

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 440 VZ COUNTY ROAD 3708

WILLS POINT, TX 75169



\$499,999



4,000 sqft



5 beds



4 baths

## DESCRIPTION

Over 30 acres of Texas! Underpriced and ready to sell — this spacious 5-bedroom, 3.5-bath home with a 3-car garage sits on approximately 32.7 acres in Wills Point ISD. Enjoy peaceful country living with a filled tank (stocked pond) right in front of the home, perfect for fishing or relaxing by the water. Inside, the open layout offers multiple living areas, a large kitchen, and plenty of room for family or entertaining. Home needs renovation but provides incredible potential to build equity and customize your dream ranch estate. Includes a storage building and fenced acreage with room for livestock or horses. Easy access to Highway 80 and I-20 — convenient to both Dallas and Tyler. Sold As-Is. Buyer to verify all information.

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

**MLS STATUS:** Active

**MLS:** 21146579

**YEAR BUILT:** 2006

**COUNTY:** Van Zandt

**TRACT OR SUBDIVIION:** none

**LIST DATE:** 01/07/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 4,000

**TOTAL BEDS:** 5

**FULL BATHS:** 3

**HALF BATHS:** 1

**ACRES:** 31.71

**LOT SIZE (SQFT):** 1,381,287

## INTERIOR FEATURES

### KITCHEN:

- Negotiable

### APPLIANCES:

- Dishwasher
- ElectricCooktop
- ElectricOven
- Disposal
- Microwave
- Refrigerator

### FIREPLACE:

- LivingRoom

### WINDOWS:

- WindowCoverings

### FLOOR COVERINGS:

- Concrete

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Ranch
- Farmhouse

### ROOF TYPE:

- Composition
- Shingle

### POOL TYPE:

- None

### PARKING:

- Garage

### YARD/GROUNDS:

- Lighting

### FOUNDATION:

- Slab

### LOT DESCRIPTION:

- Acreage
- Agricultural
- PondOnLot
- FewTrees

### SIDING:

- Brick
- FiberCement

### FENCING:

- Fenced
- Full
- Metal

## UTILITIES

### HEATING/COOLING:

- Electric

### UTILITIES:

- ElectricityAvailable
  - ElectricityConnected
  - SepticAvailable
  - WaterAvailable
  - CableAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- OpenFloorplan
- CableTv
- VaultedCeilings

### SECURITY FEATURES:

- Prewired
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**LISTED BY:** Brian Pina Pina 

**BROKERED BY:** Levi Rodgers Real Estate Group