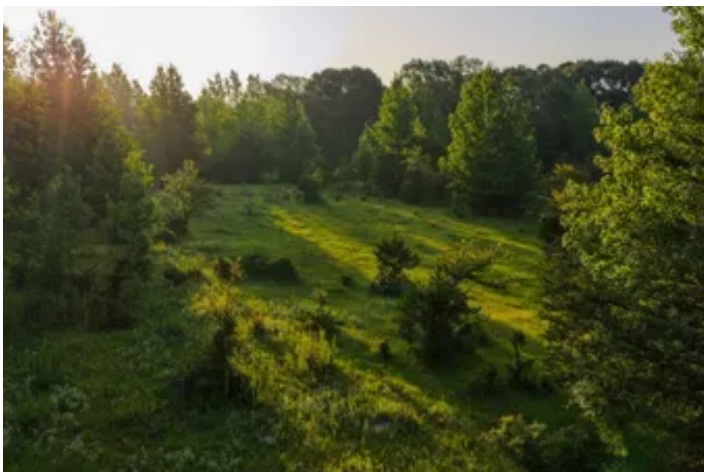


**Whispering Pines Ranch - 176.9 acres - Van Zandt
County**
TBD VZ County road 4912
Ben Wheeler, TX 75754

\$1,550,000
176.9± Acres
Van Zandt County



**Whispering Pines Ranch - 176.9 acres - Van Zandt County
Ben Wheeler, TX / Van Zandt County**

SUMMARY

Address

TBD VZ County road 4912 null

City, State Zip

Ben Wheeler, TX 75754

County

Van Zandt County

Type

Hunting Land, Ranches, Recreational Land, Undeveloped Land, Lot

Latitude / Longitude

32.465809 / -95.606247

Acreage

176.9

Price

\$1,550,000

Property Website

<https://www.mossyoakproperties.com/property/whispering-pines-ranch-176-9-acres-van-zandt-county-van-zandt/texas/113522/>



Whispering Pines Ranch - 176.9 acres - Van Zandt County Ben Wheeler, TX / Van Zandt County

PROPERTY DESCRIPTION

For more information regarding this property, please contact Keaton Livingston at [469-734-3112](tel:469-734-3112).

Whispering Pines Ranch - 176.9± Acres | Ben Wheeler, Texas

Welcome to Whispering Pines Ranch, an exceptional 176.9± acre East Texas property located just outside of Ben Wheeler in Van Zandt County. Offering a rare opportunity to own a large, untouched tract of land, this beautiful ranch is a true blank canvas ready for the next owner's vision. Whether you're looking to build a custom home, create a family retreat, establish a hunting property, or simply invest in a premier piece of East Texas land, Whispering Pines Ranch offers endless possibilities.

One of the ranch's greatest attributes is its untouched natural beauty. Towering mature pine timber mixed with beautiful hardwoods creates a stunning landscape while providing excellent wildlife habitat throughout the property. Recently constructed trail systems now provide improved access into the interior of the ranch, allowing you to easily explore the property's diverse terrain and recreational opportunities while still maintaining its secluded feel.

Water features include a pond along with Horsley Creek, which winds through the property, providing an excellent water source for wildlife and adding to the overall beauty and character of the ranch.

Whispering Pines Ranch is loaded with whitetail deer and other native East Texas wildlife, making it an outstanding hunting property. The combination of mature timber, creek bottoms, natural browse, and water creates ideal habitat that supports healthy deer populations.

Despite its peaceful setting, the ranch offers outstanding accessibility. Situated on a paved county road and located only approximately one hour and fifteen minutes from Downtown Dallas, the property is close enough for easy weekend trips while still providing the privacy and seclusion buyers are looking for.

Whether you envision building a forever home, creating a family legacy ranch, developing a weekend getaway, or simply enjoying one of East Texas' finest recreational properties, Whispering Pines Ranch provides a rare opportunity to shape a truly special property exactly the way you want it.

LOCATION:

- Ben Wheeler, Texas
- Van Zandt County
- Approximately 1 hour 15 minutes from Downtown Dallas
- Convenient access to the Dallas-Fort Worth Metroplex

WATER:

- One private pond
- Horsley Creek traverses the property
- Excellent water sources for wildlife

CLIMATE:

- Mild East Texas climate
- Average annual rainfall approximately 45-50 inches
- Long growing season

UTILITIES:

- Electricity along the county road (Buyer to verify)
- Water availability to be verified by Buyer



WILDLIFE:

- Excellent whitetail deer population
- Hogs

MINERALS:

- Contact Broker for details.

VEGETATION:

- Towering mature pine timber
- Mature hardwoods
- Native East Texas understory
- Dense wildlife habitat

SOILS:

- Native East Texas soils suitable for timber, recreation, and wildlife habitat.

TAXES:

- Contact Broker for current tax information.

IMPROVEMENTS:

- Recently constructed internal trail system providing improved access throughout the property.

CURRENT USE:

- Recreational

POTENTIAL USE:

- Custom home or estate
- Weekend retreat
- Family ranch
- Hunting property
- Recreational ranch
- Timber investment
- Legacy property
- Horse property

NEIGHBORS:

- Large rural properties
- Timberland
- Farms and ranches

FENCING:

- Existing fencing (Buyer to verify condition and boundaries).

ACCESS:

- Paved county road frontage
- Excellent year-round access

EASEMENTS:

- Subject to any recorded easements.

LEASES:

- None known.

SHOWINGS:

Buyer agents must make first contact with the listing agent and be present for all showings. Showings are by appointment only. Please contact Keaton Livingston at [469-734-3112](tel:469-734-3112) to schedule a private tour.



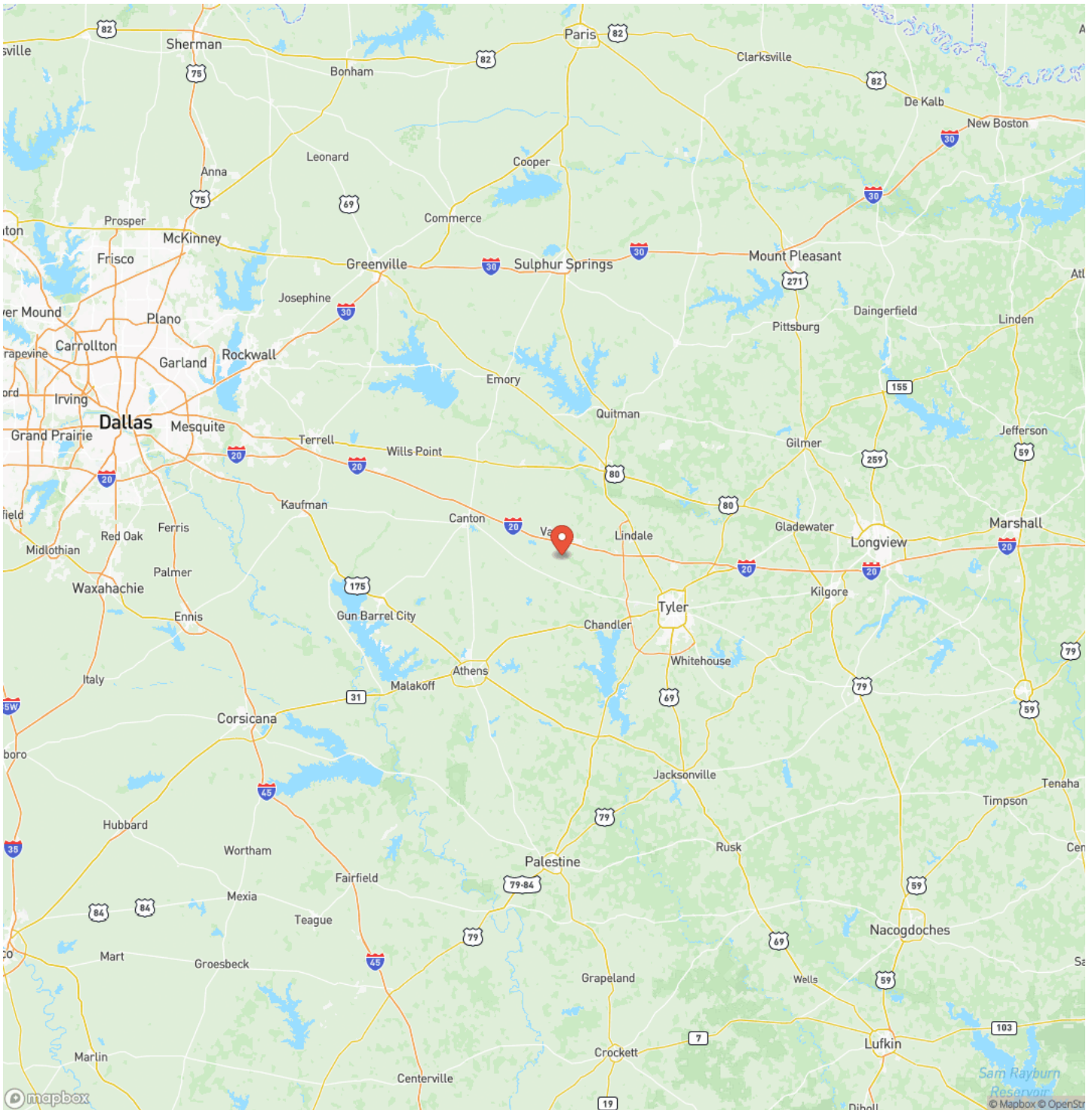
Whispering Pines Ranch - 176.9 acres - Van Zandt County
Ben Wheeler, TX / Van Zandt County



Locator Map



Locator Map



Satellite Map



Whispering Pines Ranch - 176.9 acres - Van Zandt County
Ben Wheeler, TX / Van Zandt County

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

NOTES

[illegible]

This image shows a single 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.



<https://www.mossyoakproperties.com/>

DISCLAIMERS

Buyers are responsible for verifying all information and to conduct their own due diligence to their satisfaction regarding the information contained herein. No representation is made as to the accuracy of the information, including the possible value of this Real Property, type of use, zoning, amenities or rights (including without limitation, oil, gas, other minerals and/or water rights) that may or may not be available. Buyers are encouraged to consult with their tax, financial and/or legal advisors before making a final determination regarding the purchase of Real Property, and further recommends that any information, which is of special interest or importance to Buyers, should be obtained through Buyers own independent verification.



Mossy Oak Properties Lone Star Farm and Ranch

2140 CR 16

Childress, TX 79201

(833) 466-7389

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