

# CENTURY 21<sup>®</sup>

Judge Fite Company



## VZ COUNTY RD 1810

GRAND SALINE, TX 75140



\$916,023



1 acres

## DESCRIPTION

Beautiful AG exempt 38.99 (approx) acre tract located just outside the city limits of Grand Saline. Complete 3 parcel tract totaling 38.99 acres. Great location, just minutes from town and less than 90 minutes to Dallas, 45 minutes to Tyler, 20 minutes to Canton, 15 minutes to Mineola and close to Lake Fork. Close to shopping, schools and dining. Partially wooded, with a picturesque pond, nestled among the trees, ideal for fishing, wildlife watching, or simply enjoying the view. The topography of the land is predominantly level, providing ease of access and potential for various uses such as farming, ranching, or residential construction. Electricity available. No city taxes. Enjoy the beauty of the East Texas countryside with abundant wildlife, serene nature, and a country atmosphere. The land is currently AG exempt and has lots of wide open pasture making site prep easy and straightforward. This property is ready for whatever you have in mind from a weekend escape, to building a home, starting a farm, development, or just a future investment. No mobile or manufactured homes allowed. See MLS 21039353, MLS #21141932 and MLS #21141930 if you are looking to purchase less acreage.

**PROPERTY TYPE:** Land - Unimproved Land

**MLS STATUS:** Active

**MLS:** 21159390

**YEAR BUILT:**

**COUNTY:** Van Zandt

**TRACT OR SUBDIVISION:** None

**LIST DATE:** 01/28/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 38.99

**LOT SIZE (SQFT):** 1,698,404

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage
- Agricultural
- InteriorLot
- IrregularLot
- Subdivided

## UTILITIES

**UTILITIES:**

- ElectricityAvailable
- OverheadUtilities
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Daniel Cirulis 

**PHONE:** 972.977.2657

**BROKERED BY:** Coldwell Banker Apex, REALTORS