

<b>MLS# 11703886 N</b>		<b>Active</b>	<b>771 VZ County Road 4134</b>		<b>Canton</b>	<b>75103-7877</b>	<b>LP: \$239,000</b>
					<b>Category: Residential</b> <b>Type: Farm/Ranch</b> <b>Also For Lease:</b> No <b>Low:</b> <b>Lst \$ / SqFt: \$</b> 138.06		
<b>Area: 36/1</b> <b>Map: OT/9999/none</b> <b>Subdv: none</b> <b>County: Van Zandt</b> <b>Parcel ID:</b> <a href="#">0160843014000000000</a> <b>Legal: Abst: 843 Sur: G Del Toro</b>					<b>Unexempt Taxes: \$</b> <b>Bedrooms: 2</b> <b>Tot Baths: 2.0</b> <b>Liv Areas: 2</b> <b>Dining Area: 2</b> <b>Story: 1</b> <b>Pool: No</b> <b>Fireplaces: 1</b> <b>Full Baths: 2</b> <b>Levels-1st: 2</b> <b>2nd: 3rd: Bsmt:</b> <b>Sec Sys: No</b> <b>Half Baths: 0</b> <b>Levels-1st: 2nd: 3rd: Bsmt:</b>		
<b>SqFt: 1,876 / Tax</b> <b># Gar Spaces: 0</b> <b>Acres: 45.630</b> <b>Media: 15 / 1 / 3</b> <b>Property History: Y</b> <b>Document Storage: 0 / 0 / 0</b>					<b>Appraiser's Name:</b> <b>Yr Blt: 1974 / Preowned</b> <b>HdcpAm: No</b> <b>Gar Size:</b> <b>Lot Dimen:</b> <b>HOA: None</b> <b>HOA Dues: \$ /</b>		
<b>School Dist: CANTON ISD</b> <b>Bus: Yes</b> <b>Type: E</b> <b>Name: CANTON</b> <b>Bus: Yes</b> <b>Type: I</b> <b>Name: CANTON</b> <b>Bus: Yes</b> <b>Type: J</b> <b>Name: CANTON</b> <b>Bus: Yes</b> <b>Type: H</b> <b>Name: CANTON</b>					<b>Living 1: 19X10 / 1</b> <b>F Dining: 20X16 / 1</b> <b>Mstr BR: 14X10 / 1</b> <b>Living 2: 19X18 / 1</b> <b>Breakfast: 10X7 / 1</b> <b>Bedroom 2:</b> <b>Living 3:</b> <b>Kitchen: 12X9 / 1</b> <b>Bedroom 3:</b> <b>Study:</b> <b>Other Rm:</b> <b>Bedroom 4:</b> <b>Utility:</b> <b>Other Rm:</b> <b>Bedroom 5:</b>		
<b>Housing Type</b> Farm/Ranch House Single Detached <b>Style of House</b> Ranch <b>Lot Size/Acreage</b> 10 Acres to 100 Acres <b>Lot Description</b> Acreage Horses Permitted Landscaped Some Trees Tank/Pond <b>Exterior Features</b> <b>Ranch Name:</b> <b>Residences:</b> <b>Stock Tanks:</b> <b>Barns:</b> <b>Wells:</b> <b>Lakes:</b> <b>Ponds:</b>					<b>Workshop</b> <b>Soil</b> Sandy Loam <b>Construction</b> Brick <b>Foundation</b> Slab <b>Roof</b> Composition <b>Type of Fence</b> Barbed Wire Chain Link Partially Fenced <b>Parking/Garage</b> <b>Ranch Type:</b> Pasture Acres Cultivated Acres Bottom Land Acres Irrigated Acres <b>Crop Retire Program</b> <b>Aerial Photo Avl:</b> <b>AG Exemption</b> <b>Land Leased</b>		
<b>Garage Conversion</b> <b>Outside Entry</b> <b>Street/Utilities</b> Asphalt No City Services Outside City Limits Septic Unincorporated Well <b>Interior Features</b> Window Coverings <b>Bed/Bath Features</b> Linen Closet <b>Kitchen Equipment</b>					<b>Cooktop-Electric</b> <b>Range/Oven-Electric</b> <b>Utility Room</b> Dryer Hookup-Elec Washer Hookup <b>Flooring</b> Carpet Vinyl <b>Heating/Cooling</b> Central Air-Elec Central Heat-Elec Window Unit <b>Possession</b> Closing/Funding <b>\$ / Acre:</b> <b>\$ 5676.00</b> <b>Barn 1 - Stalls/Size:</b> <b>Barn 2 - Stalls/Size:</b> <b>Barn 3 - Stalls/Size:</b> <b>Road Frontage:</b>		
<b>Property Description:</b> REMODELED 1974 COUNTRY HOME NEAR CANTON. PECAN & FRUIT TREES, SPRINGS, WATER WELL, LAKE, FISH, WILDLIKE GALORE. 1,876 SQ FT OF LIVING SPACE, 2 LIV & 2 DINING AREAS, SPACE FOR 3RD BDRM; BARN-SHOP + PAVED DRIVEWAY. CANTON SCHOOLS. MIDDLE AND BACK PORTION OF LAND HAS BEEN TIMBERED AND NEEDS CLEANUP TO ESTABLISH PASTURES OR NEW STAND OF TIMBER. PIPE BURST IN WINTER. DAMAGE HAS BEEN PROFESSIONALLY CLEANED BY SERVPRO. SELLER HAS DONE REPAIRS. <b>Directions:</b> From CANTON, taks SH 64 east for approx 3 miles; turn left onto VZ CR 4143; property on left. No sign; see 771 address on mailbox.							
<b>Loan Type:</b> <b>Treat As Clear</b> <b>Bal:</b> <b>\$ Equity:</b> <b>\$ 0</b> <b>Int Rate:</b> <b>% Pmt Type:</b> <b>Payment: \$</b> <b>Lender:</b> <b>Orig Date:</b> <b>2nd Mortg:</b> <b>No</b> <b>Possible Short Sale:</b>							
<b>SUB: 0%</b> <b>BAC: 3%</b> <b>Var: No</b> <b>List Type: Exclusive Right to Sell/Lease</b> <b>LO: TCCN01</b> <b>The Country Connection</b> <b>(903)567-1146</b> <b>Fax:</b> <b>Brk Lic#: 0194512</b> <b>LO Addr: PO Box 1178</b> <b>Canton, TX 75103</b> <b>Off email:</b> <b>LO Website: <a href="http://www.thecountryconnection.com">http://www.thecountryconnection.com</a></b> <b>LA: 0194512</b> <b>Clark Scarborough</b> <b>(903)567-1146</b> <b>Fax:</b> <b>LA Cell:</b> <b>LA Voice Mail:</b> <b>LA Pager:</b> <b>Agent Other: (972) 979-0272</b> <b>LA Email: <a href="mailto:clark@thecountryconnection.com">clark@thecountryconnection.com</a></b> <b>LA Website: <a href="http://www.thecountryconnection.com">http://www.thecountryconnection.com</a></b> <b>Listing Agent 2:</b> <b>Listing Agent 2 Contact:</b> <b>Preferred Title Co: Free State Abstract</b> <b>Location: Canton (903) 567-5664</b>							
<b>Call: Office</b> <b>Appt: (903) 567-1146 X:</b> <b>Owner Name: Preston H Blackstone &amp; Linnie</b> <b>Keybox #: 0</b> <b>Keybox Type: Combo</b> <b>Seller Type: Individual(s)</b> <b>Occupancy: Vacant</b> <b>Show Instr: Call Office for Courtesy Notification and lock box code.</b> <b>Owner Permission to Video:</b> <b><a href="#">Statistic for this Zip Code</a></b>							

Prepared By: [Clark Scarborough](#) / The Country Connection

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Media	Type	Description (if available)
<a href="#">Document Storage</a>		
<a href="#">#1 - www.thecountryconnec...</a>	Link	Full picture gallery inside and outside this home which has had an addition with 2nd living and dining rooms plus carport.
<a href="#">#2 - 1707map.pdf</a>	Acrobat PDF	Location map to this property close in to Canton and Canton ISD
<a href="#">#3 - 1707plat.pdf</a>	Acrobat PDF	Plat showing the lay of the land of this ranch property
<a href="#">#4 - 1707topo.pdf</a>	Acrobat PDF	Topo map of this ranch property!



Fall lview of the home at an angle from drive



Spring view of the home with the Catalpa in bloom



Front view of the home in Fall



Large addition to original home has a 2nd living and 2nd dining room + full bath





Nice updated kitchen with updated appliances



Gate into the ranch near the home on a paved CR



Old barn-shed for storage near home



Concrete drive back to the home



Back door leads into the new addition and has an attached carport



Trees and open pasture land around the home



More of the open pasture grassland on the acreage surrounding the home



A line of fruit trees are along the side of the home along with pecan trees out front



Close up of the persimmon tree in the fall along with other fruit trees



Main view of the mature stocked lake which is about 3+AC with nice trees all around it. Has been great fishing before the drought.



2nd view of this nice large lake at the back of the property

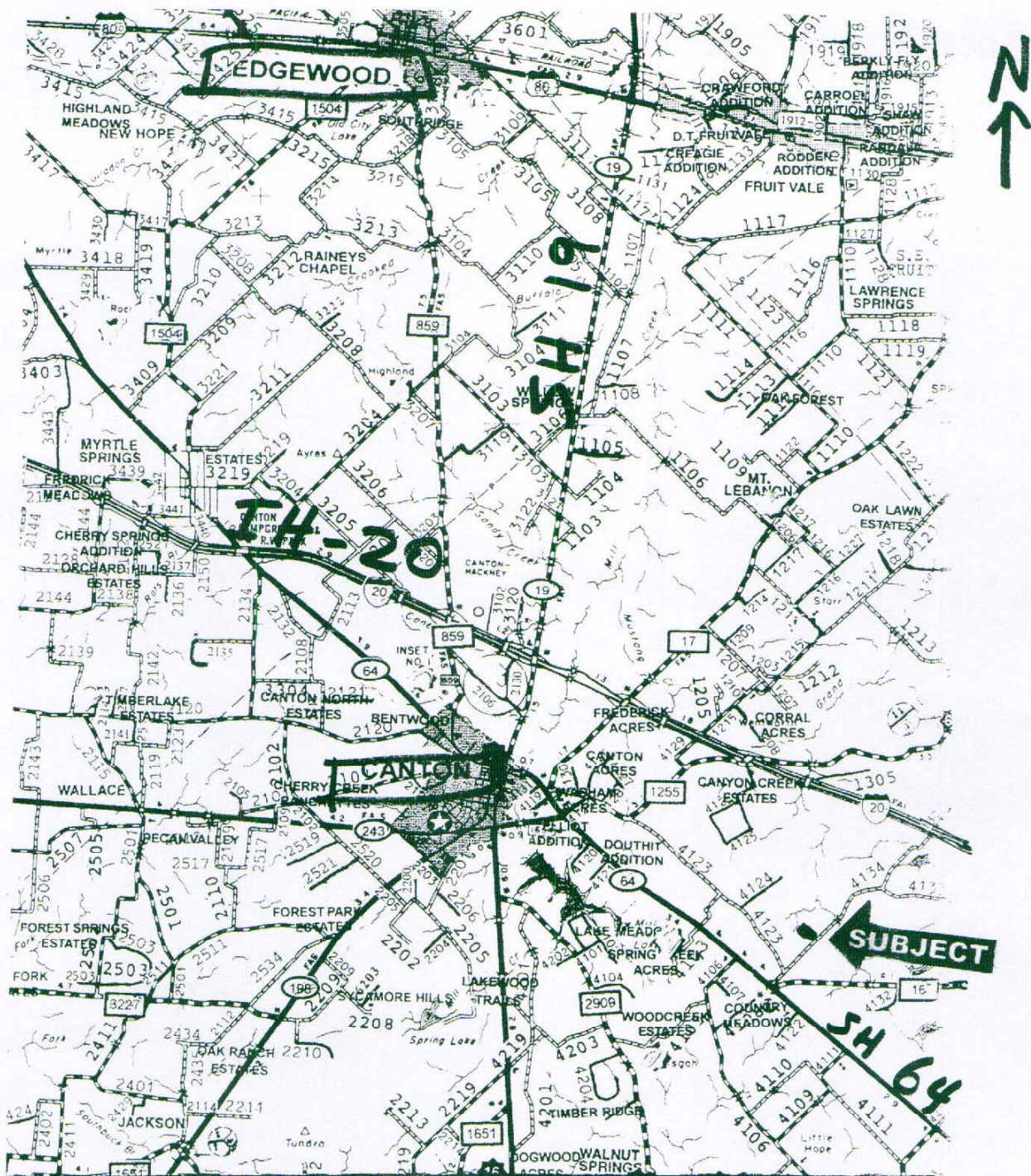
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