

MIDWEST LAND GROUP PRESENTS

130 ACRES IN

VAN ZANDT COUNTY TEXAS



1131 VZ COUNTY ROAD 3815, WILLS POINT, TX, 75169

MIDWEST LAND GROUP IS HONORED TO PRESENT

130 +/- ACRE RECREATIONAL FARM WITH ENDLESS HUNTING OPPORTUNITIES

Discover the ultimate outdoor getaway on this beautiful 130 +/- acre farm located just one hour east of Dallas and only 12 miles south of scenic Lake Tawakoni. Whether you're seeking a private weekend retreat, a hunting and fishing haven, or a long-term investment in Texas land, this property offers a rare combination of accessibility, natural beauty, and functional living space.

The land itself is a true gem, featuring open pasture with quality grasses for grazing or hay production, mature trees providing shade and cover, and a peaceful year-round creek that winds through the property. A well-stocked fishing pond offers hours of relaxation and recreation, while the abundant wildlife—including deer, hogs, dove, and waterfowl make this an exceptional hunting property.

The 4 bedroom, 3 bath home on the property is comfortable and functional, ideal as a bunkhouse, guest lodge, or base camp for your outdoor adventures. With spacious bedrooms and common areas, it can easily accommodate family, friends, or even short-term rental guests. The home is nestled in a quiet area 1/3 mile off the road, offering privacy and seclusion.

With its combination of location, land quality, and prime hunting, this property is a rare find. Whether you're managing a hunting lease, building a legacy retreat, or simply wanting to roam, this Wills Point farm is a must-see.



PROPERTY FEATURES

PRICE: **\$1,355,529** | COUNTY: **VAN ZANDT** | STATE: **TEXAS** | ACRES: **130**

- Creek
- Pond
- Mature trees
- Good pasture
- Deer
- Hogs
- Wills Point ISD
- One hour east of Dallas, Texas
- 4 bedroom 3 bath home
- Gated entrance
- 12 miles south of Lake Tawakoni
- Covered equipment shed



4 BEDROOM, 3 BATH HOME

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CREEK



POND



HUNTING OPPORTUNITIES

A well-stocked fishing pond offers hours of relaxation and recreation, while the abundant wildlife-including deer, hogs, dove, and waterfowl make this an exceptional hunting property.



GOOD PASTURE

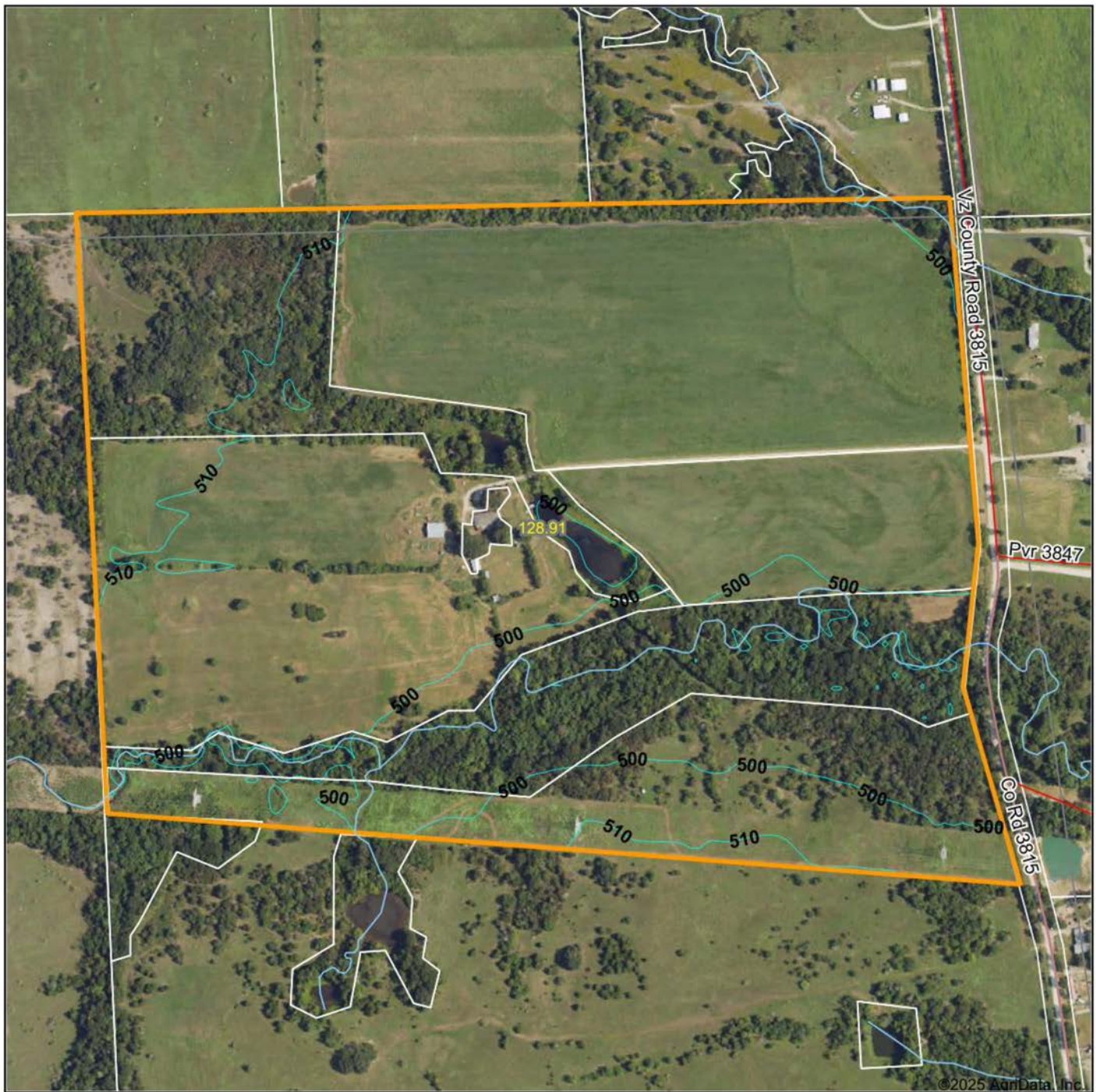
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ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 484.4

Max: 514.7

Range: 30.3

Average: 503.7

Standard Deviation: 5.15 ft

0ft 489ft 978ft

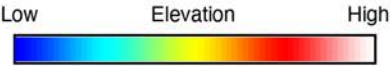
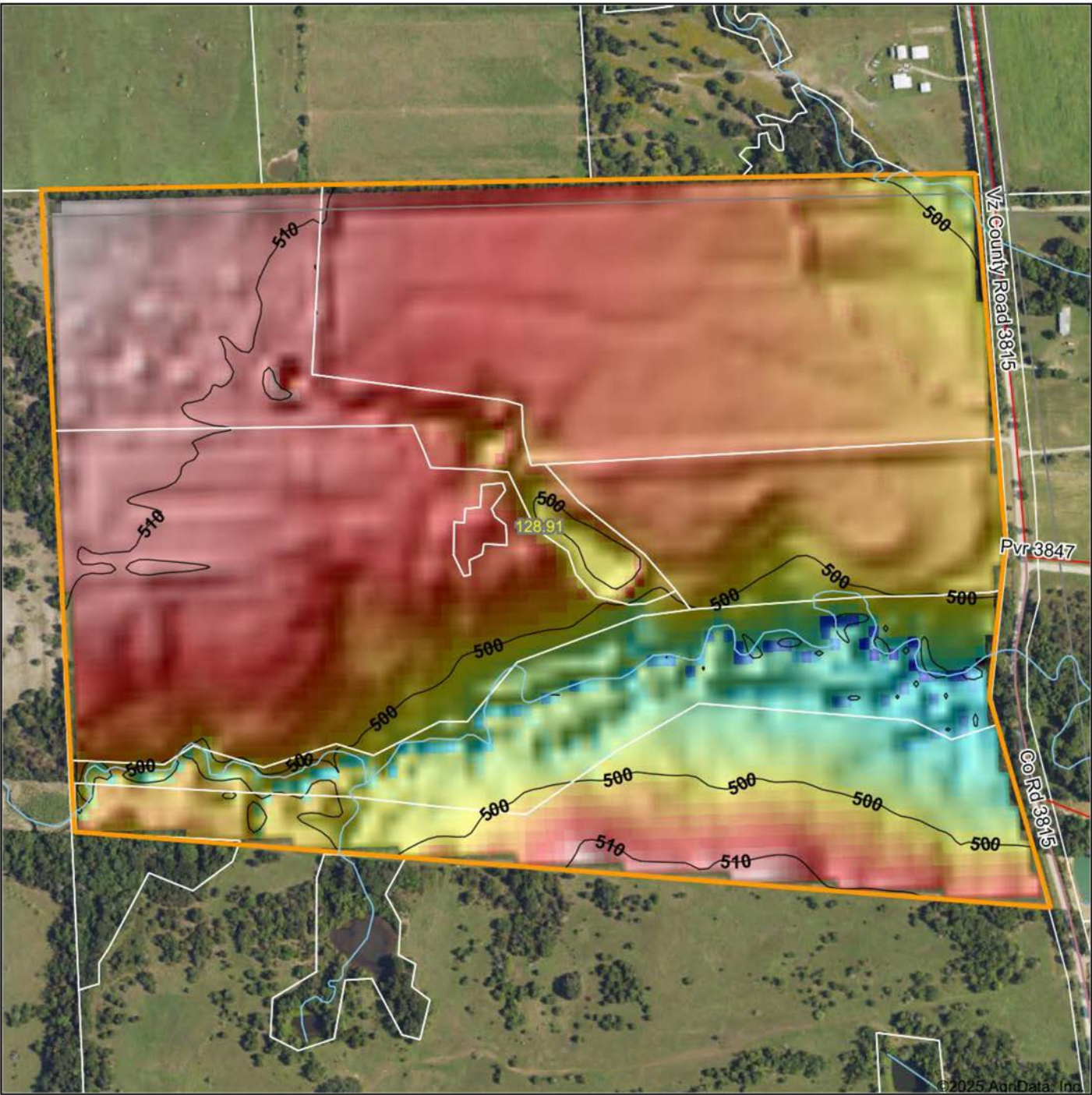


4/14/2025

Van Zandt County
Texas

Boundary Center: 32° 46' 41.1, -96° 2' 50.15

HILLSHADE MAP



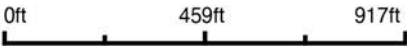
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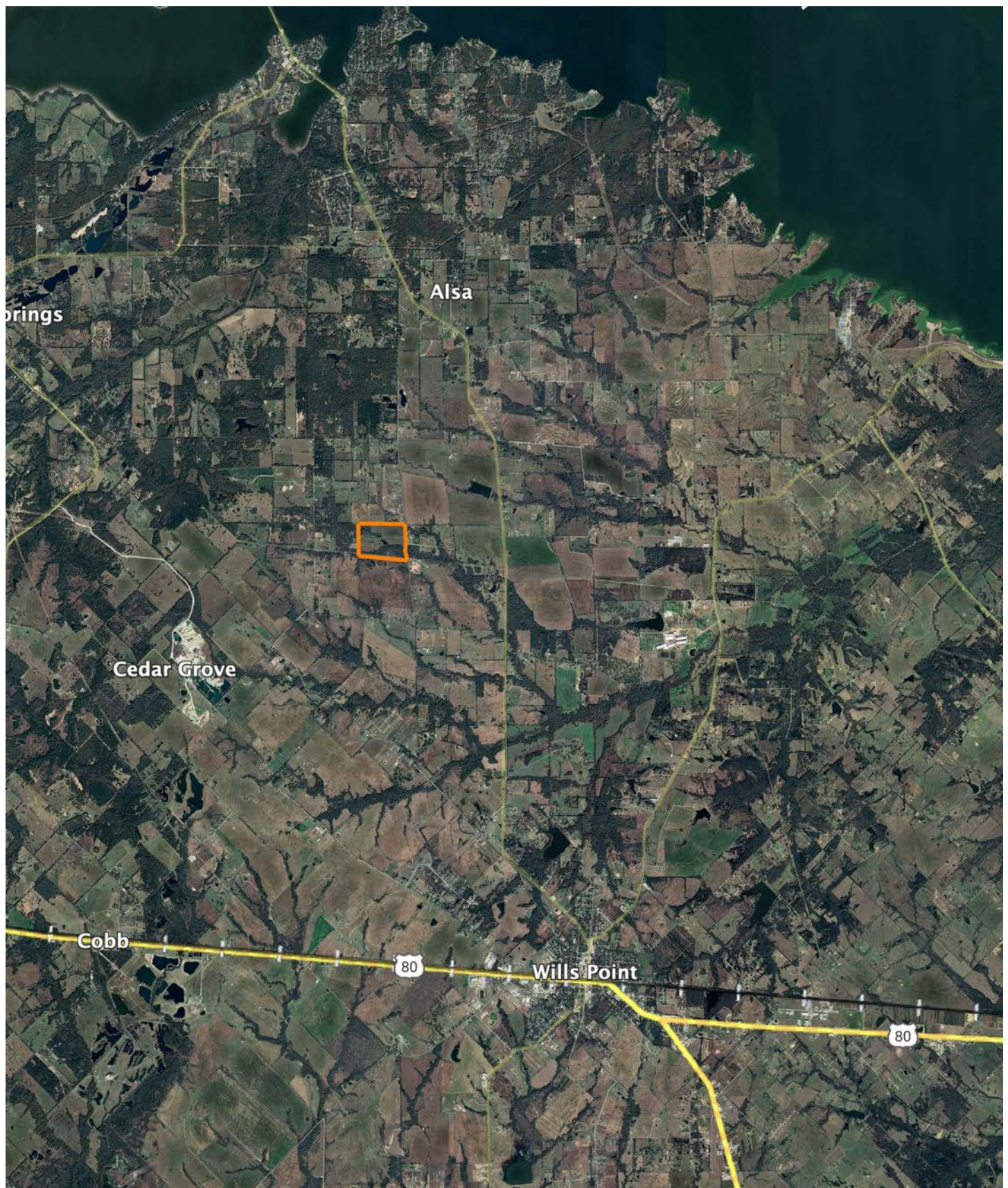


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Van Zandt County
Texas

Boundary Center: 32° 46' 41.1, -96° 2' 50.15

OVERVIEW MAP



AGENT CONTACT

Jason Redding, a distinguished land broker with Midwest Land Group, brings a wealth of experience and a deep-rooted passion for the land to the real estate industry. Licensed in both Texas and Kansas, Jason specializes in serving Texas, a state he knows intimately not only through his professional endeavors but also due to his personal connections to the land. Born in Tyler, Texas, and raised in Mineola, where he currently resides with his beloved family—Mindy, Caleb, and Canyon—Jason's journey in real estate began in 1999. His transition from the commercial sector to founding his own company in 2012 reflects his love for deal-making and his commitment to facilitating significant life transactions for his clients.

Jason's connection to land is deeply personal, stemming from childhood hunting experiences with his father and managing a farm in Delphos, Kansas. His background in business management and marketing, coupled with extensive real estate experience, equips him with unique insights into maximizing land value and potential. Jason's hobbies, including hunting and supporting his children's sports endeavors, further solidify his bond with the land and community.

What sets Jason apart is his unwavering dedication to his clients and his ability to see the untapped potential in properties. His hands-on approach, persistence, and unparalleled follow-through ensure that every client receives exceptional service tailored to their needs. Jason's expertise is not just in land sales but in creating a legacy of satisfied clients through respect, availability, and putting their interests first. Choosing Jason Redding as your land broker means partnering with a professional who not only understands the market but lives and breathes the very essence of what makes a property truly valuable.



JASON REDDING, LAND BROKER
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