

# 114 +/- Acres

954a VZCR 2219 —Canton, TX 75103

# FOR SALE

**\$433,200**

**BEAUTIFUL RANCH PRICED TO SELL IN CANTON**

## DIRECTIONS

From Dallas I-20 47 mi to Canton, Right (South) SH 19 thru Canton 6 mi to VZCR 2219 Right .5 mi to property on Right, Sign On Property. 32.489511, -95.870436



**RE/MAX Landmark**  
**113 North Frances Street**  
**Terrell, TX 75160**

[www.frankrobertslandteam.com](http://www.frankrobertslandteam.com)

Information herein deemed reliable but not guaranteed.



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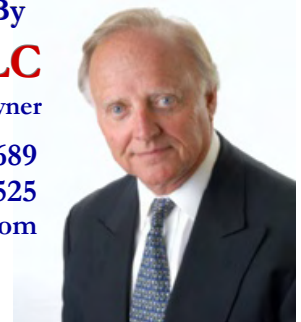
**Frank J. Roberts, ALC**

BROKER ASSOCIATE, Owner

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# 114 +/- Acres

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**Frank Roberts**  
**LAND TEAM**

**\$433,200**

**Incredible 114 +/- acres positioned in the prestigious Canton School district. Highly improved pastures with 2 nice lakes, beautiful vistas, and rolling terrain.**

#### UTILITIES:

- Asphalt
- Co-op Electric
- Well
- Septic
- Outside City Limits
- Propane Gas

#### TOPOGRAPHY:

- Rolling

#### SOIL

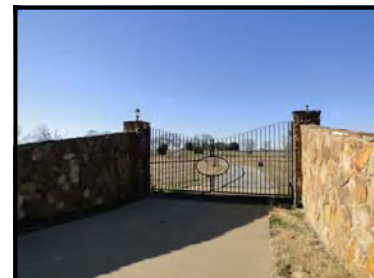
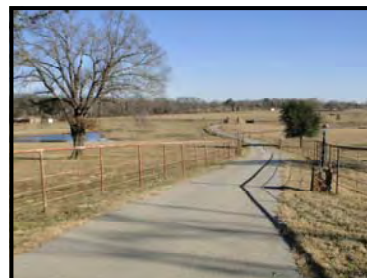
- Sandy Loam

#### CROSS/GRASSES

- Coastal Bermuda

#### TYPE OF FENCE

- Pipe
- Barbed Wire
- Cross-fenced



**10 additional acres with magnificent 4200 SF Home and 12-Stall Show Barn w. Show Ring and 2 apartments also available under separate MLS:**

