

MIDWEST LAND GROUP PRESENTS

47 ACRES

VAN ZANDT COUNTY, TX

131 VZ COUNTY ROAD 1121, GRAND SALINE, TEXAS 75140



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

KOONCE CREEK FARM

Koonce Creek Farm, a 47-acre rare opportunity in the heart of Van Zandt County. This farm blends natural beauty, functionality, and income potential. Conveniently situated within easy reach of the Dallas/Fort Worth area, yet far enough away to enjoy privacy and wide open skies, this property captures the true spirit of Texas country living.

The land itself is a showpiece. Gently rolling pastures provide elevation changes that create spectacular views across the country side. A peaceful creek meanders through the property, adding both character and practical water access for livestock and wildlife. Quality pipe fencing and a well-built pipe entrance create a striking first impression while offering durability and security. Whether your vision includes cattle, horses, hay production, or recreational use, this farm is fully prepared and ready to go.

At the center of the property stands an impressive 5,000 square foot barndominium that seamlessly combines rustic charm with modern comfort. Designed with space and versatility in mind, the home features six generously sized bedrooms and four full bathrooms, making it ideal for large families, multigenerational

living, corporate retreats, or guest accommodations. Expansive open-concept living areas provide room to gather and entertain. The scale and layout of the home offer flexibility, whether you envision private residence living, event hosting, or short-term rental income.

This property's potential extends well beyond residential use. With its scenic rolling terrain, and wide open ceremony spaces, this ranch presents an outstanding opportunity for a wedding venue or special events destination. The barndominium's size and bedroom count make it perfectly suited for VRBO or other short-term rental platforms, capitalizing on the growing demand for rural getaways and group retreats. Ample acreage allows for parking, outdoor gathering areas, additional structures, or future expansion.

Properties of this size, versatility, and condition are increasingly rare in East Texas, especially those that offer both lifestyle and income-producing potential. Whether you're seeking a working ranch, a private family compound, an investment property, or an event-ready venue, this 47-acre East Texas gem delivers unmatched opportunity in a beautiful rural setting.



PROPERTY FEATURES

COUNTY: **VAN ZANDT** | STATE: **TEXAS** | ACRES: **47**

- 5,000 square foot barndominium
- Pipe fence
- Perimeter fencing
- Corrals
- Barn
- Pavilion
- Gated entry
- Rolling pastures
- Creek
- Conveniently located between Canton and Grand Saline, Texas
- 1.5 hour drive east of Dallas/Fort Worth, Texas



5,000 SQ FT BARNDOMINIUM

Expansive open-concept living areas provide room to gather and entertain. The scale and layout of the home offer flexibility, whether you envision private residence living, event hosting, or short-term rental income.



6 BEDROOM, 4 BATH



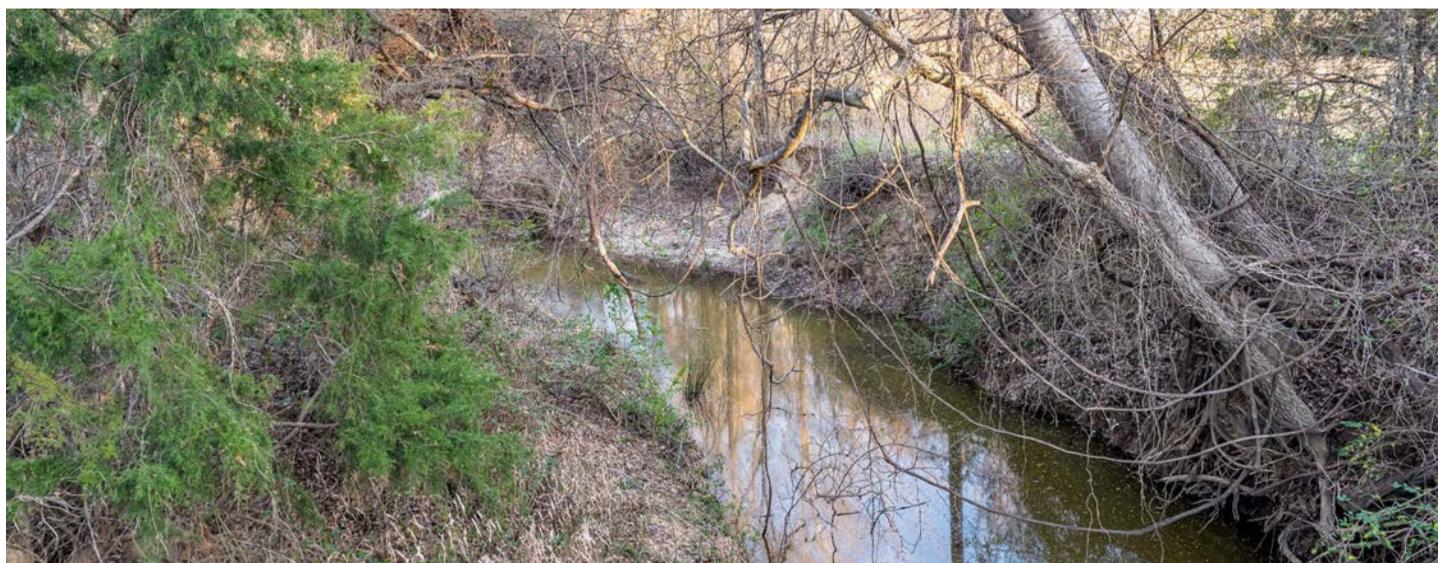
BARN



PAVILLION



CREEK



ROLLING PASTURES



AERIAL MAP



Boundary Center: 32° 37' 44.92, -95° 46' 34.68



Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

Van Zandt County
Texas



12/18/2025

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

TOPOGRAPHY MAP



©2025 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

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

Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 429.7

Max: 462.9

Range: 33.2

Average: 443.0

Standard Deviation: 9.97 ft

0ft 414ft 828ft

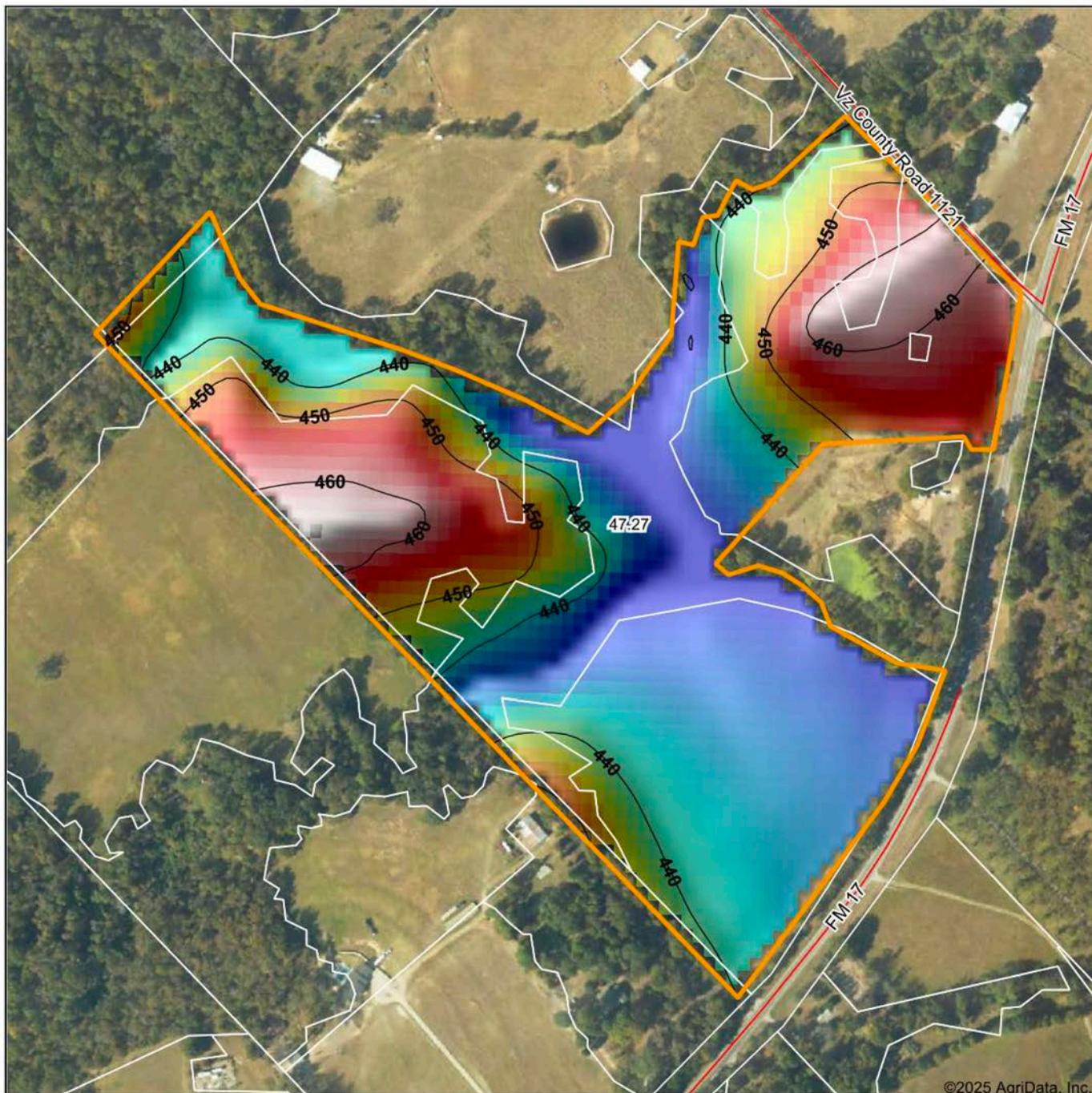


12/18/2025

Van Zandt County
Texas

Boundary Center: 32° 37' 44.92, -95° 46' 34.68

HILLSHADE MAP



Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

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

Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 429.7
 Max: 462.9
 Range: 33.2
 Average: 443.0
 Standard Deviation: 9.97 ft

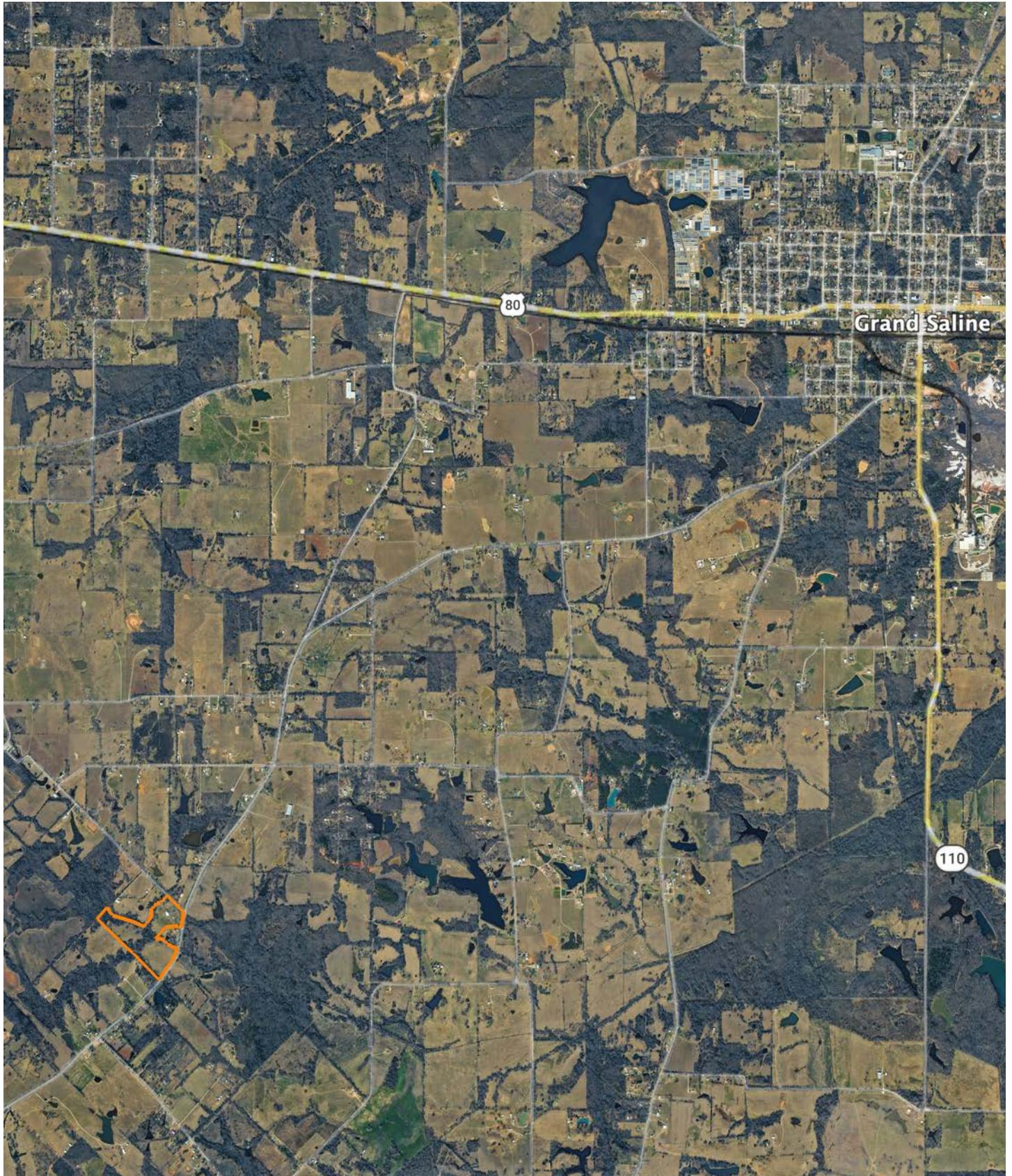


12/18/2025

Van Zandt County
 Texas

Boundary Center: 32° 37' 44.92, -95° 46' 34.68

OVERVIEW MAP



BROKER 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, Calem, 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
903.497.3031
JRedding@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.