

CENTURY 21[®]

Judge Fite Company



250 VZ COUNTY ROAD 2922

ATHENS, TX 75752



\$969,000



1,800 sqft



2 beds



2 baths

DESCRIPTION

Welcome to your own private retreat! Nestled on 80.79± acres, this exceptional property offers the perfect blend of natural beauty, functionality, and peaceful seclusion. Whether you're dreaming of a hobby ranch, hunting retreat, or simply a quiet place to call home, this land has it all. This 2-3 bedroom, 1.5-bath brick home is perfectly positioned to take in the surrounding scenery. Large windows invite natural light and offer stunning views of the hay-producing pasture, multiple ponds, towering trees, and the wildlife that frequently visits. Sit back and enjoy nature's show right from the comfort of your living room. This home is just begging for your personal touch! The land itself is a rare find — a mix of open pasture and wooded areas, ideal for hay production, grazing, or exploring. With multiple ponds scattered throughout the property, there's plenty of water for livestock, fishing, or simply adding to the picturesque setting. Multiple barns provide space for equipment, animals, or storage, making it a functional space for a variety of agricultural or recreational uses. Tucked away from the hustle and bustle, this property offers unmatched peace, quiet, and privacy. Whether you're watching deer graze in the distance, fishing in your pond, or cutting hay under a big Texas sky, every day here feels like a getaway. Time seems to stop when you enter this property! Don't miss the chance to own this slice of country paradise. Come experience the tranquility, charm, and endless potential this property has to offer. If that wasn't enough, there's a second home! 3 bedroom 2 bath singlewide in close proximity to the main residence. great for the mother in law or adult child.

PROPERTY TYPE: Residential - Mobile Home
MLS STATUS: Active
MLS: 20982297
YEAR BUILT: 1982
COUNTY: Van Zandt
TRACT OR SUBDIVIION: S Gossett Burvey A-294
LIST DATE: 06/27/2025

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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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BROKERED BY: Exit Realty Pro