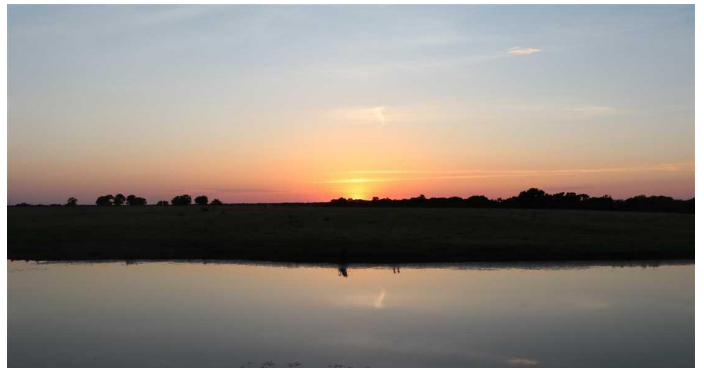


VZ Cattle Ranch
501 VZ County Road 3820
Wills Point, TX

\$1,202,500
130 +/- acres
Van Zandt County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

VZ Cattle Ranch
Wills Point, TX / Van Zandt County

SUMMARY

Address

501 VZ County Road 3820

City, State Zip

Wills Point, TX

County

Van Zandt County

Type

Ranches, Recreational Land, Residential Property

Latitude / Longitude

32.7791 / -96.0168

Dwelling Square Feet

2400

Bedrooms / Bathrooms

3 / 2

Acreage

130

Price

\$1,202,500

Property Website

<https://moreoftexas.com/detail/vz-cattle-ranch-van-zandt-texas/9787/>



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

VZ Cattle Ranch
Wills Point, TX / Van Zandt County

PROPERTY DESCRIPTION

GENERAL DESCRIPTION: Pristine coastal Bermuda pastures rise belly deep on mama cows on this 130 acre property just outside Wills Point, TX. The perfect combination of productive ranchland, custom home, excellent 6 strand fences, and excellent road frontage. All just 40 minutes from Rockwall and tucked in the coveted Wills Point ISD school district.

LOCATION: Van Zandt County just north of Wills Point, TX on FM 751 and VZ CR 3820

WATER: Three ponds with one being 2-3 ac; wet weather creek

CLIMATE: Typical Texas temperatures with an avg annual rainfall of 44"

UTILITIES: Electricity & water in use

WILDLIFE: Dove, some ducks

MINERALS: NA

VEGETATION: Excellent pasture land of mostly Bermuda grasses and some strong native grasses;

Sprinkled large hardwood trees for shade

TERRAIN: Rolling pasture land

SOILS: Crockett loam; Wilson silt loam

TAXES: Ag exempt

IMPROVEMENTS: Custom brick home consisting of 2400 Sq. Ft. house built in 1996 featuring 3 bedrooms, 2 bathrooms, 1 half bath and very well maintained. The home sits comfortably at the end of a very private drive and overlooks the beautiful large pond and cattle strewn Bermuda pastures. The family can escape the heat in the oasis pool and backyard entertainment area. The barn sits just off from the house providing storage and an excellent set of pipe pens for cattle and horses.

CURRENT USE: Primary residence & working cattle operation

POTENTIAL USE: Primary residence, cattle ranch, hay operation, and/or weekend/urban escape

NEIGHBORS: Larger agricultural and ranch neighbors

FENCING: Excellent perimeter and cross fencing of 6 strand barbed wire

ACCESS: Direct accs from both FM 751 and VZ CR 3820

EASEMENTS: NA

LEASES: NA

SHOWINGS: When buying farm & ranch land or investment property the buyers agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Listing Broker.



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

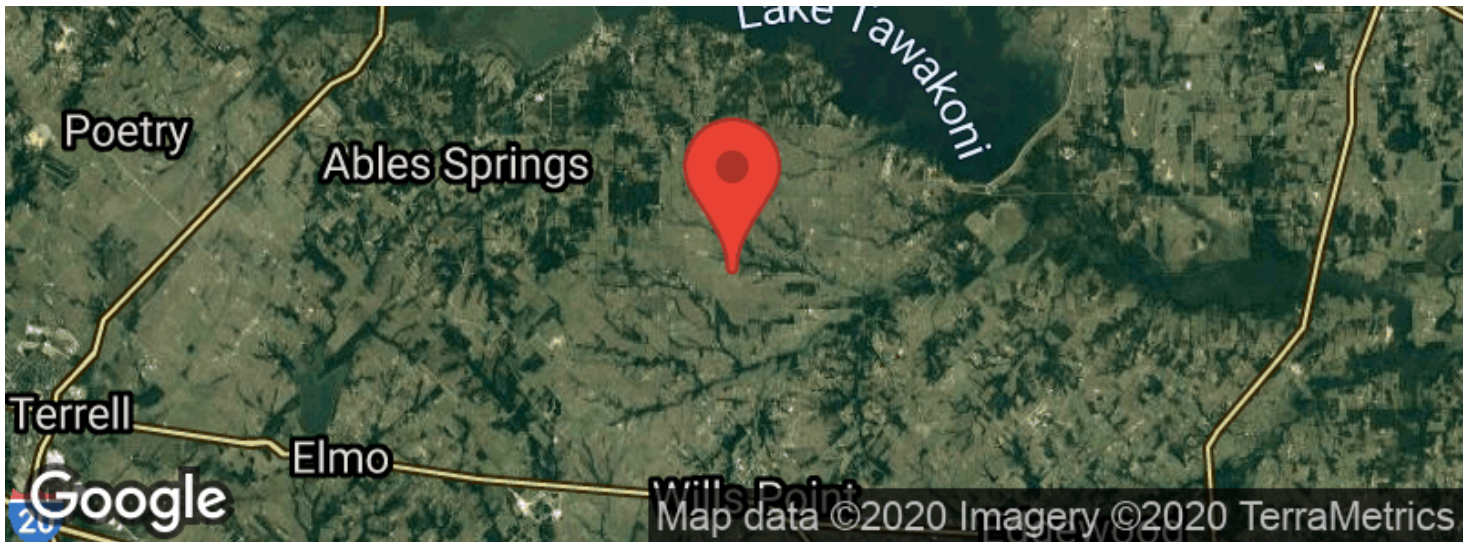
VZ Cattle Ranch
Wills Point, TX / Van Zandt County



Locator Maps



Aerial Maps



VZ Cattle Ranch
Wills Point, TX / Van Zandt County

LISTING REPRESENTATIVE

For more information contact:



Representative

Steve Baxter

Mobile

(972) 816-4738

Email

sbaxter@mossyoakproperties.com

Address

4646 E I-30

City / State / Zip

Rockwall, TX, 75087

NOTES



MORE INFO ONLINE:

MoreofTexas.com

[illegible]

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