

30 +/- Acres

8572 US Hwy 80—Grand Saline, TX 75140

FOR SALE

\$250,000

**JUST
REDUCED
\$200,000**

DIRECTIONS

From Canton, North on Hwy 19 to Hwy 80, turn right (East) through Fruitvale and before getting to Grand Saline, see row of pine trees on left and gate



**VIDEO TOUR
AVAILABLE**

ROLLING ACREAGE IN VAN ZANDT COUNTY



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

www.frankrobertslandteam.com
www.frankroberts.remaxtexas.com



Brought to You Exclusively By
Frank J. Roberts, ALC

REALTOR, Owner

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FRANK ROBERTS LAND TEAM

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Gorgeous 30 +/- acre rolling tract with 1000 feet fronting 250 acre Grand Saline City Lake. Incredible views and plenty of room to roam. Outstanding recently built red equipment barn. Additional stocked pond. Some pipe fencing with corral & chute. Additional 2-story barn building includes apartment with 3 bedrooms, 2 bathrooms, kitchen, living & dining - great for weekend retreat or ranch hand use. Building site with underground electric overlooking lake. Additional 150 acres go with sale as long-term lease—aerial on next page.



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Additional 150 acres pictured below goes with sale as long term lease



LOT DESCRIPTION:

Acreage
Horses Permitted
Irregular
Lake front
Pasture
Some Trees
Tank/pond

EXTERIOR FEATURES:

Boat Dock/Slip
Deck
Stable/Barn
Workshop

FENCING;

Barbed Wire
Cross-fenced
Pipe

STREET/UTILITIES

All Weather-Road
Asphalt
Co-op Water
Septic
Underground Utilities

SOIL:

Sandy Loam

POSSESSION:

Closing/Funding

**CALL FOR DETAILS OR TO
SCHEDULE A SHOWING!**