

1131 Vz County Road 3815 Wills Point, TX 75169
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\$969,000
82.240± Acres
Van Zandt County



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Wills Point, TX / Van Zandt County

SUMMARY

Address

1131 Vz County Road 3815

City, State Zip

Wills Point, TX 75169

County

Van Zandt County

Type

Residential Property, Farms

Latitude / Longitude

32.778608 / -96.043531

Dwelling Square Feet

2532

Bedrooms / Bathrooms

4 / 3

Acreage

82.240

Price

\$969,000

Property Website

<https://www.platlandgroup.com/property/1131-vz-county-road-3815-wills-point-tx-75169-van-zandt-texas/113585/>



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PROPERTY DESCRIPTION

Discover 82 sprawling acres in the heart of Wills Point, where East Texas hospitality meets wide-open country living. This 1974-built farmhouse offers 4 bedrooms and 3 full bathrooms with sunroom and storm cellar, ready for its next chapter.

The land is the true star rolling, grazing pastures with quality grasses make this property livestock-ready from day one, with an existing ag valuation already in place. A 2-stall shed and an open shed give you covered space for animals and equipment, while two storage containers add extra room to keep everything organized.

A gated entrance welcomes you onto the property. Nature lovers will love the large stocked pond with its own dock, perfect for casting a line, while Milton Holland Creek winds through the property adding even more character and water access. The acreage also offers great hunting, with deer and turkey frequently spotted.

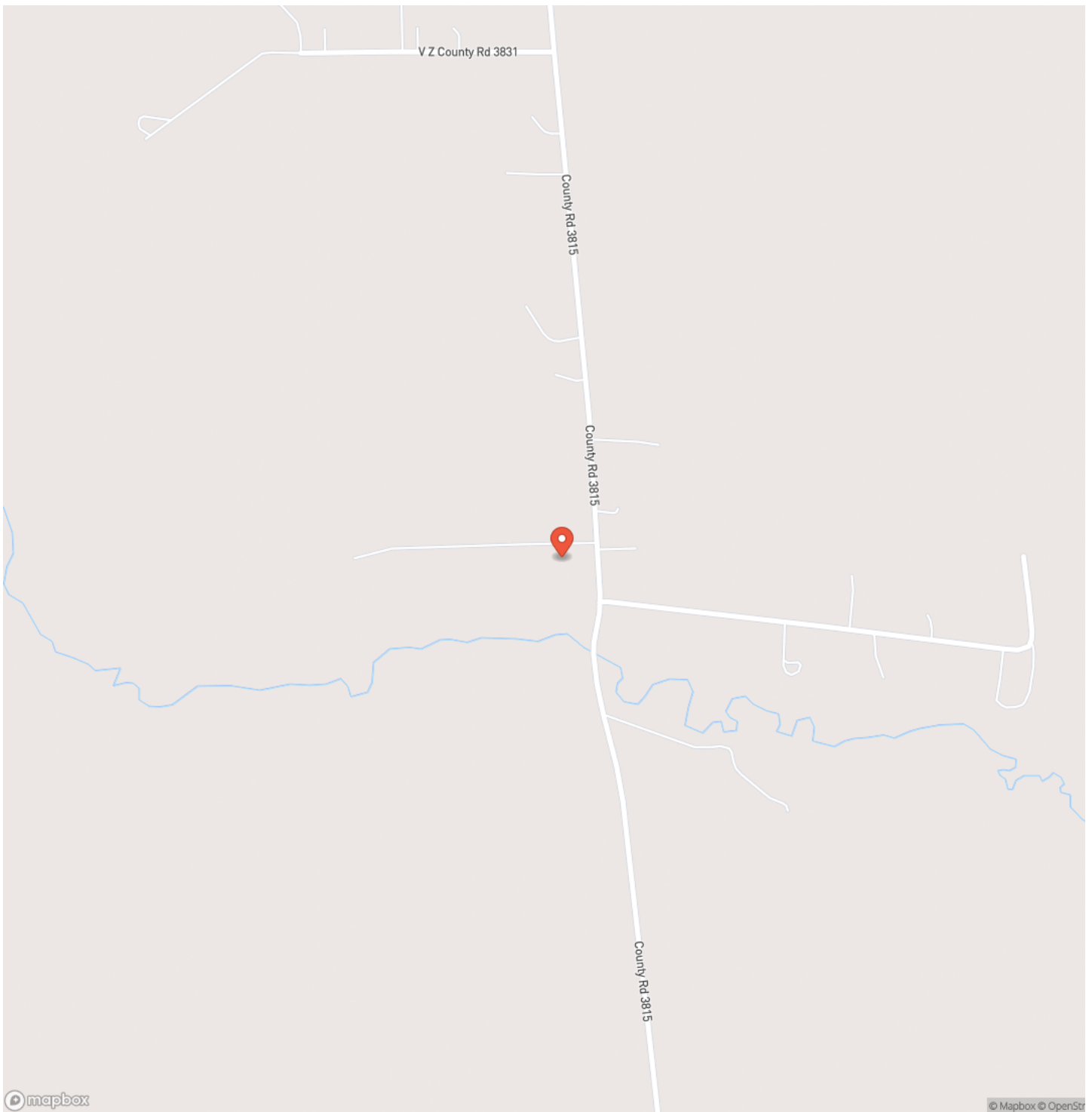
Location is unbeatable: minutes from First Monday Trade Days in Canton and Lake Tawakoni, with an easy commute east of Dallas. Whether you're building a working ranch, a hunting lodge, an investment property, or a peaceful homestead with room to roam, this East Texas property offers rare land, history, and location all in one.

An adjacent 47 acres is also available for purchase, offering an exciting opportunity to expand your footprint even further. New survey available

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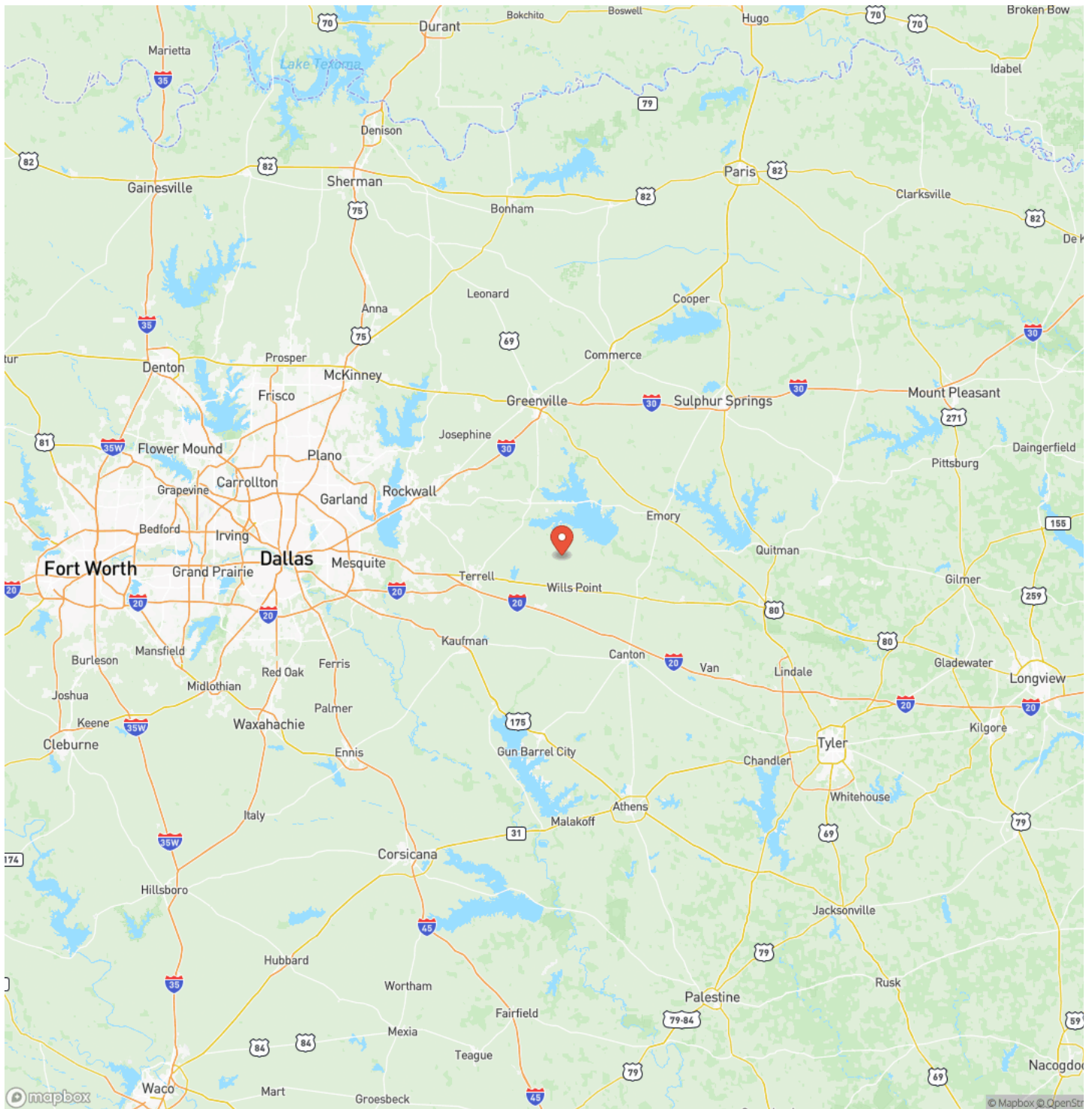


Locator Map



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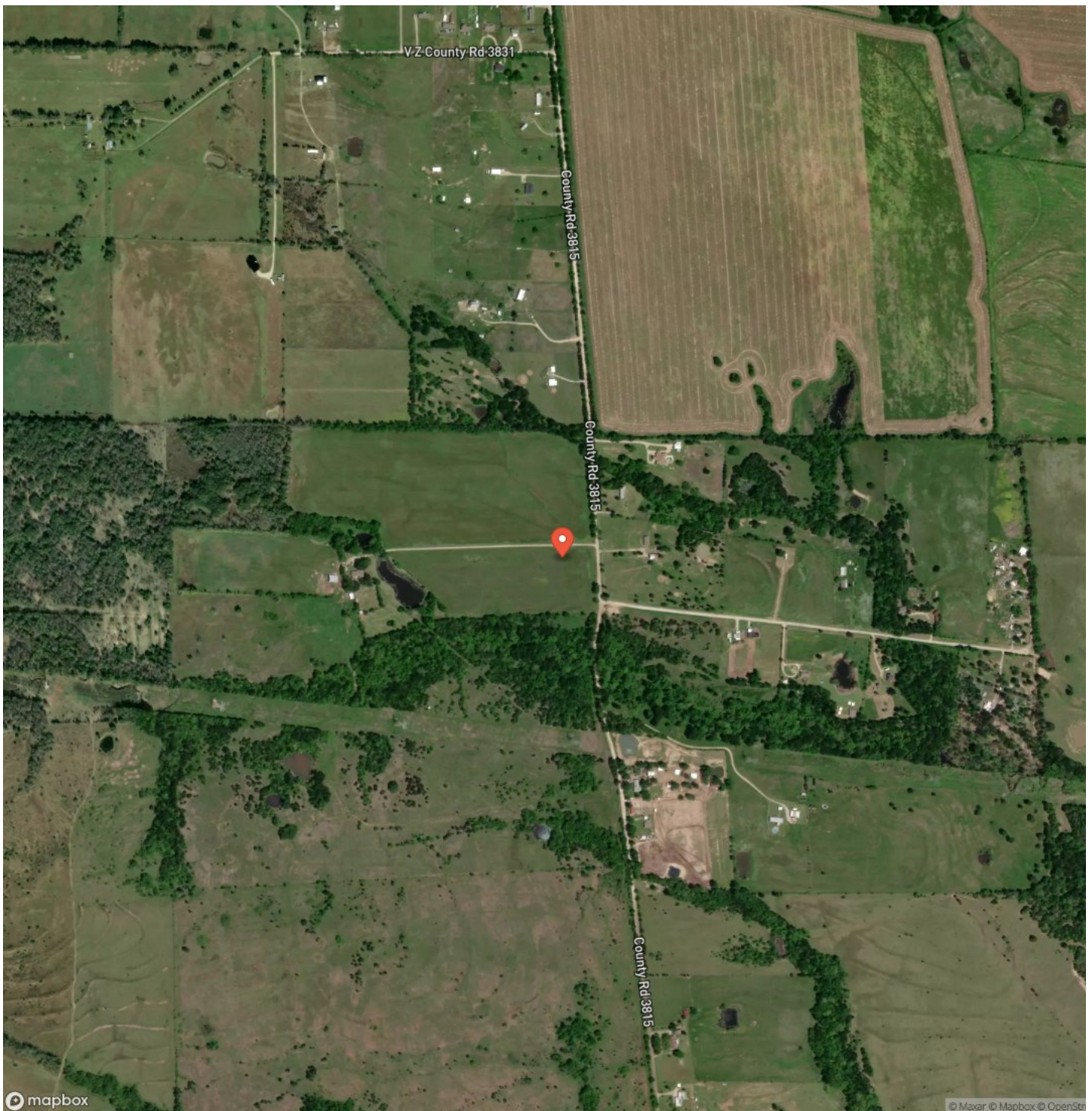


MORE INFO ONLINE:

<https://www.platlandgroup.com/>

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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

NOTES

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<https://www.platlandgroup.com/>

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DISCLAIMERS

At Platinum Land Group, we aim to provide accurate and detailed information on the properties we represent. However, these properties often involve a range of legal, financial, and environmental considerations. All details, including but not limited to acreage, boundaries, improvements, taxes, legal access, and zoning, should be independently verified by prospective buyers. Information is subject to change without notice. Buyers are encouraged to conduct thorough inspections and consult with appropriate legal, financial, and environmental professionals before entering into any purchase agreement. Platinum Land Group makes no warranties or representations as to the completeness or accuracy of the information provided.

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