

CENTURY 21[®]

Judge Fite Company



VZ COUNTY ROAD 3812

WILLS POINT, TX 75169



\$735,570



1 acres

DESCRIPTION

Homesteader's Dream — 58± Acres of Secluded East Texas Land. Discover a rare blend of privacy, beauty, and freedom on this 58± acre tract surrounded by large ranches and open countryside. Ideal for those seeking space to build, farm, or simply live off the land, this property offers ultimate seclusion while remaining close to main routes—just 1.2 miles to County Road 3812 (all-weather road), 2.1 miles to FM 2728 (to Terrell), and 2.5 miles to FM 751 for convenient access to shopping, dining, and nearby communities. With 3,577 feet of road frontage, the options are wide open—create a multi-generational retreat, subdivide in the future, or build your custom home or barndominium in a peaceful country setting. The land showcases two ponds, scattered mature trees, and lush pastures ready for cattle, horses, or any agricultural pursuit. With no known restrictions, you can bring your animals, manufactured home, barns, or gardens and start living your homestead dream right away. Located just 45 minutes from Dallas, 1 hour from Tyler, and minutes from Lake Tawakoni, this property offers both tranquility and convenience. MacBee Water serves the area, and two water meters have been purchased and are being installed, providing a strong foundation for multiple homesites or future development. Whether you're looking to expand your ranching operation, build a private compound, or invest in versatile land with endless potential, this property delivers. Will sell as 10± acres, 48± acres, or the full 58± acres.

PROPERTY TYPE: Land - Unimproved Land
MLS STATUS: Active
MLS: 20671336
YEAR BUILT:
COUNTY: Van Zandt
TRACT OR SUBDIVIION: N D Walling Mailing Add
LIST DATE: 07/17/2024

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800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 58
LOT SIZE (SQFT): 2,526,480

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Barndominium

LOT DESCRIPTION:

- Acreage
- Agricultural
- HardwoodTrees
- ManyTrees
- FewTrees

ADDITIONAL PROPERTY DETAILS

LISTED BY: Delanee Clark 

PHONE: 972.524.0689

BROKERED BY: RE/MAX Landmark

century21judgefite.com

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