

## TEXAS RANCH AND INVESTMENT OPPORTUNITY

### EDGEWOOD, TEXAS (VAN ZANDT COUNTY)



#### LOCATION

627 VZ CR 3110  
Edgewood, Texas 75117

#### LAND SIZE

74.310 +/- Acres

#### ZONING

Homestead / Agricultural

#### SALE PRICE

Contact Agent for Price

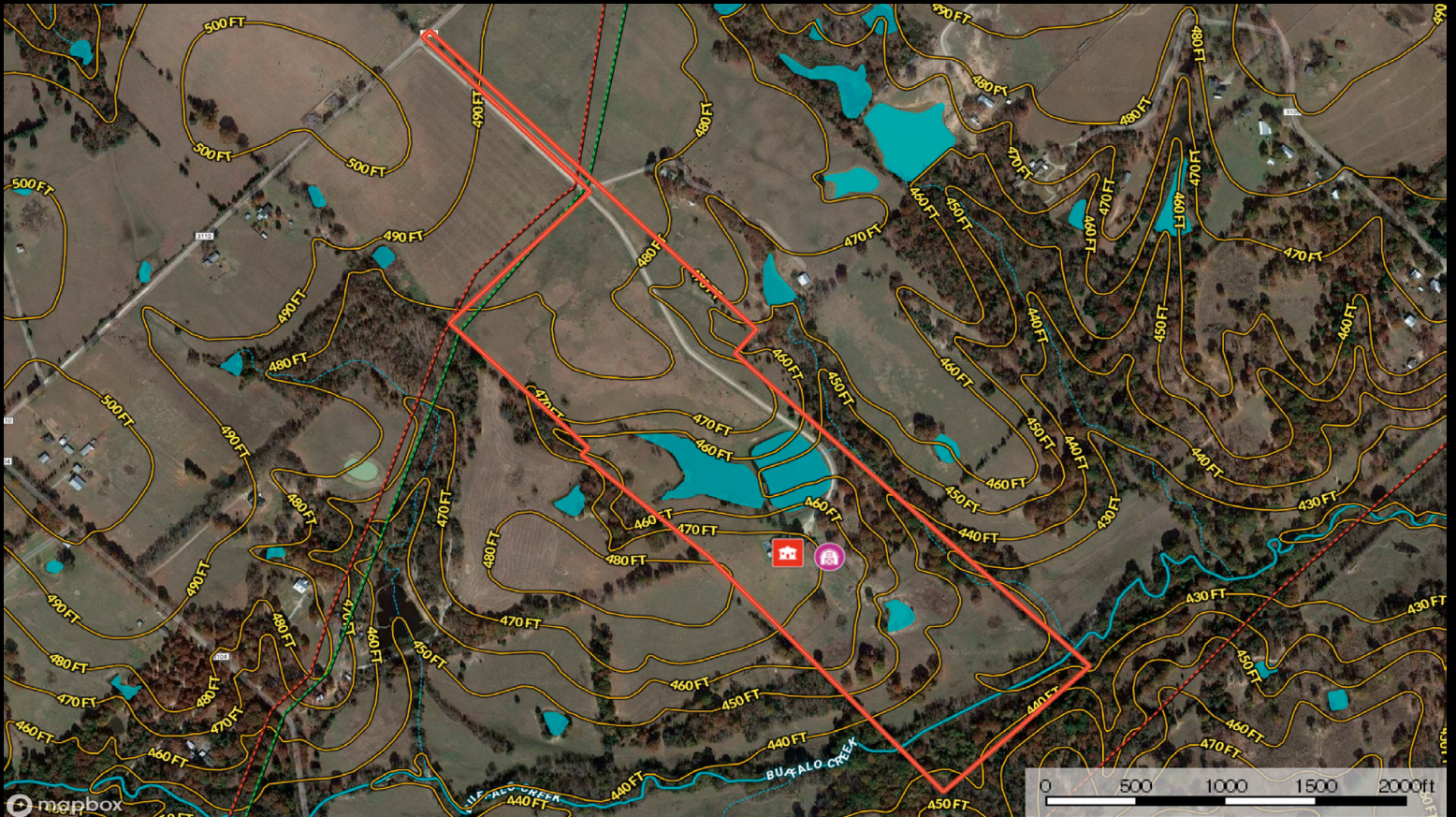
#### RESIDENCE INFO

- 1969 Ranch Style
- 2,626 SF
- 3 Bedrooms/3.1 Bathrooms/3 Fireplaces
- Cabana & Outdoor Kitchen w/Fireplace & Bathroom (2013)
- Pool (Chlorinated (2013)
- Flooring: Tile & Carpet
- A/C & Water Heater (1)
- Aerobic System
- Propane for Cabana
- Garage converted into Large Room
- Well & Electric Meter (1)

#### LAND INFO

- Homestead & Agricultural Exemptions
- Soil: Sandy Loam
- Flood: Minimal by creek
- Level and Varied Topology
- Ponds: 3 - Stocked with Florida Bass, Catfish, and Crepe
- Fenced and Cross Fenced
- Automatic Front Gate
- Cattle Pens and Squeeze Chute
- Metal Barn w/Electric & Water
- Hay Production Producing Fields
- Easement: Pipeline (Located towards entrance)





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