

# 70 +/- Acres

486 VZCR 1216—Grand Saline, TX 75140

# FOR SALE

**\$232,000**

**NESTLED IN EAST TEXAS & PRICED TO SELL!**

## DIRECTIONS

From Dallas, I-20 East past Canton (approx. 50 mi) to FM 17 Exit, North (Left) to Right on VZCR 1215 (Starr Cemetery sign) to Left on VZCR 1216. Property on Right, Sign on Property



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

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

Information herein deemed reliable but not guaranteed.



Brought to You Exclusively By  
**Frank J. Roberts, ALC**

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Frank Roberts  
**LAND TEAM**

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## PROPERTY HIGHLIGHTS:

Beautiful lush Bermuda Pastures, with 50s 3-2-2 brick home. Scattered mature oak trees and 3 ponds make this a real find. Don't miss this one. Priced to Sell!



**GREAT FOR HORSES  
AND CATTLE**

### TOPOGRAPHY

- Level

### CROPS/GRASSES

- Native
- Coastal Bermuda

### SOIL

- Sandy Loam

### FENCING

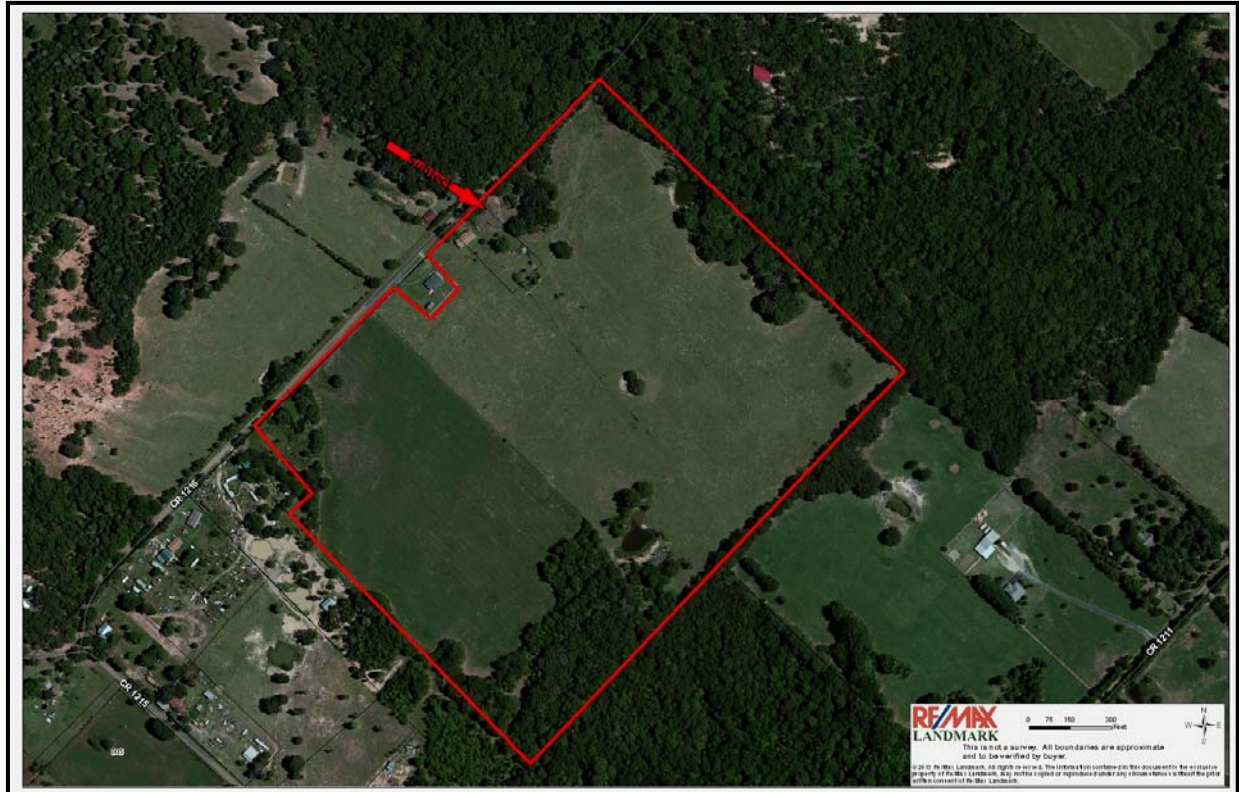
- Barbed Wire

### MISCELLANEOUS

- 3 Ponds
- Corrals

### UTILITIES

- Septic
- Well
- Butane Gas
- Co-op Electric





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## HOME HIGHLIGHTS:

- 1562 SF
- Built in 1958
- Brick Exterior w. Slab Foundation
- 3 bed, 2 Bath
- 2-car Attached Garage
- Carpet & Laminate Floors
- Paneling
- Electric Oven in Kitchen

