

Giladon Creek Estate
Wills Point, TX
Wills Point, TX 75169

\$1,680,000
17.750± Acres
Van Zandt County



Giladon Creek Estate
Wills Point, TX / Van Zandt County

SUMMARY

Address

Wills Point, TX

City, State Zip

Wills Point, TX 75169

County

Van Zandt County

Type

Farms, Hunting Land, Ranches

Latitude / Longitude

32.709296 / -96.008302

Acreage

17.750

Price

\$1,680,000

Property Website

<https://ttranchgroup.com/property/giladon-creek-estate-van-zandt-texas/79893/>



PROPERTY DESCRIPTION

Description:

The 17+/-Acre Giladon Creek Estate is an incredible property with all the amenities that are needed for family fun. Bring the kids and grandchildren! Located about an hour east of Dallas, and just southeast of Wills Point, TX. This property's abundant natural beauty makes it easy to see why people refer to this part of East Texas as God's Country.

Recreational Opportunities Abound:

Swimming in the beautiful, heated pool complete with slide, jumping rock, and hot tub / relaxing in solitude / outdoor grilling / dining on the exceptionally landscaped deck or patio area complete with grain bin gazebo / biking / UTV riding / artifact hunting / game hunting / fishing / or hiking the trails throughout the property.

Main Home:

The main home is a fantastic, very well maintained Satterwhite Log Home surrounded by huge oak trees. The home has an open floor plan with three bedrooms and three and half baths plus an extra half bath by the swimming pool. A huge stone fireplace, large log beams and huge windows make the great room a wonderful place to entertain or relax with family and friends. The kitchen has a massive granite island along with granite countertops. The bedrooms are split with the primary suite on the main floor and the two other bedrooms upstairs. The home has a wrap-around porch and a huge carport area on one end. Located at the end of the carport is a nice, finished room that has a storm shelter and the owner's gun safe. The area around the home is wonderfully landscaped. The yard and landscaping are watered by a sprinkler system that draws water from the fishing pond.

Shop/Out Building:

A short walk from the main home is a nicely constructed 50' x 50' spray foam insulated steel building with 20' side walls. This building has a very nice guest apartment complete with a full bathroom, kitchenette, and a mini split heating and air conditioning unit. Above the guest quarters is a gym complete with air conditioning and heating. The main ground floor area in the building is excellent for big projects, storing UTVs, or housing a car collection.

The Land:

The property consists of beautiful rolling, mostly heavily wooded prime east Texas property. Excellent for hiking, UTV riding, horseback riding, hunting, exploring, or even camping. The property boasts hardwood trees including Post Oak, Red Oak, Hickory and Elm. Underbrush is mostly comprised of Yaupon holly, Cedar/eastern juniper, Dogwood, Redbud, American Beauty Berry, etc.

Wildlife:

Fishing for Bass, Crappie, and Blue Gill are excellent in the well-stocked large pond located by the main house. If fishing for Catfish is your game, then go to the separate stocked Catfish Pond, nicknamed "the honey hole", located in the front pasture. In addition to the two large ponds there are several smaller stock tanks scattered throughout the property. The white-tailed deer population is prolific, and it is not uncommon to see dozens of deer in your front yard on any given morning. Waterfowl, Wild Hogs, and Dove are also all inhabitants of the Giladon Creek Family Retreat. This place truly is a beautiful and amazing part of God's creation.

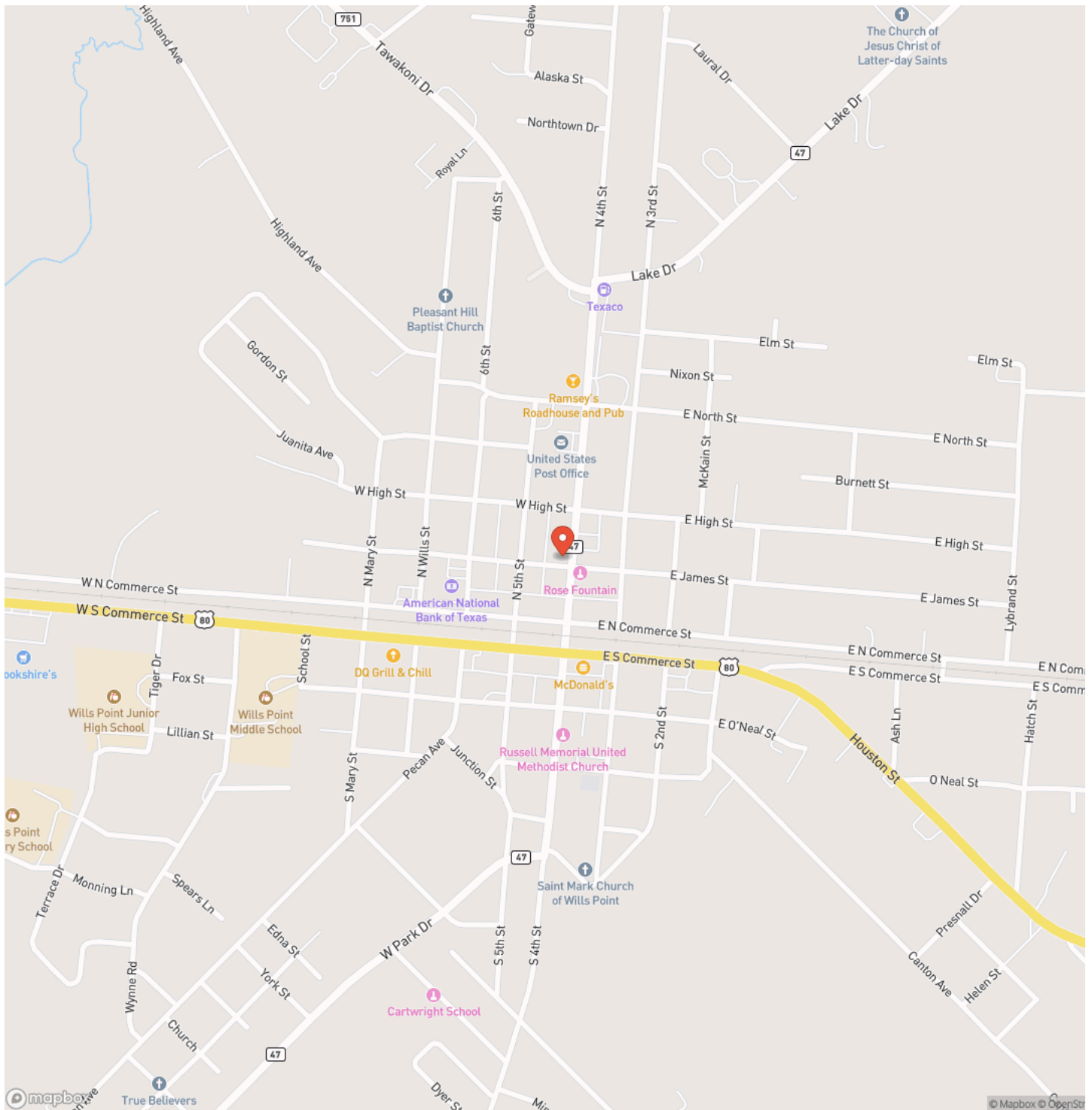
Minerals:

Contact broker for details.

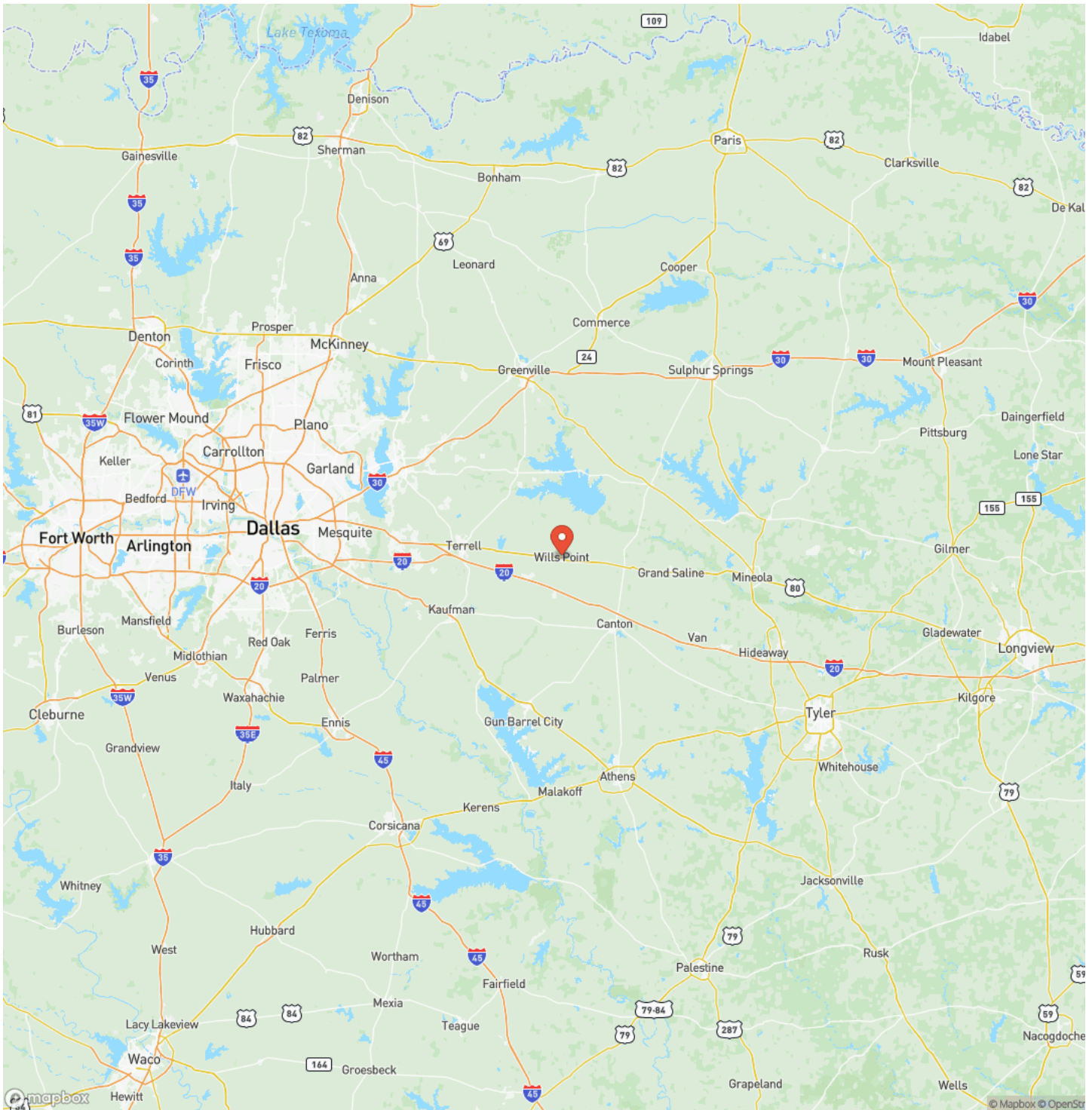
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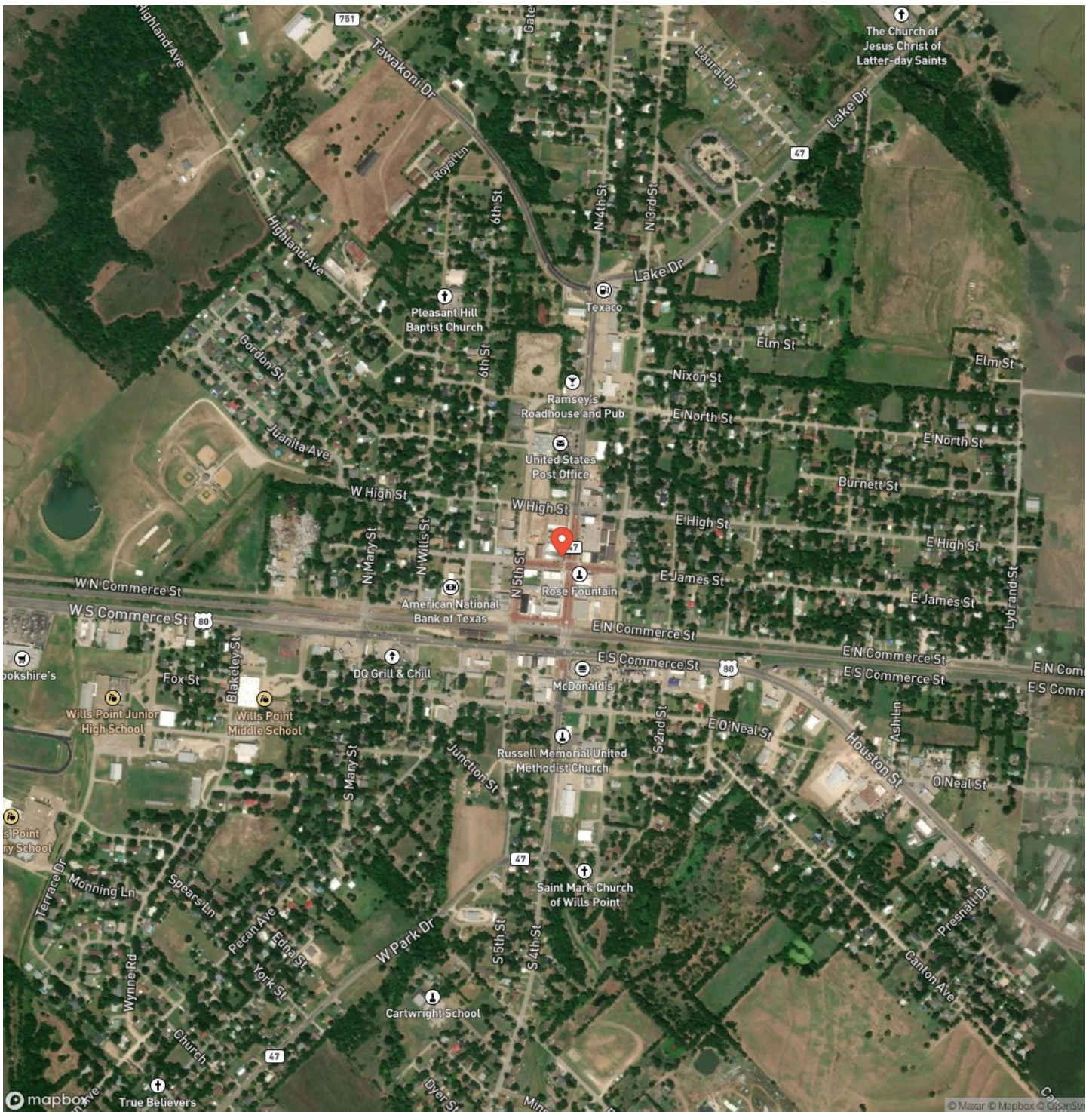
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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.

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.

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