

**Rustic Acres Ranch near Canton TX**  
TBD County Road 3219  
Wills Point, TX 75169

**\$310,000**  
17 +/- acres  
Van Zandt County



**MOSSY OAK PROPERTIES**  
**OF TEXAS**

**MORE INFO ONLINE:**

**MoreofTexas.com**



**Rustic Acres Ranch near Canton TX**  
**Wills Point, TX / Van Zandt County**

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**SUMMARY**

**Address**

TBD County Road 3219

**City, State Zip**

Wills Point, TX 75169

**County**

Van Zandt County

**Type**

Ranches, Hunting Land, Recreational Land,  
Residential Property

**Latitude / Longitude**

32.6150737 / -95.9139935

**Dwelling Square Feet**

680

**Bedrooms / Bathrooms**

1 / 1

**Acreage**

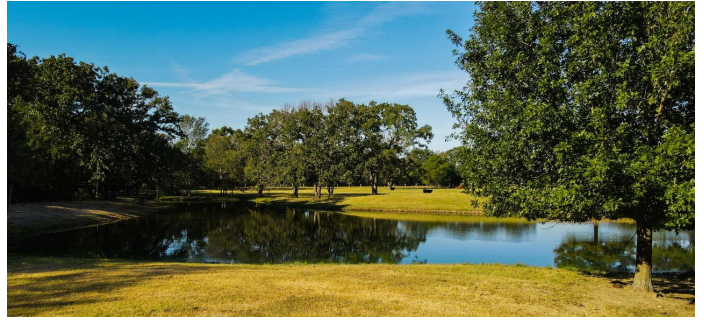
17

**Price**

\$310,000

**Property Website**

<https://moreoftexas.com/detail/rustic-acres-ranch-near-canton-tx-van-zandt-texas/22584/>



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## **Rustic Acres Ranch near Canton TX**

### **Wills Point, TX / Van Zandt County**

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### **PROPERTY DESCRIPTION**

Immaculate 17 acres located just 7 miles from Canton's First Monday. When you enter the property you drive through hundreds of beautiful mature oak trees that decorate the ranch. You can spend time fishing in the stocked 1/2 acre lake or relax on the porches that wrap around two sides of the custom cabin. The rustic cabin has 1 bedroom and 1 bath with a loft that will sleep over 5 people and a full kitchen. The native grass is well managed with cross fences throughout the ranch which will allow you to run your own head of cattle or graze your horses. This retreat is a great weekend getaway for the family to escape to the outdoors less than 60 miles from the Metroplex

#### **LOCATION:**

- 7 miles from Canton TX
- 45 miles from Tyler TX
- 59 miles from Dallas TX

#### **WATER:**

- 1/2 acre stocked lake

#### **UTILITIES:**

- Trinity Valley Electric
- Myrtle Springs water
- Septic tank

#### **WILDLIFE:**

- Whitetail deer, hogs, dove, waterfowl and small game
- Bass, crappie and catfish



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#### MINERALS:

- No minerals convey

#### VEGETATION:

- 9 acres of mature oak trees
- 8 acre of native grasses

#### SOILS:

- Woodtell Loam

#### IMPROVEMENTS:

- Rustic 680 sf 1 bed 1 bath cabin. This cabin has a spacious loft with a full kitchen which will allow you to bring the whole family out to enjoy the weekend. With lots of porch space there is plenty of room to entertain outside or relax and enjoy your coffee.
- Cattle pens
- Large barn for storing equipment
- Grand entrance gate

#### CURRENT USE:

- Weekend getaway
- Cattle ranch
- Fishing and hunting

#### POTENTIAL USE:

- Weekend getaway
- Full time residence



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- Cattle or horse ranch
- Fishing and hunting

FENCING:

- Good condition

ACCESS:

- County road 3219 dead ends into the property

SHOWINGS:

- Buyers agent must be identified on first contact and must be present at initial showing of the property listing to the prospective buyer in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of the listing agent.

For more information on the property

Keaton Livingston: 469-734-3112



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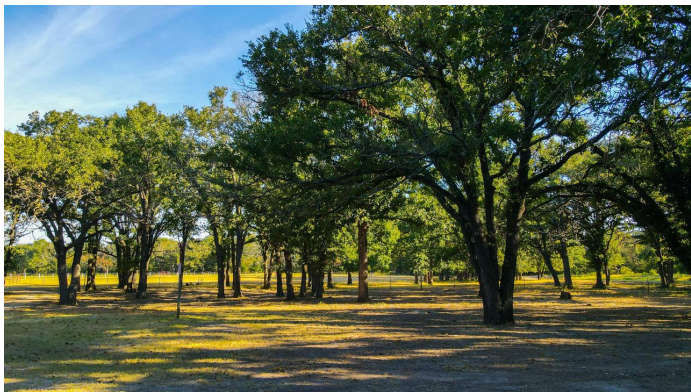
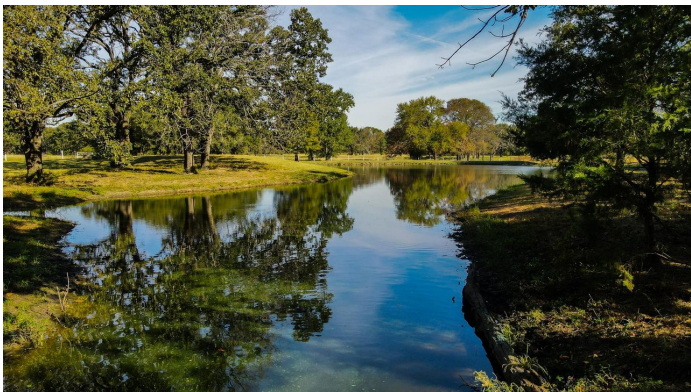
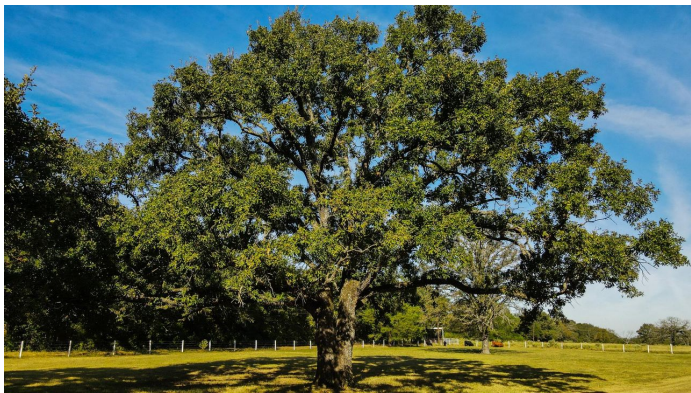
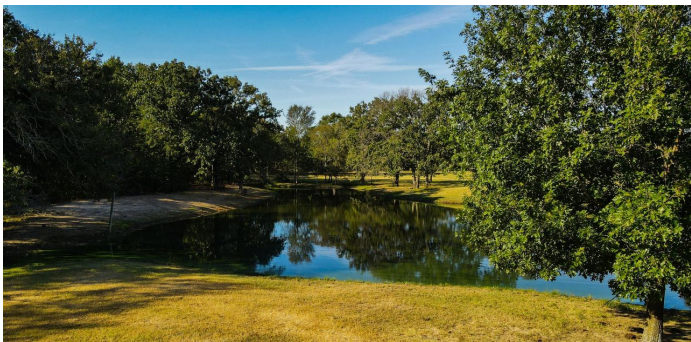
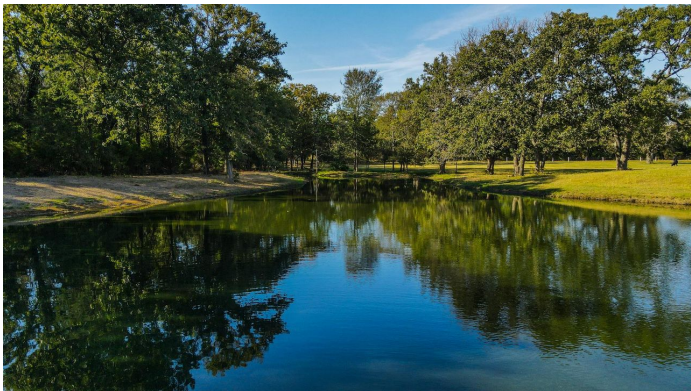
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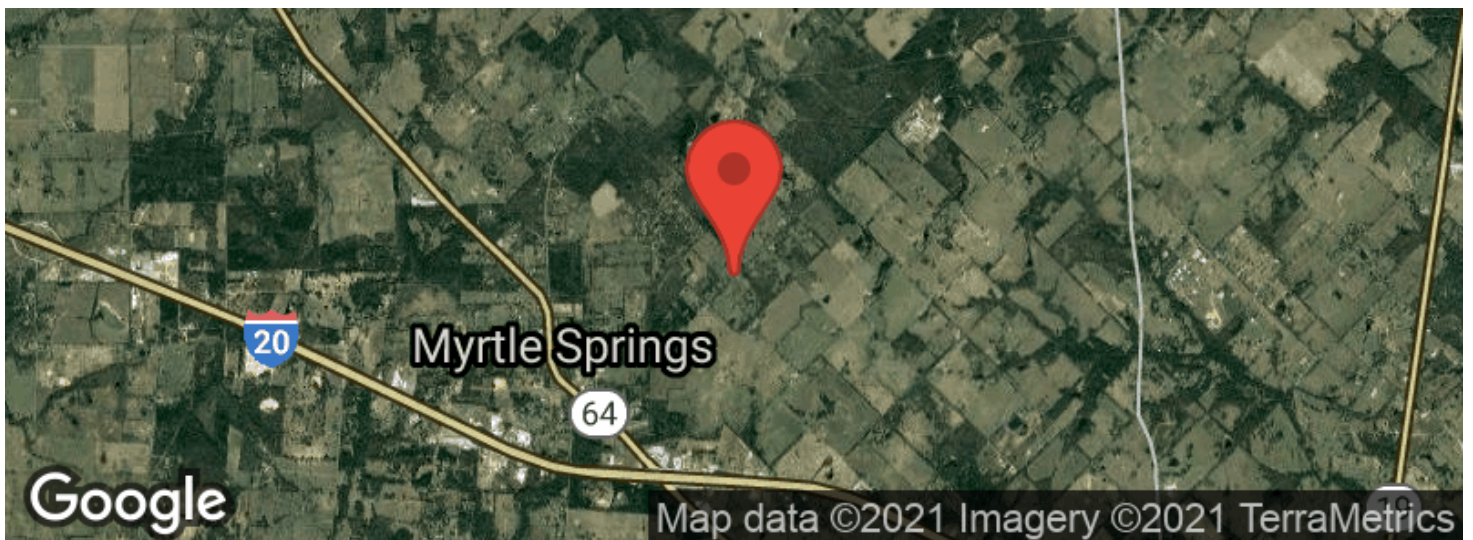
## Locator Maps



Rustic Acres Ranch near Canton TX  
Wills Point, TX / Van Zandt County

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## Aerial Maps





**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Keaton Livingston

**Mobile**

(469) 734-3112

**Office**

(469) 734-3112

**Email**

klivingston@mossyoakproperties.com

**Address**

4000 W University Dr

**City / State / Zip**

Denton, TX 76207

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**NOTES**

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## **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.



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**Mossy Oak Properties of Texas**

**4000 W University Dr**

**Denton, TX 76207**

**(833) 466-7389**

**MoreofTexas.com**

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