



FM 1504
WILLS POINT, TX 75169



\$1,165,450



1 acres

DESCRIPTION

Discover 105 acres of beautiful East Texas countryside, perfectly suited for cattle, recreation, or your dream homestead. This expansive property offers excellent grazing land, complete with multiple water tanks to keep livestock well-supplied year-round. Ideally located between Canton and Wills Point and just minutes from I-20, you'll enjoy the peace of rural living with the convenience of quick access to town, shopping, and Dallas amenities. With its wide-open pastures, gently rolling terrain, and classic East Texas scenery, this acreage is a rare opportunity for ranchers, investors, or anyone ready to build their slice of country paradise. To top it off, the land carries a unique piece of local history - from the 1930s to the 1950s, it was home to a highly successful rose-growing operation known as Landrum's Nursery.

PROPERTY TYPE: Land - Unimproved Land

MLS STATUS: Active

MLS: 21132997

YEAR BUILT:

COUNTY: Van Zandt

TRACT OR SUBDIVISION: NA

LIST DATE: 12/15/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 105.95

LOT SIZE (SQFT): 4,615,182

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Barndominium

LOT DESCRIPTION:

- Acreage
- PondOnLot
- FewTrees

FENCING:

- Fenced

UTILITIES

UTILITIES:

- ElectricityAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: John Rawls 

PHONE: 903.504.5474

BROKERED BY: Miller Homes Group

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