

MIDWEST LAND GROUP PRESENTS

15.4 ACRES IN

VAN ZANDT COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SPECTACULAR 15 ACRE WITH COASTAL HAY MEADOW AND SMALL LAKE

Discover the perfect slice of Texas countryside with this stunning 15 +/- acre property located in Grand Saline. This expansive land offers multiple excellent locations for building your ideal residence, allowing you to design the home you've always envisioned. Enjoy picturesque landscapes and serene vistas that surround you, creating a peaceful retreat from the hustle and bustle of city life. The property features nearby water sources, making it ideal for fishing enthusiasts looking to spend leisurely days by the water. Covered in lush coastal grass, this land enhances the overall charm of the property. With county road frontage, transportation, and accessibility are convenient, and you'll be just 9 miles from Interstate 20, providing quick access to major highways while

maintaining a rural atmosphere. Only 30 minutes away from downtown Tyler, this location offers the benefits of city amenities while allowing you to return to the tranquility of country living. Additionally, the property is secured with a sturdy perimeter fence, ensuring privacy and safety for your family and livestock. At just 1.5 hours from Dallas/Fort Worth International Airport, you have easy travel options while embracing the peaceful lifestyle that comes with living in the country, away from the noise and stress of urban life. This 15 +/- acre parcel in Grand Saline is a rare find, combining natural beauty, an excellent location, and versatile potential - perfect for building your dream home, investing in recreational land, or simply enjoying the tranquility of rural living.



PROPERTY FEATURES

PRICE: **\$334,500** | COUNTY: **VAN ZANDT** | STATE: **TEXAS** | ACRES: **15.4**

- Great build sites
- Beautiful views
- Fishing
- Great coastal grass
- County road frontage
- Good perimeter fence
- Quiet country living
- 9 miles to I-20
- 30 minutes to downtown Tyler
- 1.5 hours from DFW Airport



GREAT BUILD SITES

This expansive land offers multiple excellent locations for building your ideal residence, allowing you to design the home you've always envisioned. Enjoy picturesque landscapes and serene vistas that surround you, creating a peaceful retreat from the hustle and bustle of city life.



TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem
Interval(ft): 10.0
Min: 452.0
Max: 483.6
Range: 31.6
Average: 473.9
Standard Deviation: 10.5 ft

0ft 247ft 493ft

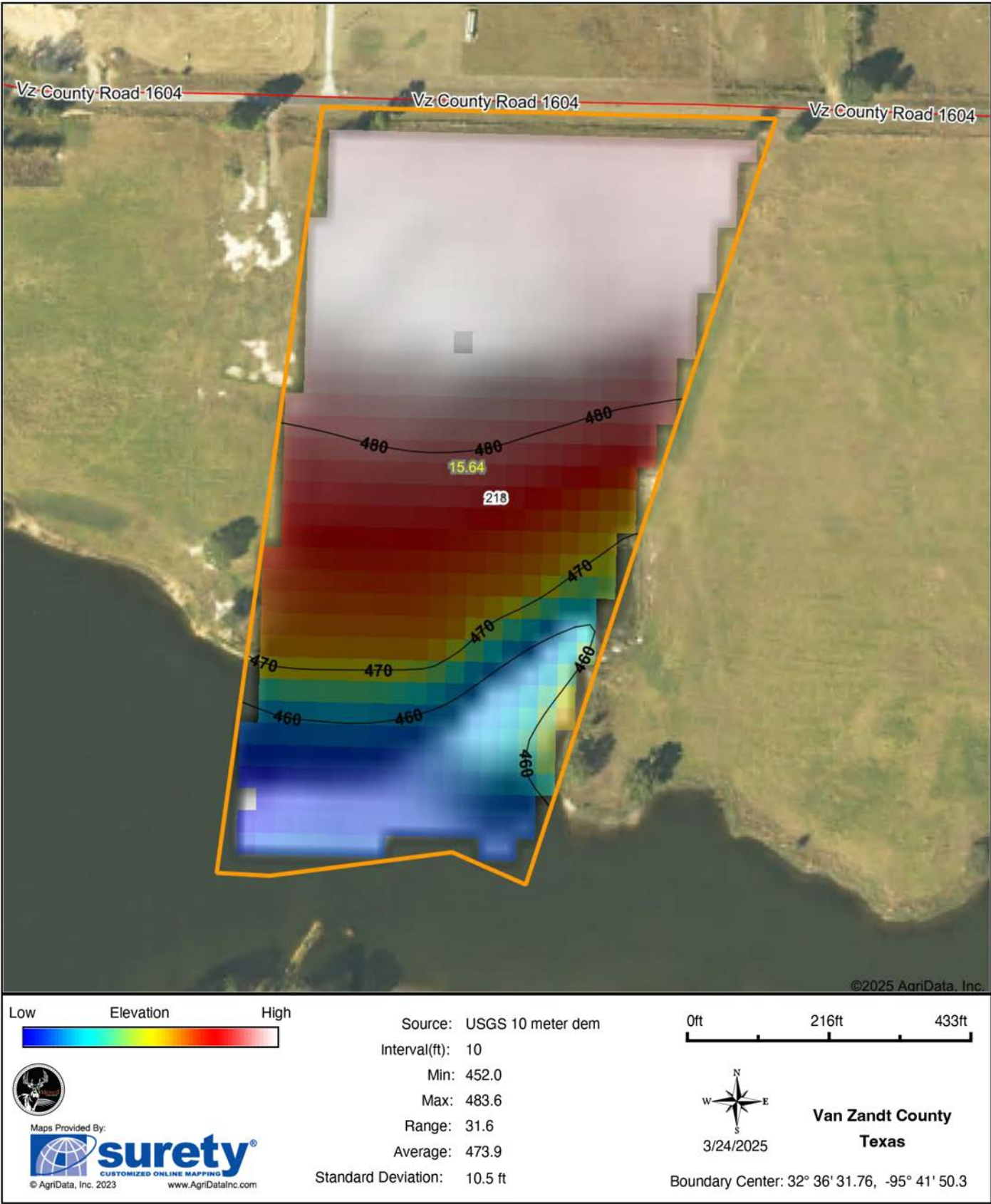


3/24/2025

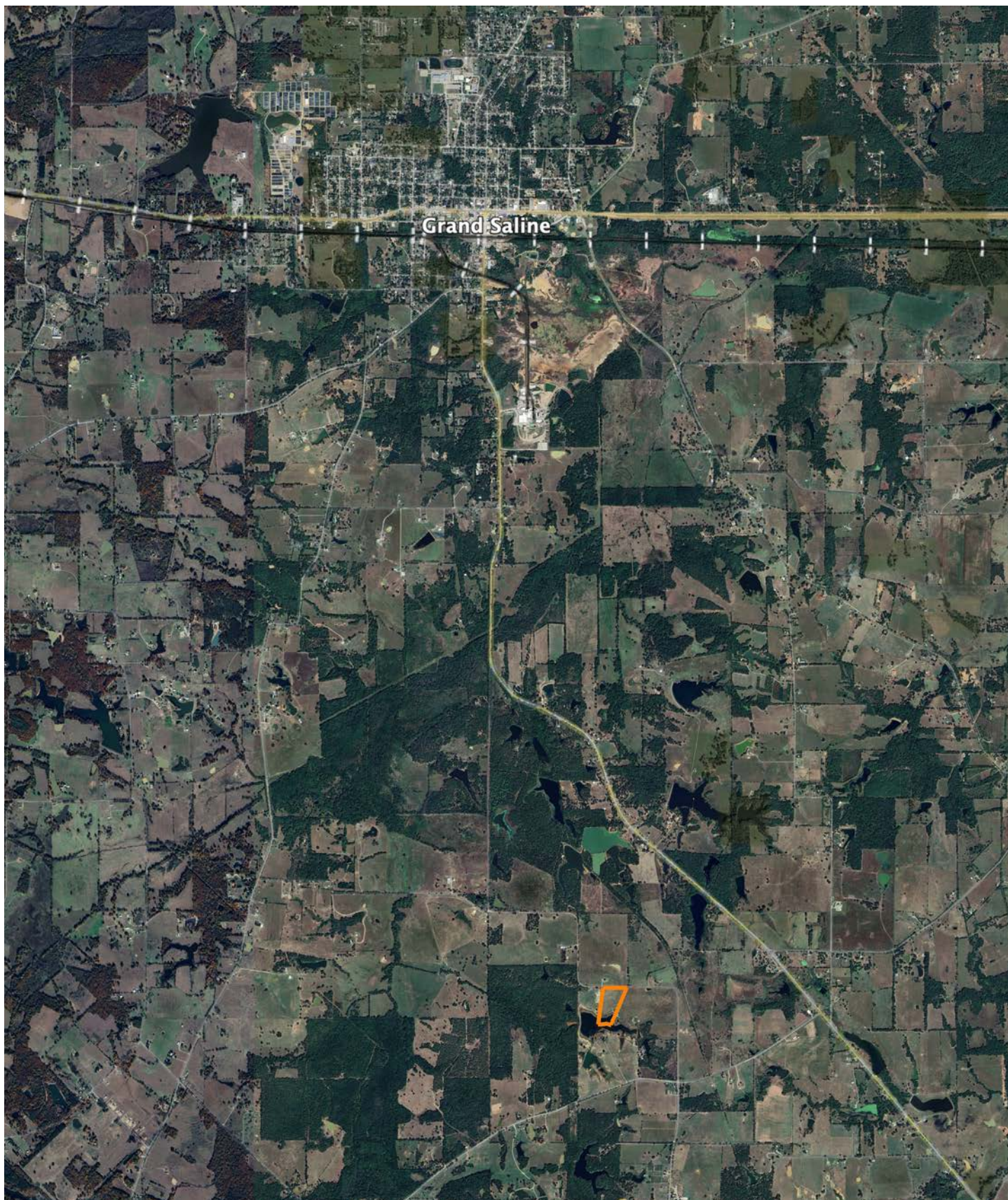
Van Zandt County
Texas

Boundary Center: 32° 36' 31.76, -95° 41' 50.3

HILLSHADE MAP



OVERVIEW MAP



AGENT CONTACT

Born and raised in Sulphur Springs and now residing in Miller Grove with his wife, Ashley, and their three children, Huntleigh, Briar, and Brooks, Hunter has a strong connection to the agricultural and rural landscapes of Texas. With a lifelong connection to the land, Hunter brings a wealth of experience as a farm owner and operator. His expertise in farming, hay production, and his ability to make land productive and profitable are invaluable assets for clients looking to buy or sell rural properties. A passionate outdoorsman with over 25 years of hunting and exploring the woods of West Texas, East Texas, and Southern Oklahoma, Hunter understands the unique qualities and values that make each piece of land special.

Hunter's mission is to bridge the gap between farmers, ranchers, and real estate, ensuring his clients receive the best results tailored to their goals and needs. His commitment to hard work, attention to detail, and refusal to accept failure set him apart.

As a devoted member of Grace Family Church and an active participant in his local community, Hunter is not just a land expert but also a trusted advisor and partner. Whether you're looking to buy or sell agricultural, recreational, or hunting land, Hunter Reppond is ready to guide you every step of the way.



HUNTER REPPOND

LAND AGENT

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