
Purtis Creek Ranch

115+/- Acres | Van Zandt County, TX

Listed at \$1,995,000



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Overview

Purtis Creek Ranch is a rare and well-rounded East Texas offering—equal parts private escape, functional homestead, and recreational playground. Whether you're fishing in the stocked ponds, riding horses, hunting game, or simply enjoying a quiet evening by the water, this property is built to accommodate a rich outdoor lifestyle. With a balance of comfort, charm, and untapped potential, Purtis Creek Ranch is the kind of place where memories are made.



Location:

Purtis Creek Ranch is ideally situated in East Texas, offering the perfect balance of seclusion and convenience. Nestled in a peaceful setting, the property feels private and removed, yet remains close to all the amenities of nearby towns. It is just 12 miles from Eustace, 15 miles from Canton—home of the world-famous First Monday Trade Days—and 19 miles from Athens, where you'll find shopping, dining, schools, and community events. This accessibility makes day-to-day errands and local outings simple and enjoyable. Even better, Dallas is only about an hour away, providing an easy drive for a weekend retreat or making the ranch a realistic option for full-time living. With its blend of quiet country atmosphere and convenient proximity to town and city life, the location truly offers the best of both worlds.

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Land & Topography:

Spanning approximately 115 +/- acres, the ranch showcases a beautiful and diverse landscape with a mix of open pastureland and mature hardwoods, offering both scenic beauty and practical use. This combination creates excellent habitat for wildlife as well as ample grazing opportunities for livestock, making the property versatile for both recreational and agricultural pursuits. Three ponds are scattered across the land, with the two larger ponds stocked with bass and catfish, while a fish feeder on the house pond helps ensure consistent activity for anglers of all ages. The property also supports a healthy population of deer and hogs, and the ponds may attract ducks during the season, providing opportunities for hunting, fishing, and wildlife watching year-round. An internal road system weaves through the ranch, and although some areas could benefit from additional maintenance and mowing, it still provides essential access across the property, allowing for exploration, management, and recreation throughout the acreage.



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The town of Eustace, TX:

Eustace, Texas, is a small, welcoming town with a rich East Texas heritage and a close-knit community. Located just about five miles from the shores of Cedar Creek Lake—the fourth largest lake in Texas—it offers quick access to outstanding fishing, boating, and water recreation. The town serves as a charming gateway to nearby attractions such as Purtis Creek State Park, Splash Kingdom Waterpark, and Tara Vineyard & Winery, all within a short drive. Despite its modest size, Eustace is home to the Eustace Independent School District and embraces a relaxed, rural lifestyle while remaining connected to larger towns and amenities, making it a peaceful yet well-situated place to live or visit.



Cedar Creek Lake:

Cedar Creek Lake is one of the largest lakes in East Texas, offering over 300 miles of shoreline and a wide variety of recreational activities. Known for its excellent fishing, boating, water sports, and lakeside dining, it's a popular destination for both locals and visitors. The area also features several golf courses, adding another option for outdoor recreation. With marinas, campgrounds, and entertainment nearby, the lake provides a vibrant escape for fun or relaxation—and it's just minutes from the town of Eustace, making it an easy getaway close to home.



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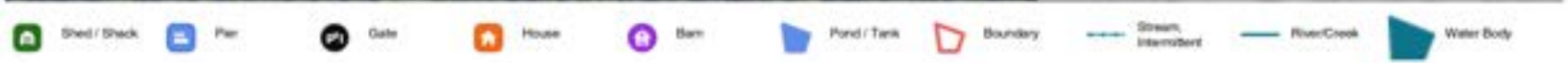
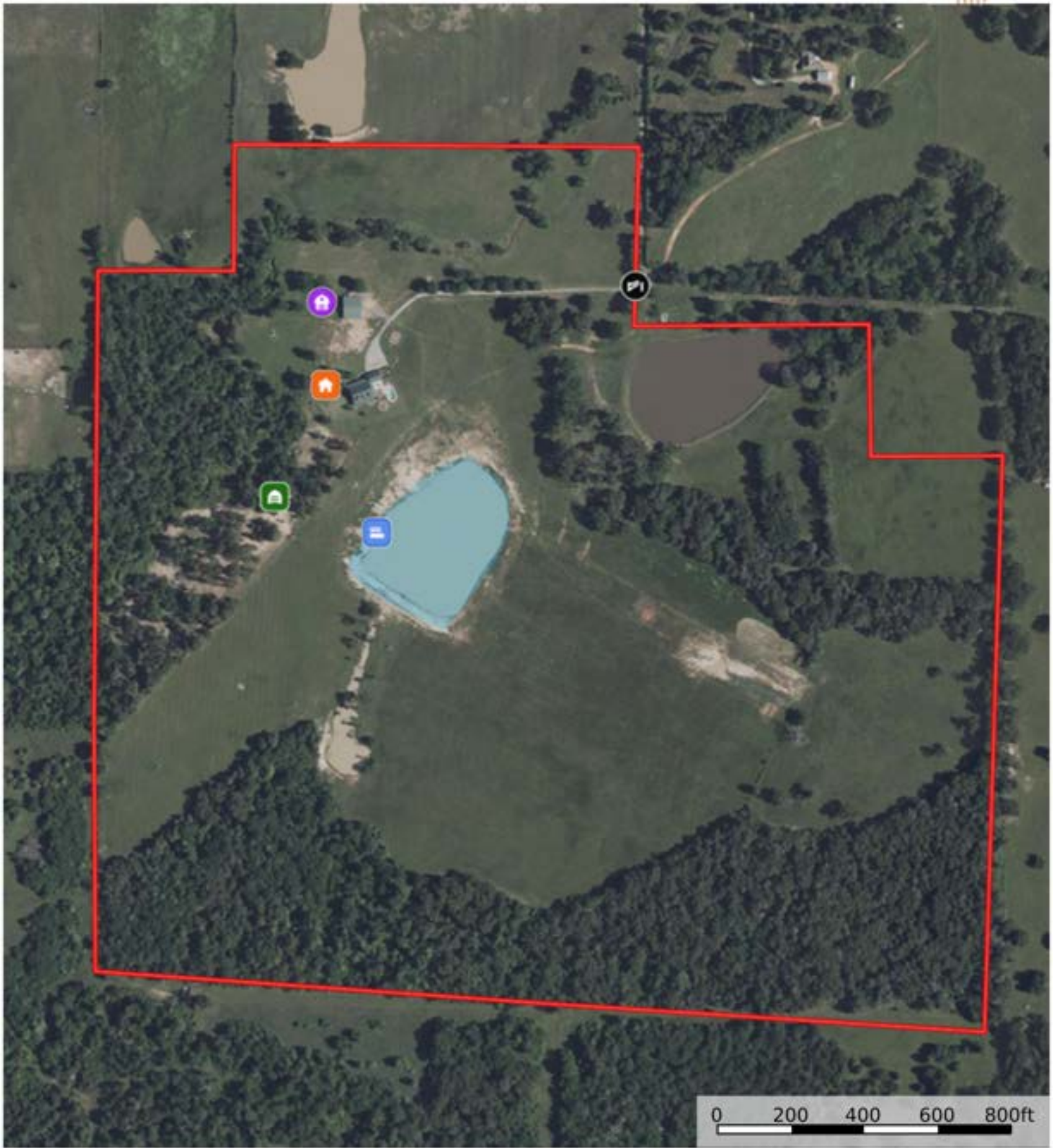
The House:

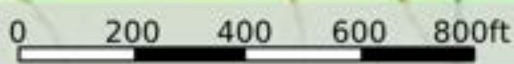
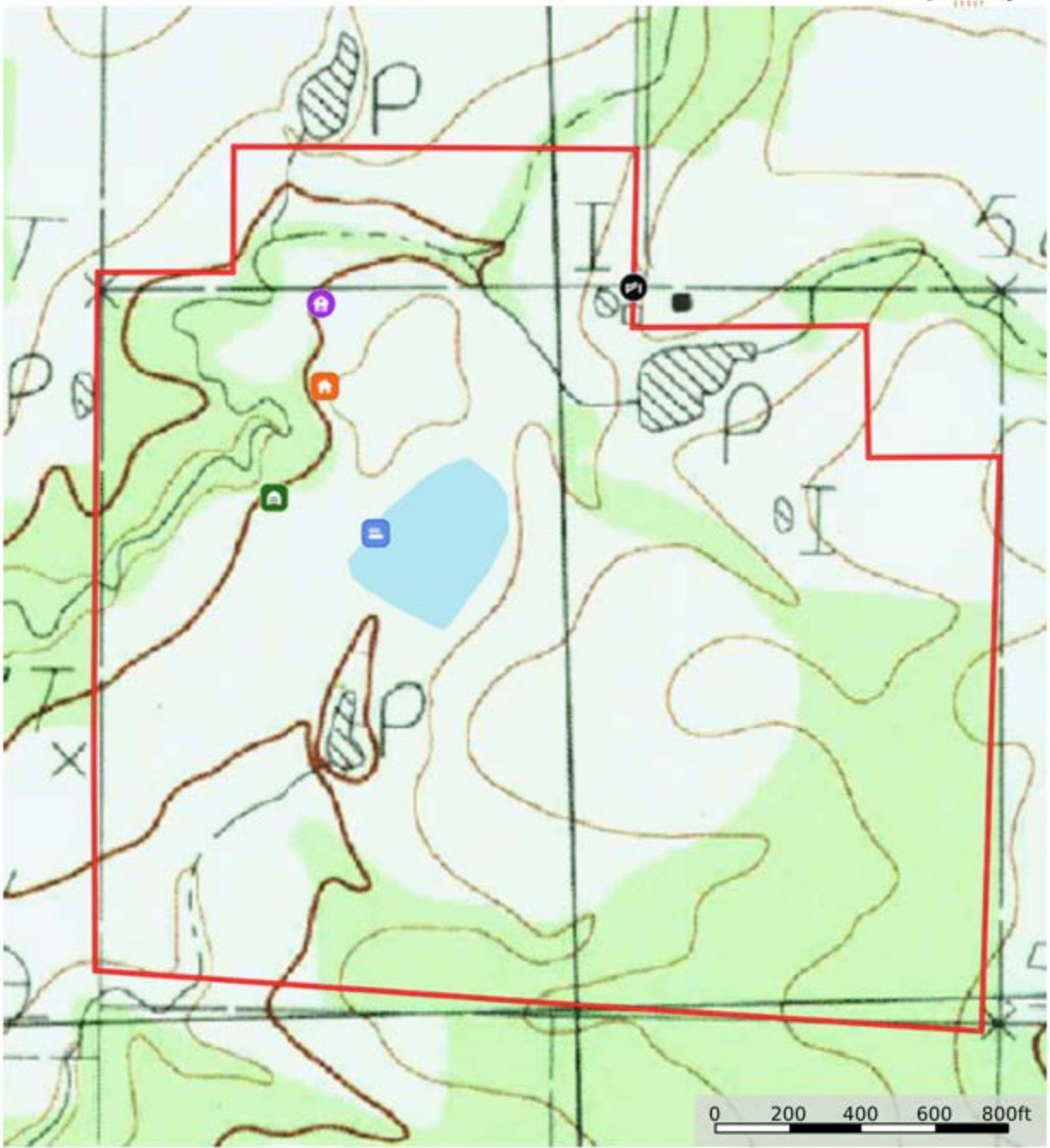
The main home is a comfortable and well-maintained 3-bedroom, 3-bathroom residence, recently updated with fresh paint and refinished floors just two years ago. The layout includes 1 bedroom and 1 bathroom upstairs, along with a spacious game room or second living area. Downstairs features 2 bedrooms and 2 bathrooms, with two closets in each bedroom. A private pool just outside the home offers the perfect place to relax and cool off during warmer months, and a two-car covered parking area adds practicality and convenience.



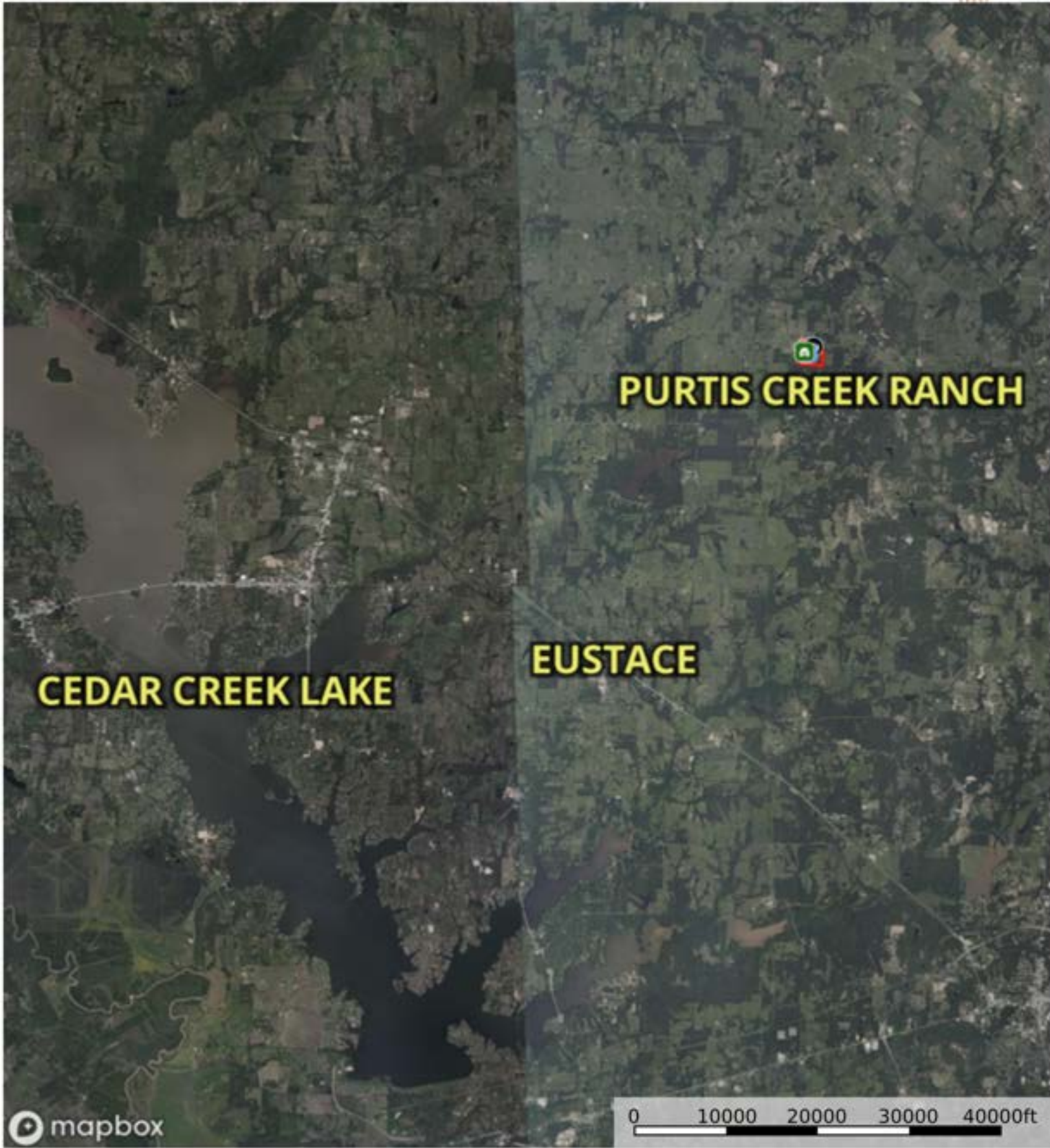
Other Improvements:

The ranch boasts an exceptional collection of improvements that combine practicality, recreation, and rustic charm. Overlooking the pond, a covered dock invites quiet mornings with a fishing pole or peaceful evenings watching the sunset. The 4-stall horse barn, complete with a tack room and workshop, is perfectly suited for equestrian pursuits or versatile storage, while a built-in chicken coop adds the charm—and reward—of fresh, farm-raised eggs. A flourishing garden and orchard of 20 fruit trees, including apple, avocado, and peach, offer seasonal abundance right outside your door. For fun and adventure, a tree house stands ready to delight children and grandchildren alike, and a private shooting range provides a dedicated space for target practice. Two hog traps and a corn feeder are also included, supporting effective land and wildlife management, ensuring the property remains as functional as it is inviting.





- Shed / Shack
- Pier
- Gate
- House
- Barn
- Pond / Tank
- Boundary
- Stream, Intertribut
- River/Creek
- Water Body



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