

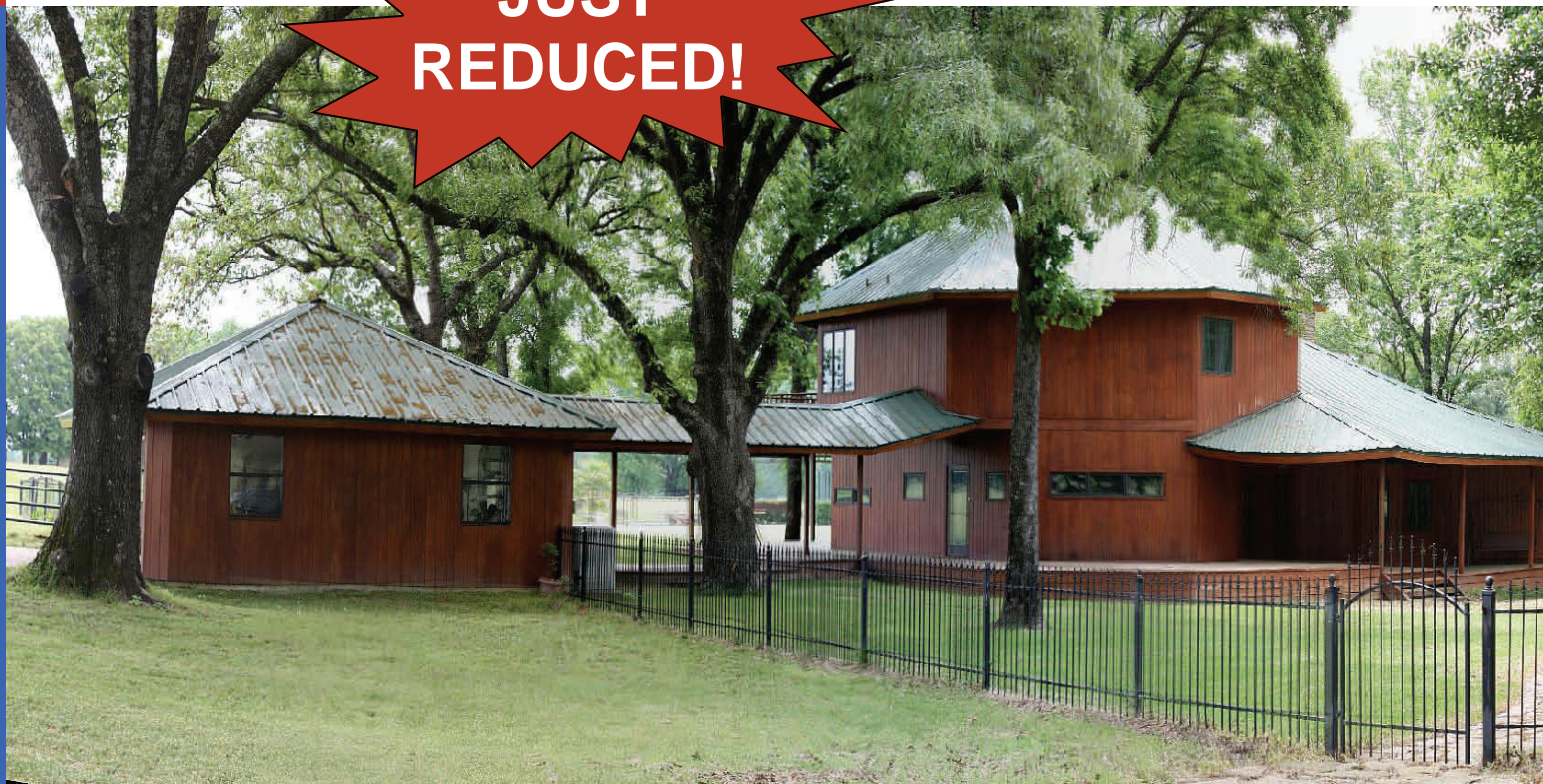
64+/- Acre Horse Ranch  
313 VZCR 3212  
Wills Point, TX 75169

FOR SALE

**\$875,000**

- 3589 SF Main Home 3/3/2
- Guest House
- Five Car Garage
- RV Storage
- Six Stall Horse Barn with pad-dock
- Indoor Lighted Arena
- Bermuda Pastures
- Pipe Fencing

**JUST  
REDUCED!**



RE/MAX Landmark  
115 E. Moore Ave  
Terrell, TX 75160

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



Exclusively offered by:

**FRANK J. ROBERTS**  
REALTOR, OWNER

Office 972-524-0689

Fax: 972-551-2525

[frank@rmlandmark.com](mailto:frank@rmlandmark.com)



Information herein deemed reliable but not guaranteed.



# 64+/- Acre Horse Ranch 313 VZCR 3212 Wills Point, TX 75169

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

- 3589 SF Man Home
- 3 Bedrooms
- 3 Bathrooms
- Granite Counter top gourmet kitchen
- Central Heat/Air Electric
- Guest House
- In Ground Heated-Pool w/Spa
- Surround Sound
- 3 Story open beamed ceiling with offset cove lighting
- Built-In home theatre system
- Large Master Suite
- Study



Great Room with fireplace , accent lighting overhead.  
Kitchen with Island, granite counters and slate floors.



Great Room view from Game Room.

Heated in ground Pool and spa and view of main home from backyard. 625 SF Covered Cabana with shower.





64+/- Acres Horse Ranch  
313 VZCR 3212  
Wills Point, TX 75169

Frank Roberts  
**LAND TEAM**

**\$875,000**



Master Suite of Main Home



Master Bath Main Home



Guest House, 463SF,

- w/large deck upstairs
- additional three car garage/ workshop
- RV Garage





**64+/- Acres Horse Ranch**  
**313 VZCR 3212**  
**Wills Point, TX 75169**

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



Beautiful Bermuda pastures framed with attractive pipe fencing and accented by just enough mature timber to make this horse ranch magnificent. Located on a sleepy Van Zandt County Rd.





**64+/- Acre Horse Ranch**  
**313 VZCR 3212**  
**Wills Point, TX 75169**

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



Six (6) Stall Horse Barn with feed room, tack room, paddock and horse runs. Barn consists of equipment storage, covered horse trailer garage. Turn out pens connect the barn to the indoor lighted riding arena (top right). Arena is irrigated and is 14,519 SF, and 30ft. Round Pen. Wash rack in barn with hot and cold water.



Indoor lighted riding arena (top right). Arena is irrigated and is 14,519 SF, and 30ft. Round Pen.



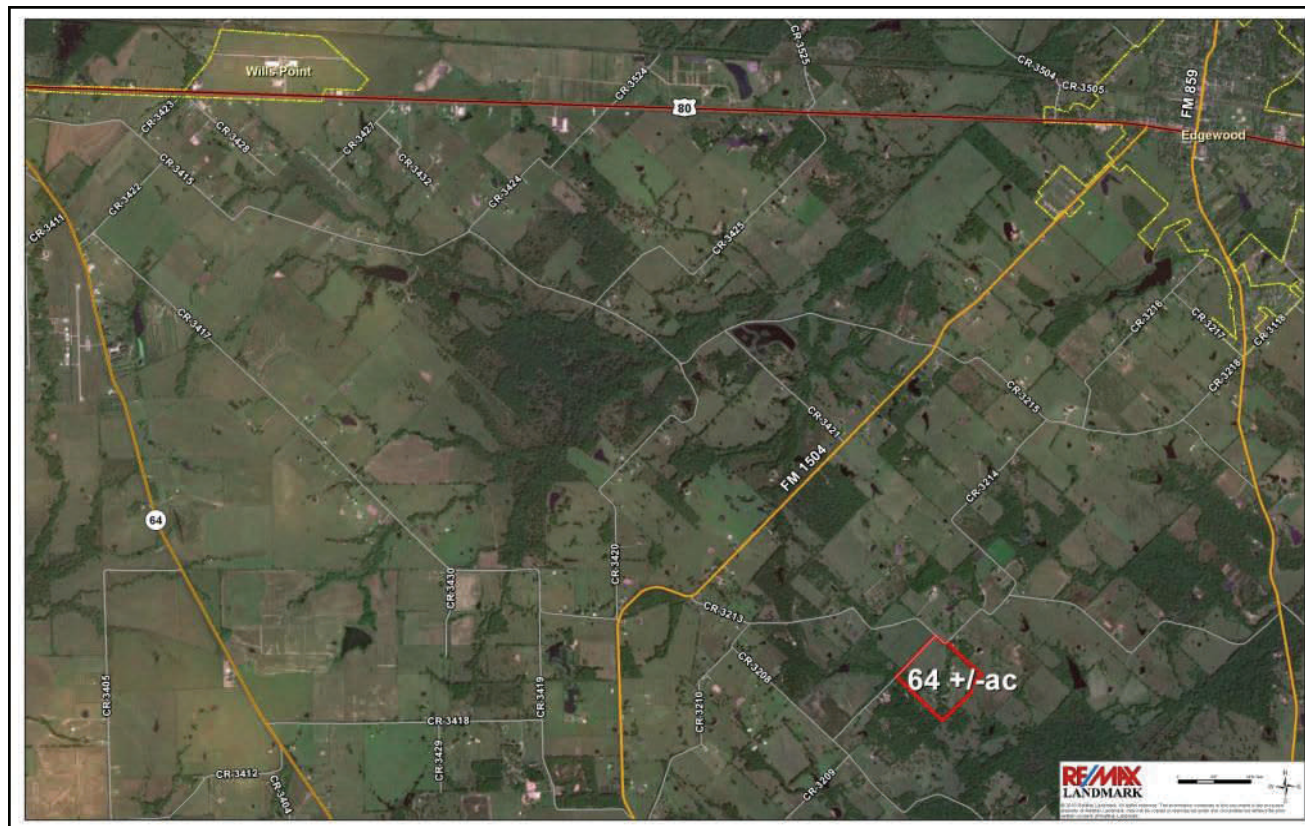


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**\$875,000**

**DIRECTIONS:** From Dallas go East on US 80 to I-20 East 45 Miles to Van Zandt County ,exit SR 64 Left (N) 1 mile to FM 1504 Right to VZCR 3409, Right (E) to VZCR 3208 LEFT to VZCR 3212 (R) Property on RIGHT, SOP



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