

MIDWEST LAND GROUP PRESENTS

26 ACRES

# VAN ZANDT COUNTY, TX

1590 VZ COUNTY ROAD 2816, MABANK, TEXAS 75147



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# TURN-KEY 26 +/- ACRE OASIS WITH HOME AND 4-ACRE LAKE

Welcome to your 26 +/- acre turn-key country paradise! This property boasts a 2,432 square foot home with a spacious open floor plan, featuring 4 bedrooms and 2 full bathrooms. Thoughtfully designed for both relaxation and entertaining, the home is finished with Austin Stone footing built to last. Step outside into the expansive outdoor living space, where you'll find a custom stone fireplace—ideal for year-round gatherings with friends and family.

One of the standout features of this property is the private 4-acre lake, fully stocked with bass, bluegill, crappie, and catfish, with depths of up to 17 feet. Trophy-sized bass up to 11 pounds have been caught here! The lake not only offers incredible fishing but also scenic views from both ends of the property.

For horse lovers or hobby ranchers, the property includes ample pastureland and a full-length pipe fence with a gated entry for added privacy and security. Additional infrastructure includes a 25'x30' shop with pull-through bay doors, a concrete parking area, and even a washer

and dryer hookup, making it a highly functional space for work or storage. The property also includes oversized RV storage with water, electric, and septic connections, plus a shipping container for additional storage solutions.

A private water well ensures reliable water for irrigation and livestock. In the fall, the lake becomes a haven for various species of ducks, and deer can regularly be seen at the feeder located just behind the home. A Dillon deer blind, deer feeder, and fish feeder are all included with the sale.

Located just 3 miles from Purtil Creek State Park, you'll have convenient access to even more fishing and camping opportunities. And for boating or larger water recreation, Cedar Creek Lake is just a 15-minute drive away.

Whether you're looking for a full-time residence, a recreational ranch, or an investment in your peace of mind, this one-of-a-kind property offers it all. Come experience the serenity, space, and self-sufficiency of country living at its finest!



# PROPERTY FEATURES

PRICE: **\$775,000** | COUNTY: **VAN ZANDT** | STATE: **TEXAS** | ACRES: **26**

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- 26 +/- acre paradise
- Premium pasture
- Gated entry with keypad
- Full-length pipe fence along road frontage
- Spring-fed 4-acre trophy bass lake
- Deer hunting
- Dillon Box blind and feeder
- Pontoon boat
- Dock and fish feeder
- 25'x30' shop with overhang
- RV storage with hookup
- 3 miles from Purtil Creek State Park
- 10 minutes from Eustace
- 12 minutes to Mabank
- 18 minutes to Gun Barrel City
- 20 minutes from Athens
- Just over an hour from DFW Airport





# SPACIOUS OPEN FLOOR PLAN HOME

This property boasts a 2,432 square foot home with a spacious open floor plan, featuring 4 bedrooms and 2 full bathrooms. Thoughtfully designed for both relaxation and entertaining, the home is finished with Austin Stone footing built to last.





# ADDITIONAL INTERIOR PHOTOS





## GATED ENTRY

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## EXPANSIVE OUTDOOR LIVING SPACE

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# PREMIUM PASTURE AND SHOP

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# TROPHY BASS LAKE AND HUNTING

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# TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 376.3

Max: 443.7

Range: 67.4

Average: 405.6

Standard Deviation: 17.91 ft

0ft 422ft 844ft



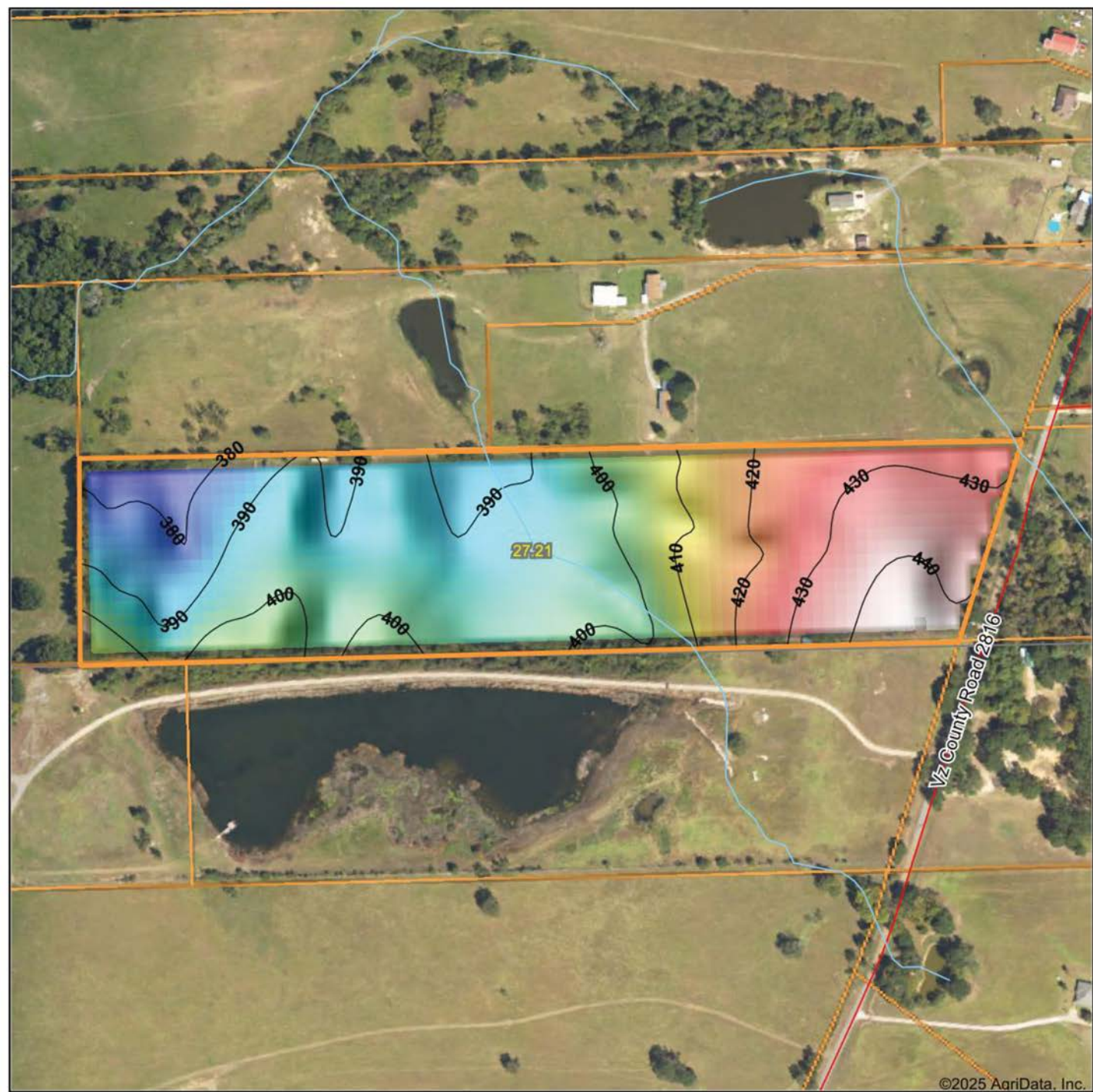
7/23/2025

Van Zandt County  
Texas

Boundary Center: 32° 22' 8.08, -96° 0' 57.7



# HILLSHADE MAP



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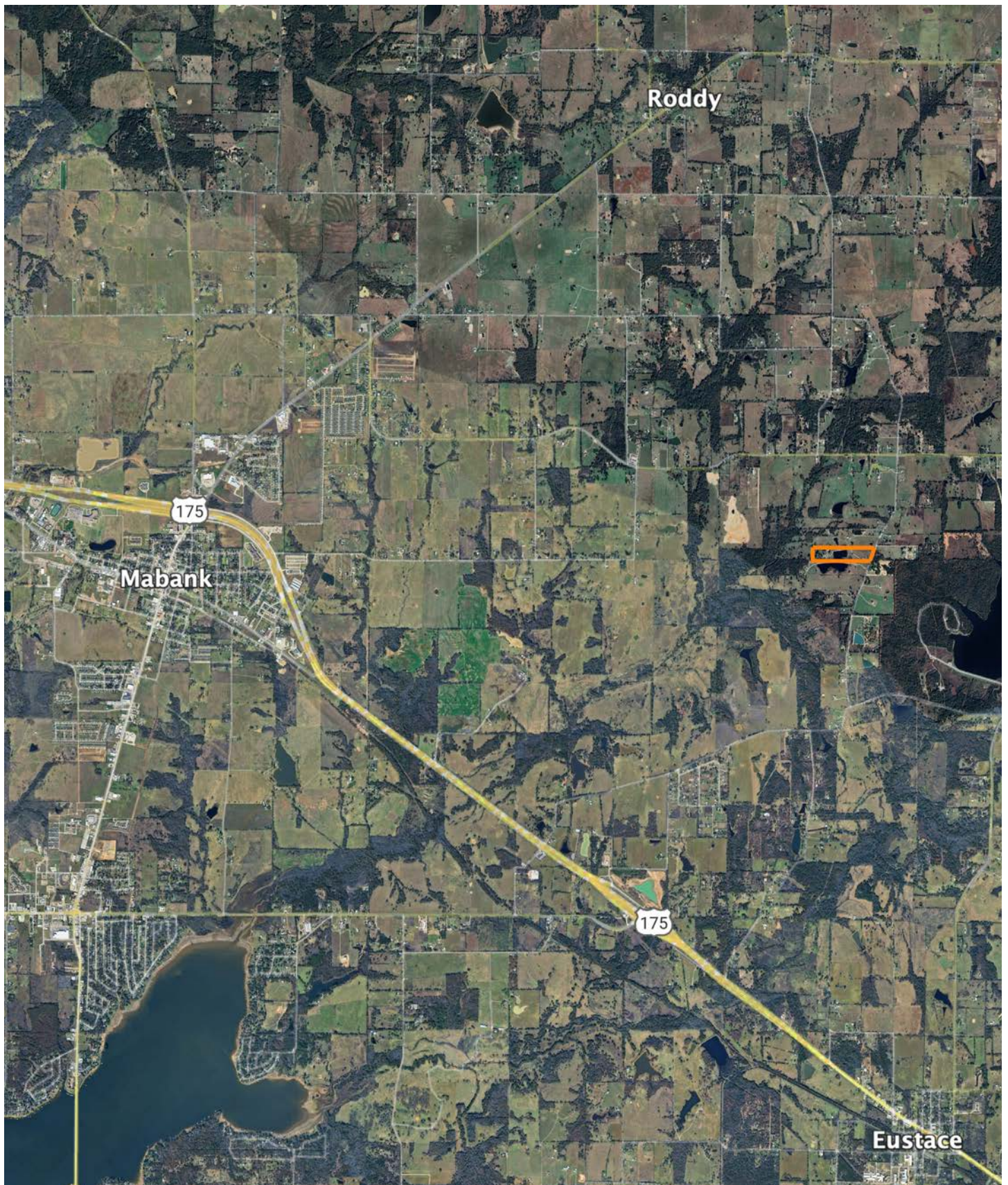
7/23/2025

Van Zandt County  
Texas

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# OVERVIEW MAP





# AGENT CONTACT

Cameron is a wizard at seeing land for what it is – and what it could be. With a vision-driven approach, he helps clients uncover what others might miss. Whether it's evaluating timber, building access, designing food plots, or imagining a lake where there isn't one yet, Cameron brings both experience and a woodsman's intuition to every property he walks. A lifelong hunter, angler and outdoor enthusiast, plus a skilled developer, he understands the value of land because he's done a bit of it all — owning and improving everything from East Texas subdivisions to Midwestern farms.

Born and raised in Tyler, Texas, Cameron grew up on a working farm in Rusk County, where the Angelina River cuts through hardwood bottoms and pine-covered hills. It's where he first learned to hunt, fish, and many woodsmanship skills from his dad and grandfather. Today, Cameron is dedicated to honoring his great-grandfather's legacy by continuing the work they began on the family farm together.

He earned his associate's degree from Tyler Junior College and launched his first business at 16. Over the years, his hands-on experience in land development has deepened his ability to guide clients with confidence, honesty, and care.

Cameron lives in Bullard with his wife, Meredith, and their son, Stetson. He's an Eagle Scout, a landowner, and a trusted partner for anyone looking to buy or sell land in East Texas.



**CAMERON FROWICK**

LAND AGENT

**903.202.0095**

CFrowick@MidwestLandGroup.com



## MidwestLandGroup.com

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