

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 250 VZ COUNTY ROAD 2922

ATHENS, TX 75752



\$964,000



1,800 sqft



2 beds



2 baths

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## DESCRIPTION

80.79± acres of prime East Texas land offering the perfect blend of beauty, functionality, and privacy. This versatile property features a mix of open, hay-producing pasture and mature wooded areas—ideal for grazing, hunting, recreation, or simply enjoying the outdoors. The 2–3 bedroom, 1.5-bath brick home is well-positioned to capture scenic views in every direction. Large windows fill the home with natural light and provide a front-row seat to rolling pasture, multiple ponds, and abundant wildlife, including frequent deer sightings. With solid construction and a great layout, the home is ready for your personal updates to make it your own. The land is the true highlight—multiple ponds provide water for livestock, fishing opportunities, and attract a wide variety of wildlife, enhancing both the beauty and recreational appeal of the property. Several barns and outbuildings offer ample space for equipment, storage, or agricultural use, making this a functional property for both work and play. Tucked away in a peaceful, private setting, this property offers the quiet lifestyle so many are searching for while still being within a reasonable drive to town. Whether you're looking to run cattle, cut hay, hunt, create a weekend retreat, or build your dream ranch, this property is full of potential. A rare opportunity to own a large, multi-use tract with water, improvements, and room to grow.

**PROPERTY TYPE:** Residential - Single Family Residence

**MLS STATUS:** Active

**MLS:** 20982297

**YEAR BUILT:** 1982

**COUNTY:** Van Zandt

**TRACT OR SUBDIVIION:** S Gossett Burvey A-294

**LIST DATE:** 06/28/2025

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 1,800

**TOTAL BEDS:** 2

**FULL BATHS:** 1

**HALF BATHS:** 1

**ACRES:** 80.79

**LOT SIZE (SQFT):** 3,519,212

## INTERIOR FEATURES

**APPLIANCES:**

- ElectricRange
- ElectricWaterHeater

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**STYLE:**

- Detached
- Farmhouse

**PARKING:**

- AttachedCarport
- Driveway
- NoGarage

**LOT DESCRIPTION:**

- Acreage
- Agricultural
- Cleared
- PondOnLot
- ManyTrees

**POOL TYPE:**

- None

## UTILITIES

**HEATING/COOLING:**

- Central

**UTILITIES:**

- ElectricityConnected
- SepticAvailable

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- EatInKitchen
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**LISTED BY:** Michael Crumpler 

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