

# 66 +/- Acres

CR 1512—Van, TX 75790

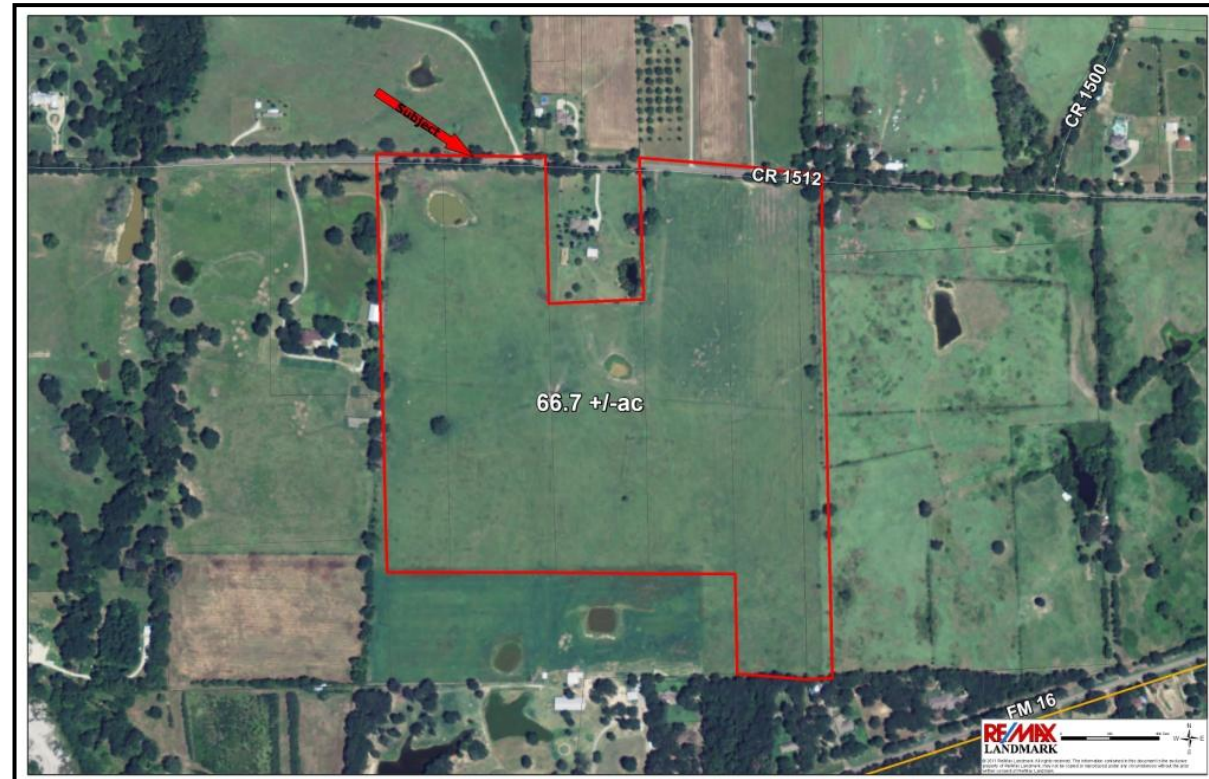
# FOR SALE

**\$200,000**

## BEAUTIFUL TRACT IN VAN ZANDT COUNTY

### DIRECTIONS

From Dallas I-20  
East 57 mi to Exit  
537 (FM 773).  
Left (North) on  
FM 773 to Right  
(East) on CR  
1512. Prop on  
Right. SOP



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

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



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

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# 66 +/- Acres

CR 1512—Van, TX 75790

## Frank Roberts LAND TEAM

**\$200,000**

Great 66 +/- acre improved tract near Van in increasingly sought after Van Zandt County with easy access to I-20. Nice homesites in area. Van ISD given 2010 Accountability rating of 'Exemplary'. Seller will divide into two 30 +/- acre tracts.

**PROPOSED USE:**

Residential, agricultural, equine, grazing, hunting/fishing, and more

**ZONING INFO:**

Unzoned

**SOIL:**

Sandy Loam

**CROPS/GRASSES:**

Coastal Bermuda

**MINERALS:**

Seller will convey all minerals owned by seller

**UTILITIES:**

Co-op Water

Co-op Electric

Septic System Required

**TOPOGRAPHY:**

Level

