

\$1,750,000 - 1353 Vz Cr 2317, Canton

MLS® #6036732

\$1,750,000

0 Bedroom, 0.00 Bathroom,
Farms and Ranches on 189.75 Acres

None, Canton, TX

Approximate 25-30 acre lake with three additional spring-fed ponds on 189.75 acres. This special offering is located south of Canton and north of Athens in the Tundra Community. Features include hilltop vistas, open pastures, woods and an approximate 60' x 32' workshop/barn with working pens. The focal point of the property is the main lake with unbelievable fishing!



Essential Information

| | |
|-------------|---------------------|
| ListingFeed | abor_vow |
| MLS® # | 6036732 |
| List Price | \$1,750,000 |
| Sale Price | \$1,378,542 |
| Sale Date | November 12th, 2021 |
| Bathrooms | 0.00 |
| Acres | 189.75 |
| Type | Farms and Ranches |
| Sub-Type | Ranch |
| Status | Closed |

Community Information

| | |
|-------------|-----------------|
| Address | 1353 Vz Cr 2317 |
| Subdivision | None |
| City | Canton |
| County | Van Zandt |
| State | TX |
| Zip Code | 75103 |

Amenities

| | |
|------------|----------------------------------------------------------------------------------|
| Utilities | Electricity Available, Phone Available, Sewer Not Available, Water Not Available |
| View | Pasture, Trees/Woods |
| Waterfront | Creek, Pond, See Remarks |

Interior

| | |
|---------|------|
| Heating | None |
| Cooling | None |

Exterior

| | |
|-----------------|-------------------------------------------------|
| Lot Description | Irregular Lot, Trees Medium Size, Rolling Slope |
|-----------------|-------------------------------------------------|

School Information

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|------------|--------------|
| District | Canton Isd |
| Elementary | Other Canton |
| Middle | Other |
| High | OtherCanton |