

CENTURY 21[®]

Judge Fite Company



1590 VZ COUNTY ROAD 2816

MABANK, TX 75147



\$655,000



2,436 sqft



4 beds



2 baths

DESCRIPTION

Set behind a private gated entry, this stunning 26± acre rolling and scenic property offers scattered trees, wide-open pasture, and the ideal setup for a hobby ranch or peaceful country retreat. Horses, cows, and livestock are welcome, with ample pastureland ready for use, current Ag exemption currently in place for wildlife mgmt. The 2,432-square-foot, 4 bedroom, 2 bath home features a spacious open floor plan designed for both everyday comfort and entertaining. The kitchen is a true centerpiece, showcasing a farm sink in the island with seating for four, accent ceiling beams, and a large pantry plus a butler's pantry currently used as a coffee bar. Shiplap and wood accent walls add warmth and character. Step outside to the covered porch where a stately stone and brick wood-burning fireplace is perfect for relaxing evenings and year-round gatherings. One of the property's most impressive features is the private 4-acre stocked lake with dock, home to bass, bluegill, crappie, and catfish, with depths reaching 17 feet. Trophy bass up to 11 pounds have been caught here, making it a dream for anglers. The lake offers beautiful views from both ends of the property and becomes a seasonal haven for ducks in the fall. Additional improvements include a 25' x 30' shop with pull-through bay doors, lean-tos on both sides, concrete parking, and washer, dryer hookups, ideal for projects, storage, or equipment. There is also oversized RV carport storage with water, electric, and septic connections. Wildlife is abundant, with deer frequently visiting the feeder just behind the home. Conveniently located just 3 miles from Purtis Creek State Park, you'll enjoy easy access to additional fishing and camping, while Cedar Creek Lake is only 15 minutes away for boating and larger water recreation. This exceptional property offers the perfect blend of comfort, recreation, and functionality—ideal as a full-time residence, recreational ranch, or weekend escape.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Pending

MLS: 21162035

YEAR BUILT: 2021

COUNTY: Van Zandt

TRACT OR SUBDIVISION: Jp Boden Surv Abs #38

LIST DATE: 01/24/2026

CENTURY 21

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800.451.8055

AREA:

SQUARE FEET: 2,436

TOTAL BEDS: 4

FULL BATHS: 2

HALF BATHS: 0

ACRES: 26.46

LOT SIZE (SQFT): 1,152,815

INTERIOR FEATURES

FIREPLACE:

- FreeStanding
- Masonry
- Outside
- RaisedHearth
- Stone
- WoodBurning

FLOOR COVERINGS:

- Carpet
- Laminate

APPLIANCES:

- Dishwasher
- ElectricRange
- IceMaker
- Microwave

WINDOWS:

- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Ranch	PARKING: <ul style="list-style-type: none">● AdditionalParking● Aggregate● Driveway● ElectricGate● Gated● ParkingPad● Boat● RvAccessParking	LOT DESCRIPTION: <ul style="list-style-type: none">● Acreage● Agricultural● InteriorLot● PondOnLot● ManyTrees
ROOF TYPE: <ul style="list-style-type: none">● Composition	YARD/GROUNDS: <ul style="list-style-type: none">● OutdoorLivingArea● RainGutters● RvHookup● Storage	SIDING: <ul style="list-style-type: none">● FiberCement
POOL TYPE: <ul style="list-style-type: none">● None	FOUNDATION: <ul style="list-style-type: none">● PillarPostPier	FENCING: <ul style="list-style-type: none">● BarbedWire● Fenced● Gate● Metal● Pipe

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● Central● Electric	UTILITIES: <ul style="list-style-type: none">● SepticAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES: <ul style="list-style-type: none">● DecorativeDesignerLightingFixtures● DoubleVanity● EatInKitchen● KitchenIsland● OpenFloorplan● Pantry● PanelingWainscoting● NaturalWoodwork● WalkInClosets	SECURITY FEATURES: <ul style="list-style-type: none">● SecurityGate● SmokeDetectors
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LISTED BY: Kristi Edwards 

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BROKERED BY: Sarah Boyd & Co