

Canton Homestead
2513 VZCR 2403
Canton, TX 75103

\$649,995
32.690± Acres
Van Zandt County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

Canton Homestead
Canton, TX / Van Zandt County

SUMMARY

Address

2513 VZCR 2403

City, State Zip

Canton, TX 75103

County

Van Zandt County

Type

Ranches, Residential Property

Latitude / Longitude

32.462981 / -95.986892

Dwelling Square Feet

2822

Bedrooms / Bathrooms

3 / 2

Acreage

32.690

Price

\$649,995

Property Website

<https://moreoftexas.com/detail/canton-homestead-van-zandt-texas/36914/>



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PROPERTY DESCRIPTION

The Canton Homestead offers the very best small farm living close to the quaint town of Canton TX and the home of First Monday Trade Days. Picturesque pastures are dotted with large hardwood loafing trees and several small ponds. The ponds are great for fishing and attract ducks throughout the winter months. The sandy loam soils are the perfect pallet for improved grasses and a small cattle operation. Many advantages to have a self sufficient homestead with chickens, livestock, and room to raise kids in the peaceful countryside. Sellers have also agreed to offer smaller ranches to be surveyed out as follows (See interactive aerial map link in this listing for all options):

** Full Ranch: 32.69Ac +/- including home \$649,995*

** Home plus 2.69 Ac \$200,000*

** Pasture 15 Ac. +/- on east side \$349,995*

** Pasture 15 Ac +/- on west side \$349,995*

Measurements are approximate and would need to be surveyed out of the total 32.69 as per CAD

LOCATION:

** Located in Van Zandt County*

** 50 miles from Dallas*

WILDLIFE:

** Ducks*

** Bass & Catfish in ponds*

WATER:

** Three (3) ponds*

CLIMATE:

** 45 inches of rain per year*

** 228 Sunny days per year*

VEGETATION:

** Scattered hardwoods*

** Well-maintained improved pastures and native grasses*



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SOILS:

* Wolfpen loamy fine sand; Bernaldo fine sandy loam

CURRENT USE:

- Cattle ranch

POTENTIAL USE:

* Cattle ranch

* Full time residence

FENCING:

- Good condition

For more information on the property Steve Baxter [972-816-4738](tel:972-816-4738)

Disclaimer: Buyer's agent (if applicable) must be identified on first contact and be present at all showings in order to receive a participative fee. If this condition is not met, the commission percentage will be at the sole discretion of Mossy Oak Properties of Texas.

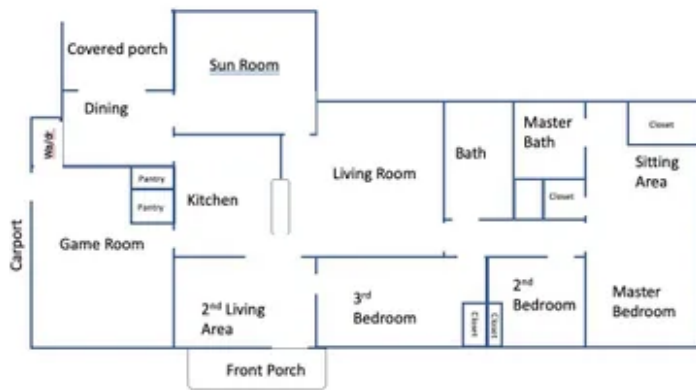


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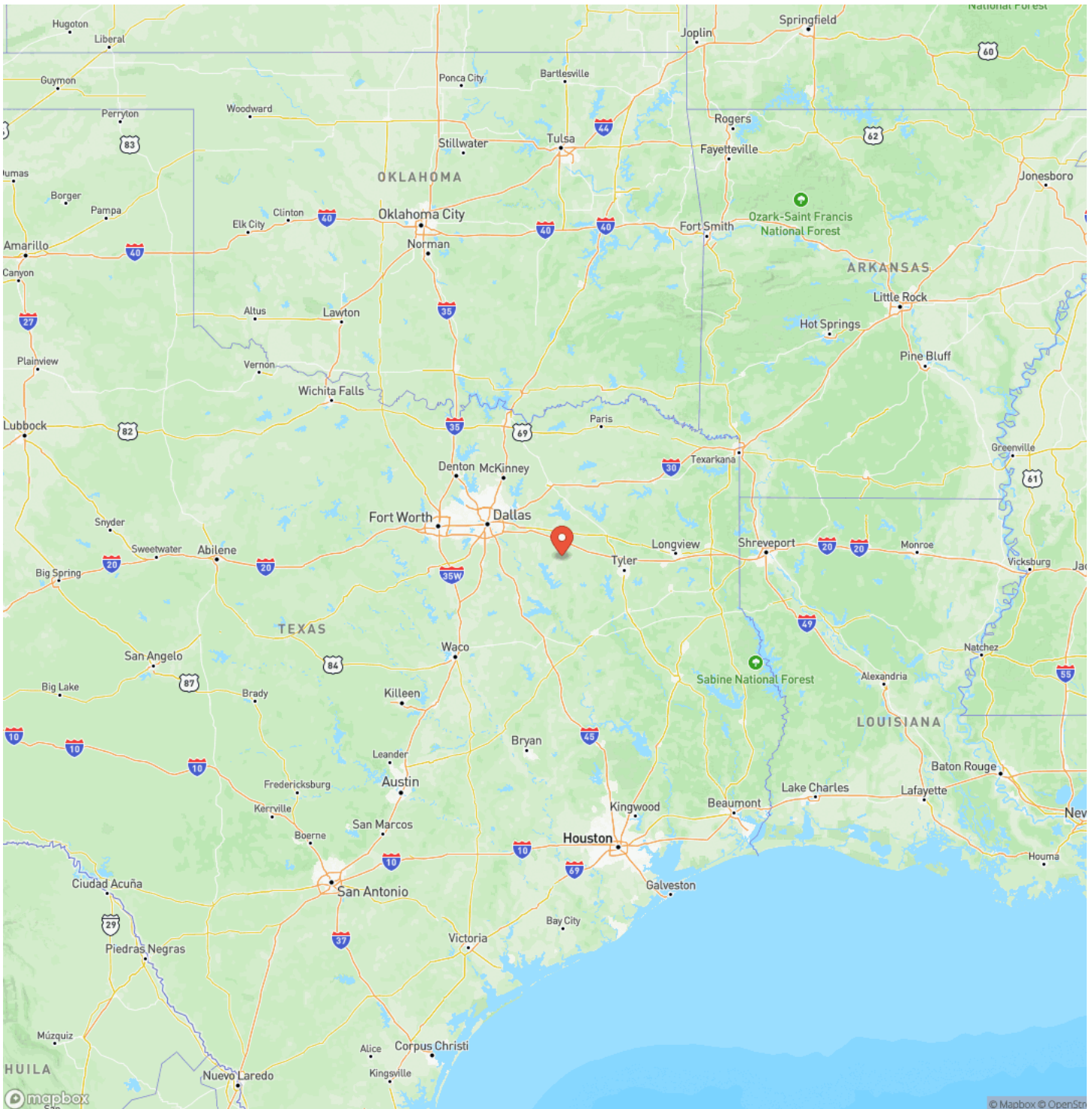


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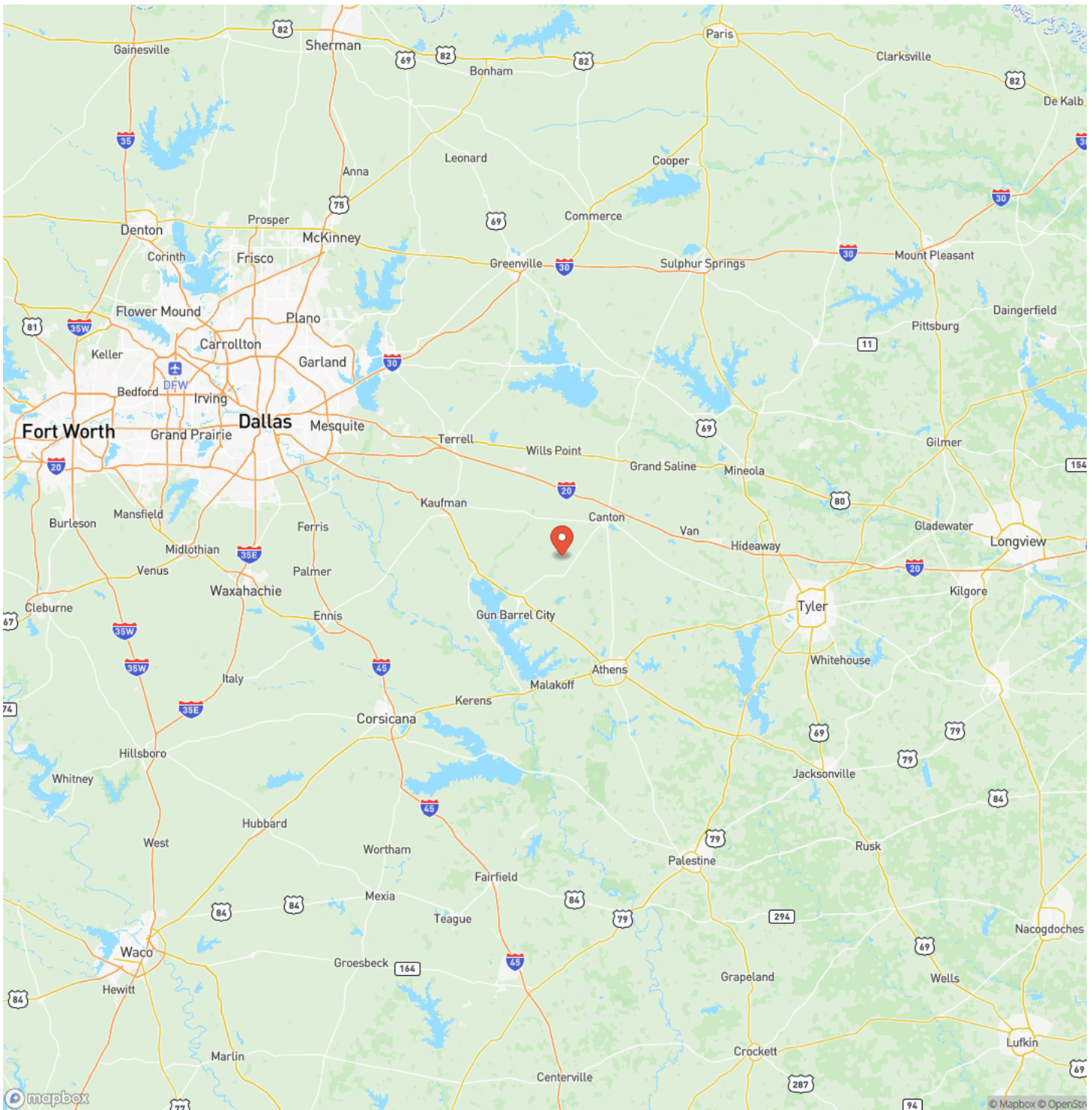
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Locator Map



Locator Map

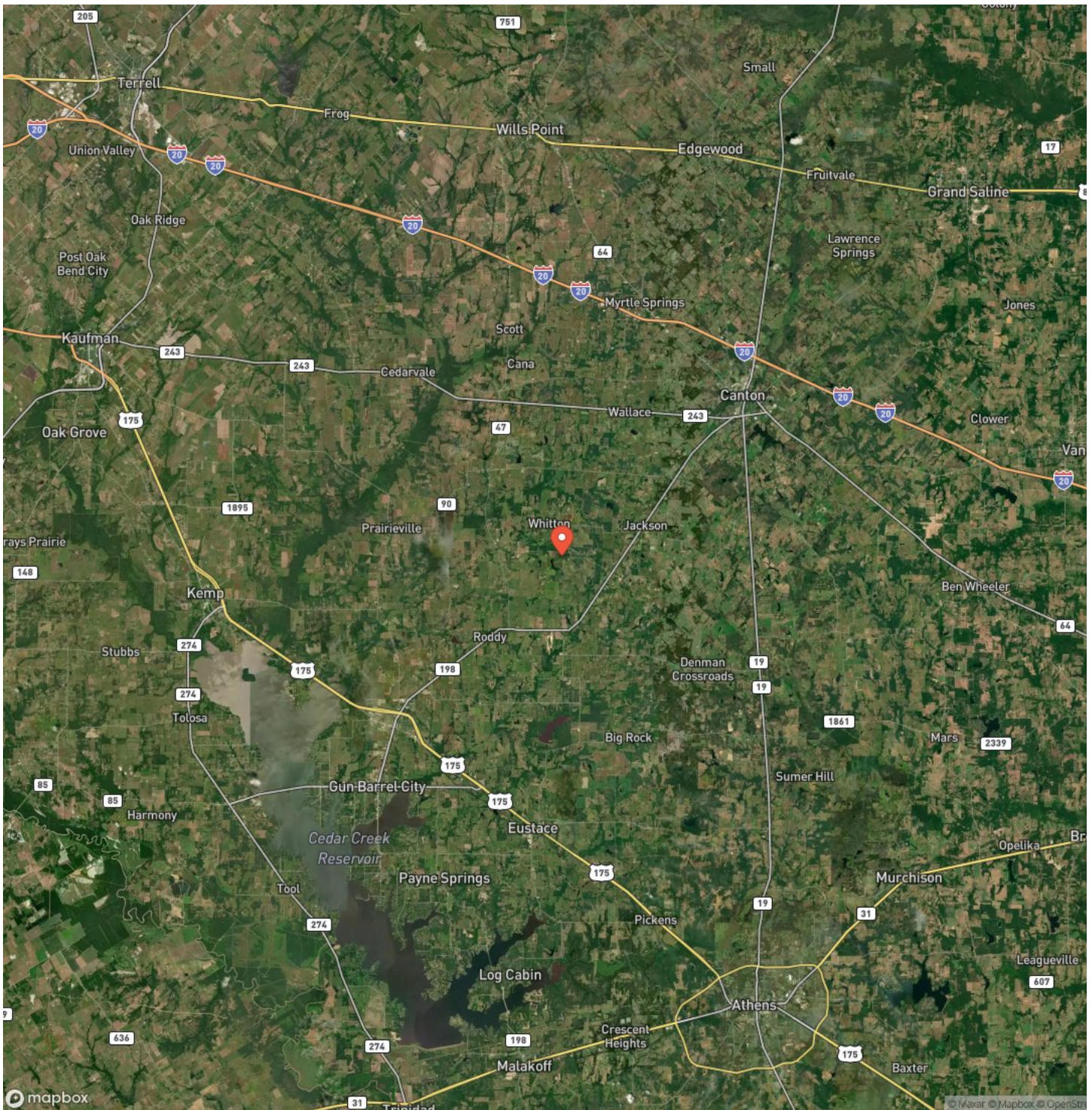


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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Steve Baxter

Mobile

(972) 816-4738

Email

sbaxter@mossyoakproperties.com

Address

925 N Goliad St

City / State / Zip

Rockwall, TX 75087

NOTES

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



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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 relation 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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