

**VZ Custom Hay Farm**  
VZ CR 3211  
Wills Point, TX

**\$1,062,234.00**  
191 +/- acres  
Van Zandt County



**VZ Custom Hay Farm**  
**Wills Point, TX / Van Zandt County**

## **SUMMARY**

**Address**

VZ CR 3211

**City, State Zip**

Wills Point, TX

**County**

Van Zandt County

**Type**

Farms, Ranches

**Latitude / Longitude**

32.6321 / -95.9082

**Acreage**

191

**Price**

\$1,062,234.00

**Property Website**

<https://moreoftexas.com/detail/vz-custom-hay-farm-van-zandt-texas/8817/>



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

**VZ Custom Hay Farm**  
**Wills Point, TX / Van Zandt County**

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**PROPERTY DESCRIPTION**

GENERAL DESCRIPTION: Highly productive custom hay farm ( mixed use farmland, ranchland) near Wills Point, TX in Van Zandt county. 156 Ac of improved grasses including Tifton 85, Coastal, and JIGGS varieties of Bermuda grass out of the total 191 Ac. allow for a robust custom hay operation. On average the farm produces 180-200 sq bales per Ac and an additional 75-100 round bales from just the outside row of each pasture (per year on average). The soils are well drained and there are 7 ponds scattered around the farm and a small creek. Farm features boundary fence, cross fencing, and a set of cattle pens should the next landowner desire to integrate a cattle operation.

LOCATION: VZ CR 3211 just northeast of Myrtle Springs, TX (in between Wills Point and Canton TX)

WATER: Seven (7) ponds, creek lined with hardwoods

CLIMATE: Average 44" of annual rainfall

UTILITIES: Electric and water along CR (to be verified by buyer)

WILDLIFE: Some whitetail deer and small game; fish in some of the ponds

MINERALS: NA

VEGETATION: Improved grasses: Tifton 85 bermuda; Coastal bermuda; JIGGS bermuda

TERRAIN: Gently rolling

SOILS: Fertile well draining mix of sandy and sandy loam

TAXES: Ag Exempt

IMPROVEMENTS: 70' X 120' Hay & Equipment barn; set of cattle pens; fenced & cross fenced

CURRENT USE: Custom hay production

POTENTIAL USE: Custom hay production OR cattle ranch

NEIGHBORS: Small ranches and some homesteads

FENCING: Solid boundary 5 strand barbed wire and interior cross fencing

ACCESS: Van Zandt County Road access

EASEMENTS: NA

LEASES: NA

SHOWINGS: Showings by appointment only and Buyer's representative must be identified at first contact and present for physical showings to participate equally in commissions as per Listing Broker.





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Wills Point, TX / Van Zandt County

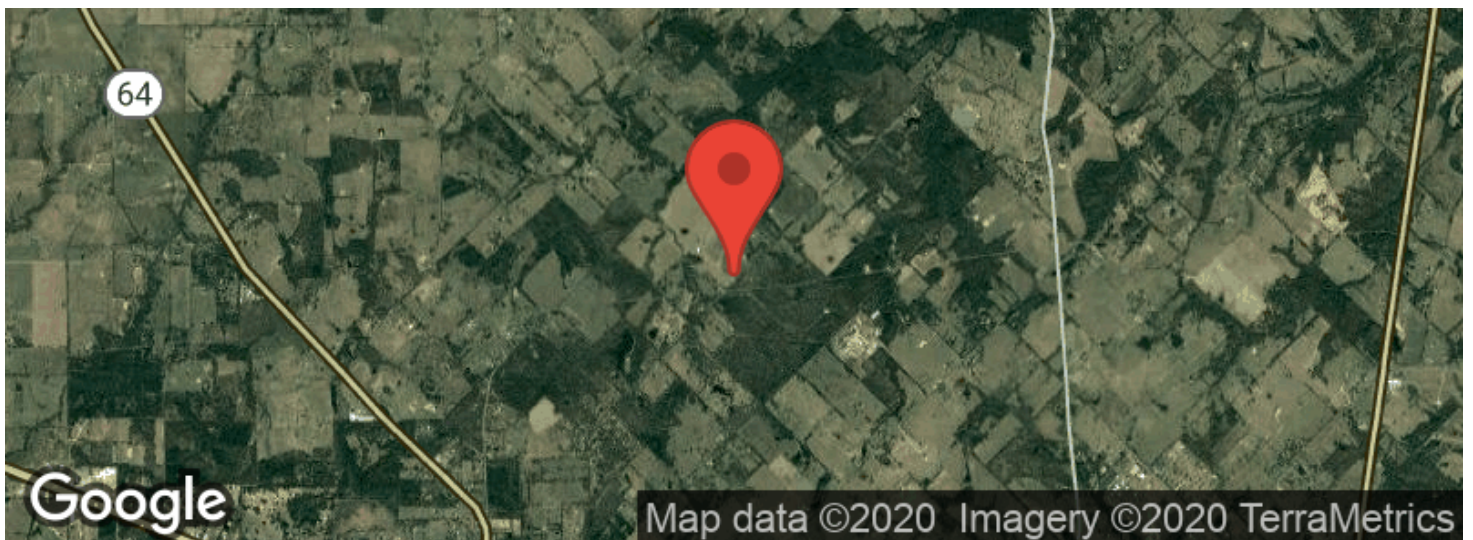


# Locator Maps





## Aerial Maps



**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**

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## 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.





## **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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