

CENTURY 21[®]

Judge Fite Company



TBD COUNTY ROAD 3827

WILLS POINT, TX 75169



\$690,000



1 acres

DESCRIPTION

Prime 53.52-acre tract in Van Zandt County featuring improved pasture, 9.5 acres of hardwood bottomland, a 1-acre pond, and a 4-acre pond with a pier. More than 1,600 feet of county road frontage and only 50 minutes to Dallas. Minutes from Lake Tawakoni and its 37,879 surface acres, along with nearby Type 2 Public Hunting land. Known for excellent duck hunting, strong recreation, and rapid growth as the Wills Point and Lake Tawakoni corridor continues to expand. Ideal property for ranching, recreation, homestead sites, or future development with significant long term investment potential. Highlights • 53.52 acres in Van Zandt County • 1 acre and 4 acre ponds with a pier • 9.5 acre hardwood bottomland area • Improved pasture for hay and cattle • 1,600 plus feet of county road frontage • Minutes from Lake Tawakoni • Near Type 2 Public Hunting access • Excellent duck hunting area • Rolling pastures and scenic views • 50 minute drive to Dallas • Strong investment potential for future development

PROPERTY TYPE: Land - Unimproved Land

MLS STATUS: Active

MLS: 21122667

YEAR BUILT:

COUNTY: Van Zandt

TRACT OR SUBDIVIION: na

LIST DATE: 12/02/2025

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800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 53.52

LOT SIZE (SQFT): 2,331,331

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Barndominium

LOT DESCRIPTION:

- Acreage
- Pasture
- PondOnLot

UTILITIES

UTILITIES:

- ElectricityAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Wes Kilpatrick 

PHONE: 936.585.2706

BROKERED BY: Morris Land Brokers

century21judgefite.com

each office is independently owned and operated