



TBD Vz CR 3815 | Wills Point, TX 75169



Offered at: \$575,484
47.957 Acres – AG Exempt

- Wills Point ISD
- Van Zandt County
- Outside City Limits ETJ

OWNER FINANCING IS AVAILABLE

- 1031 Exchange
- Cash
- Conventional

UTILITIES INFORMATION

- Co-op Electric
- Co-op Water
- Gravel/Rock
- Individual Water Meter

DIRECTIONS

From downtown Wills Point, North on Fourth Street to FM 751. Left on FM 751. Left on CR 3816. Left on CR 3815. Subject approximately 1.5 miles on Right. SOP



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PROPERTY DESCRIPTION

TBD Vz CR 3815 | Wills Point, TX 75169

Come enjoy this beautiful 47+- acre East Texas tract featuring a scenic pond, wooded hunting area with blind, gravity feeder and feeder pen, hog trap and open pasture featuring improved grasses ready for hay production, grazing, horses, and livestock. Whether you're looking to build your single family home or escape to the country for a peaceful retreat, this property has the space and setting to make it happen. Improvements underway include a new entrance, a new water meter, and a new fence being installed along the south boundary line — with electricity available. Ideally located in close proximity to Terrell, Wills Point, and Canton, home of the world-famous Canton Trade Days. Carved from a 130-acre parcel — additional acreage with a home is also available for purchase. New survey available.



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HIGHLIGHTS

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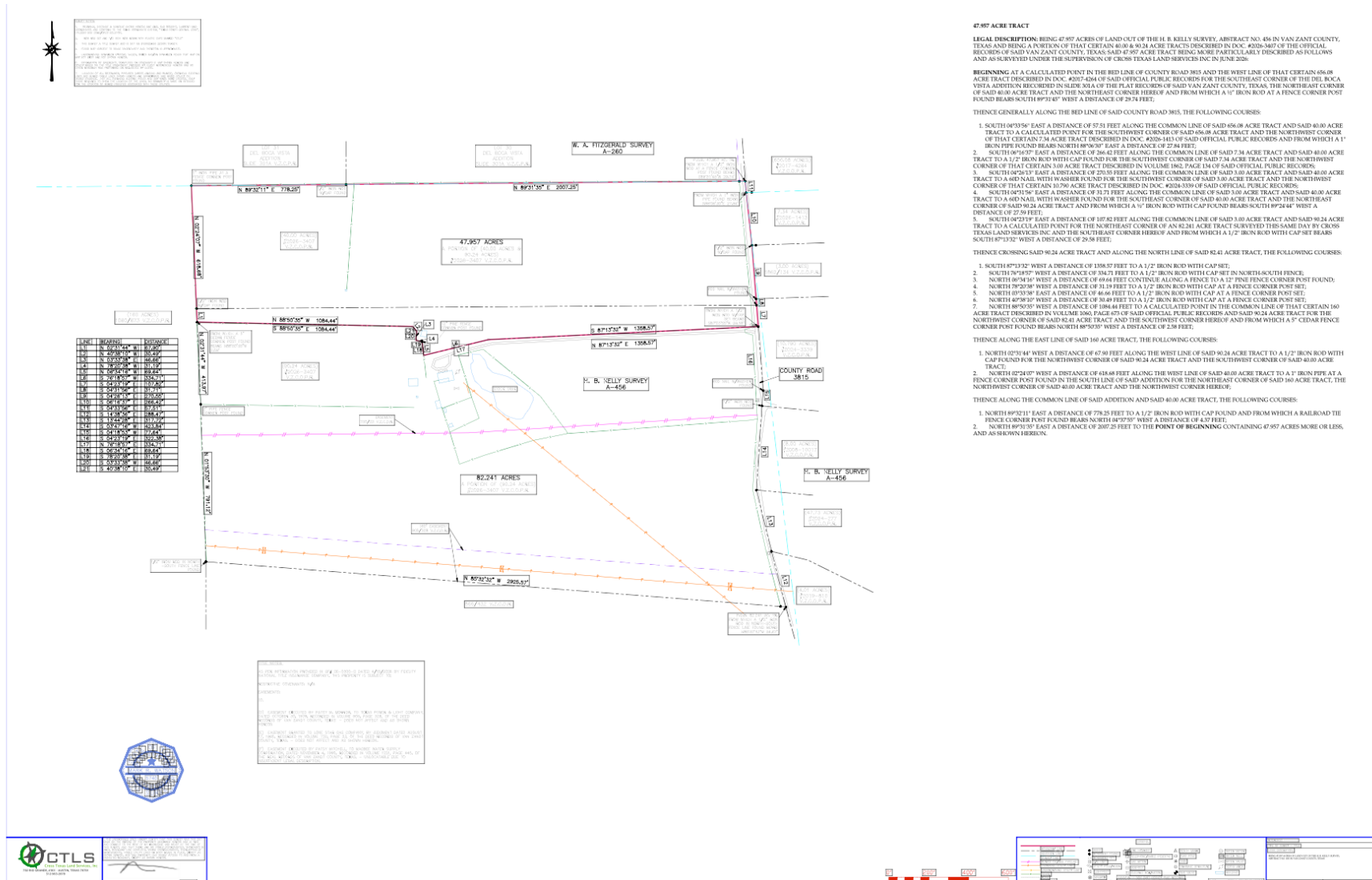
- AG Valuation
- Zoning: Outside City Limits/ETJ
- County: VanZandt County
- CR Frontage: 734'
- Water: MacBee SUD (903) 873-2109*
- Electric: TVEC
- Trash: Gaston
- Fencing: Permitter
- Deer Stand, Deer Feeder convey with sale

*Buyer will be responsible for all account service fees to activate water service

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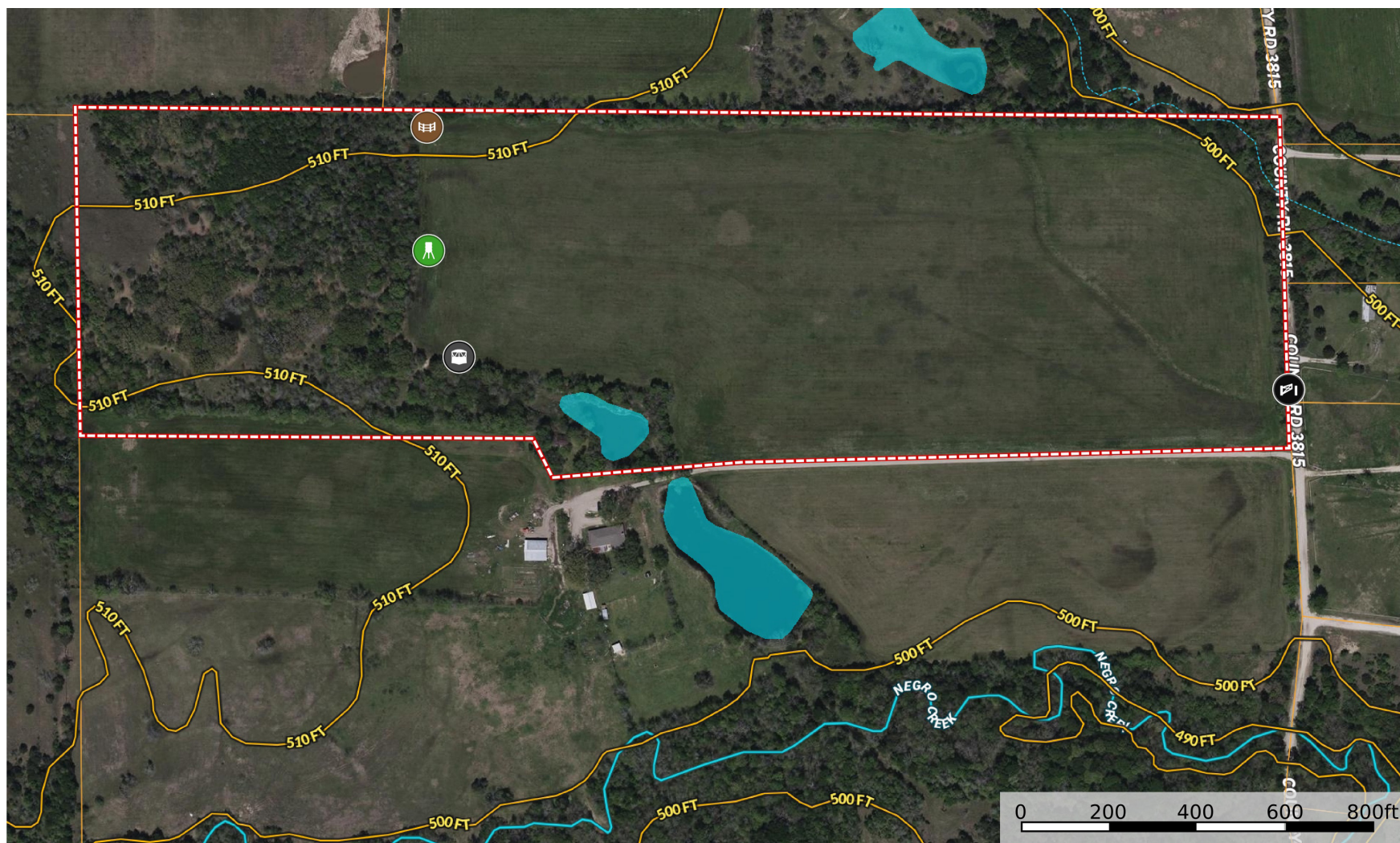
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AERIAL MAP

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Gate Blind Pens Feeder Boundary 100 Year Floodplain 500 Year Floodplain Floodway Special Unmapped/ Not Included Voltage Unavailable Voltage 0 - 9 KV Voltage 100 161 KV Voltage 220 287 KV

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish:** (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Keller Williams Real Estate		0535327	klrw552@kw.com	972-772-7000
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.		Email	Phone
Russell Ratterree	0688529	russellR@kw.com	214-448-0247	
Name of Designated Broker of Licensed Business Entity, if applicable	License No.		Email	Phone
Sherry Price	0056255	sherryprice@kw.com	214-395-9537	
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.		Email	Phone
Wendy Johnson	0621035	wendy@platlandgroup.com	972-757-9383	
Name of Sales Agent/Associate	License No.		Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date		IABS 1-2

Regulated by the Texas Real Estate Commission
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972-757-9383
TXR 2501
Wendy Johnson

Disclaimer: Buyer to verify access requirements and future development plans with local authorities. Buyers and Buyers Agent to verify all information pertaining to this property including zoning, schools, acreage, utilities, etc. Information provided deemed reliable but not guaranteed.

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