011217 / -95.8360839

Taxes (Annually)

443

Acreage

173.280

Price

\$1,072,600

Property Website

<https://moreoftexas.com/detail/edgewood-retreat-173-28-acre-in-van-zandt-county-texas-van-zandt-texas/24699/>



Edgewood Retreat 173.28 Acre in Van Zandt County Texas

Edgewood, TX / Van Zandt County

PROPERTY DESCRIPTION

Fantastic opportunity to own a very diverse piece of Texas Land! This Ag Exempt property is 173.28 acres in Van Zandt County spread out over just a mile of land running northwest to southeast. The rolling terrain of the ranch gives you an extremely secluded feel, while still having ~1,550' of paved road frontage. The property includes a storage barn that is perfect for storing trailers, tractors, hunting equipment, and much more. The two wet weather creeks and the almighty Giladon Creek supplements the diverse wildlife, which makes this a place you can enjoy year around. Per the owner, the wet weather creeks have not gone dry in the 2 years of ownership. This property would make for a fantastic mixed-use ranch for cattle and hunting because of the ~130 acres of pasture, and still plenty of thick hardwoods and bottomland for wildlife habitat and cover. In addition to the cattle and hunting aspect, there are a couple of great potential building sites on the property that would give you ideal views over some of the greatest views in Texas. The secluded entrance to the property gives the owner a feeling of privacy that is one of a kind.

LOCATION: Edgewood, Texas in Van Zandt County.

~60 miles from Dallas, Texas

~49 miles from Tyler, Texas

~12 miles from Canton, Texas

WATER: Three ponds are scattered throughout the property. The biggest pond is roughly .85 acres and is stocked with Bass and Crappie.

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 well and electricity running throughout. There is city water at the highway to connect to, if needed.

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. Roughly 40 acres out of the 173 acres is heavily wooded bottomland. There is 50ft. (370ft. - 420ft.) of elevation change across the



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

property.

SOILS: Nahatche loam soils

TAXES: Roughly \$442.93 in 2021 (Ag Exempt)

IMPROVEMENTS: Perimeter fencing and storage barn

CURRENT USE: Recreational, Ranching, and Hunting

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

NEIGHBORS: Neighbors on the East and West are 200+ acre ranches who have good relationships with current owners. One neighbor has a handshake deal with the current owner to run some cattle to keep it ag exempt.

FENCING: Perimeter fences are in good condition with some cross fencing in place.

ACCESS: Access off State HWY 19 and County Road 1929

EASEMENTS: Electric, Pipeline

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.

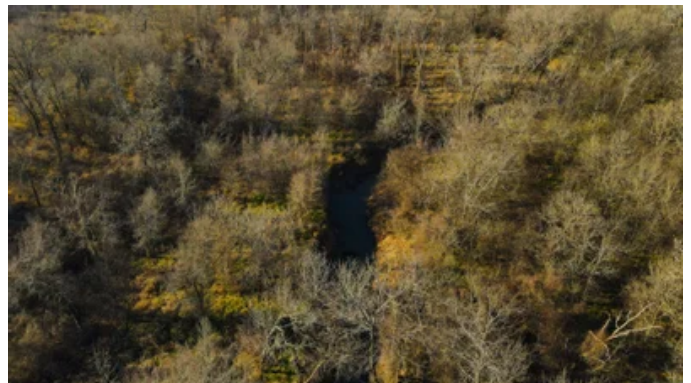
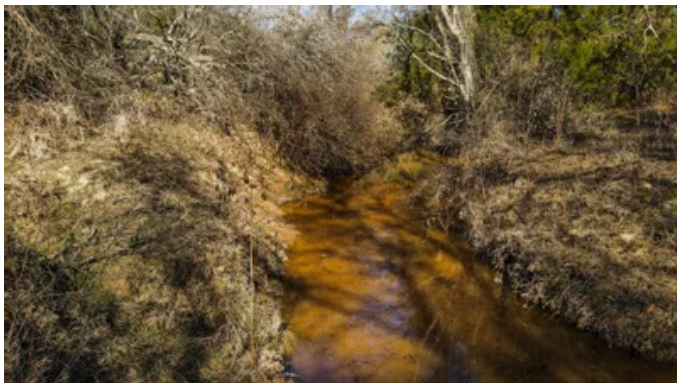


MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

Edgewood Retreat 173.28 Acre in Van Zandt County Texas
Edgewood, TX / Van Zandt County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

Edgewood Retreat 173.28 Acre in Van Zandt County Texas
Edgewood, TX / Van Zandt County

Locator Maps



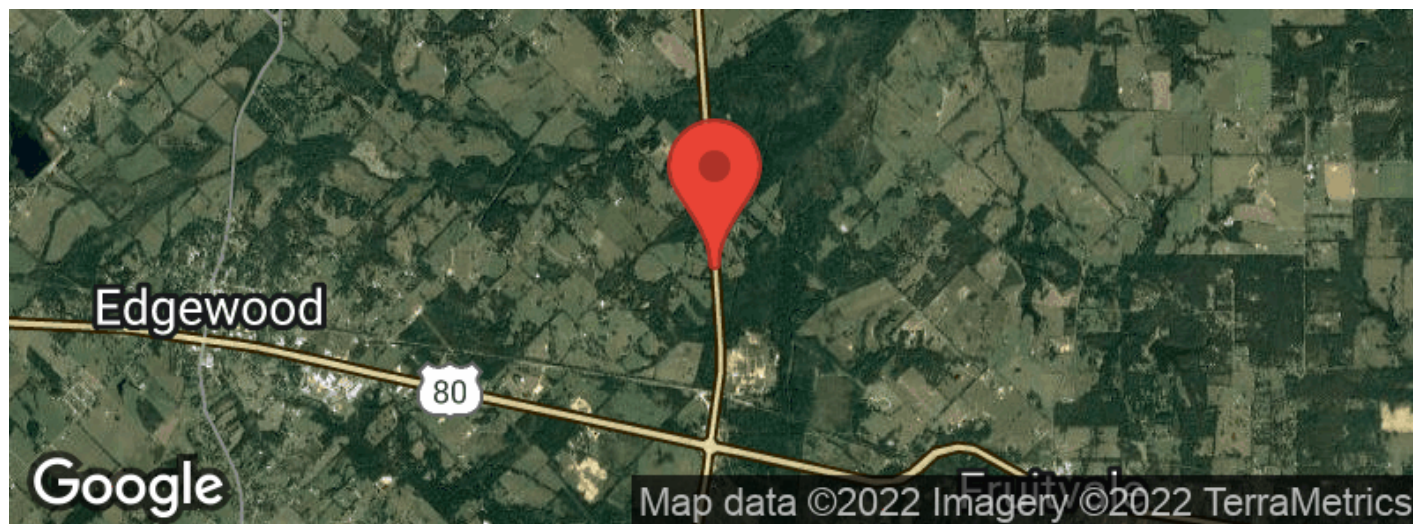
**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

Edgewood Retreat 173.28 Acre in Van Zandt County Texas
Edgewood, TX / Van Zandt County

Aerial Maps



Edgewood Retreat 173.28 Acre in Van Zandt County Texas
Edgewood, TX / Van Zandt County

LISTING REPRESENTATIVE

For more information contact:



Representative

Parker Ciccarelli

Mobile

(214) 215-5234

Office

(833) 466-7389

Email

pciccarelli@mossyoakproperties.com

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:

MoreofTexas.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

Mossy Oak Properties of Texas
4000 W University Dr
Denton, TX 76207
(833) 466-7389
MoreofTexas.com



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com