

PARKER FARM

514± ACRES | VAN ZANDT COUNTY, TEXAS



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Property Features

- Edgewood, Texas
- 1,500± ft of live water Mill Creek
- 3.52± acre stocked pond & 9 additional ponds
- 4,000± sq/ft barn
- Electricity & water to the property
- Abundant wildlife
- Under an hour from Dallas
- Over 6,000 ft of frontage on CR 1903 & CR 1927





Property Information

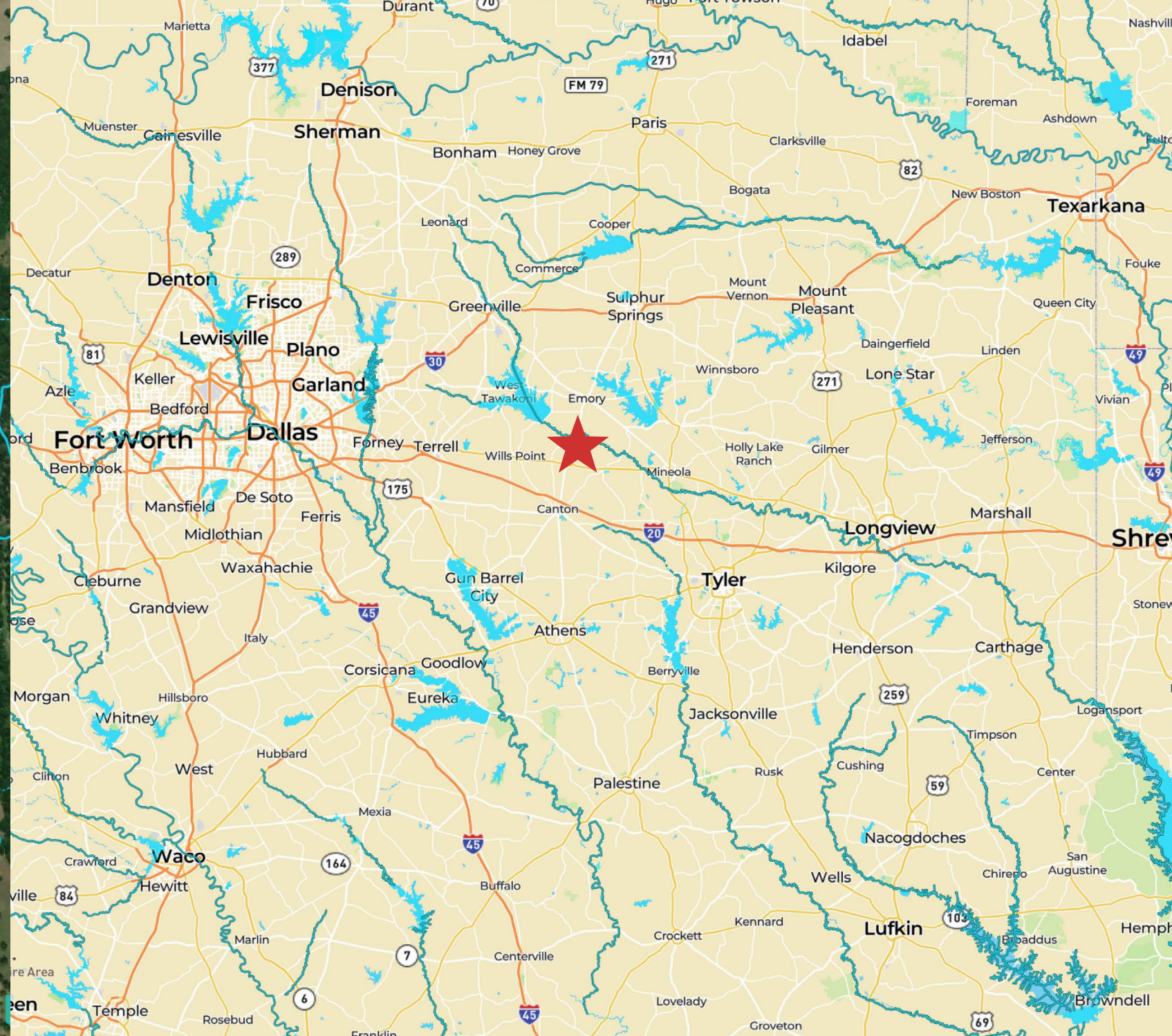
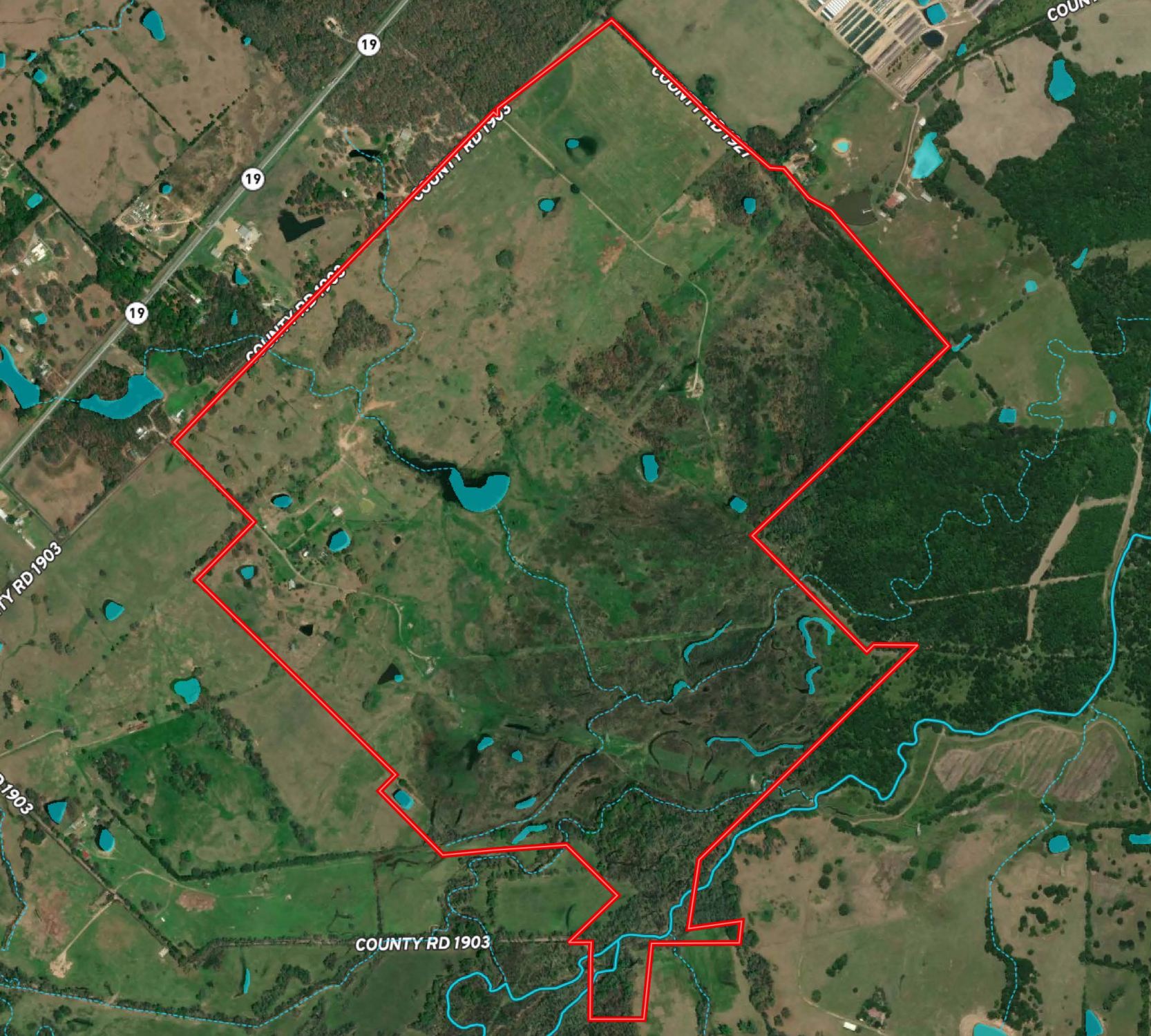
Location: This 514± acre cattle ranch and recreational property is for sale in Van Zandt County, Texas. Parker Farm is located just a few miles from the Sabine River in the town of Edgewood. The property is also just 27± minutes from the world's largest flea market in Canton, while being around an hour from both Dallas and Tyler. Moreover, there is over 6,000 ft of frontage on CR 1903 and CR 1927.

Water: There are numerous water features on the ranch that are ideal for cattle, wildlife, and fishing. Firstly, 10 ponds are scattered throughout the property, including a well-stocked 3.52± acre fishing pond. 1,500± ft of live water Mill Creek also passes through the lower portion of the property. Besides this, there are several oxbows and sloughs, as well as flooded creek bottoms. Lastly, there is a 40-50± acre natural draw system on the ranch that would be a prime spot for a larger lake build.

Improvements & Utilities: The property is low-fenced with cross-fencing for ease of rotational grazing. Currently, there is a 4,000± sq/ft barn in place and both power and water are run to the property.

Landscape & Wildlife: The landscape consists of approximately 65% lush pasture and 35% scattered native brush cover. Moreover, the ranch's thick brush and mature hardwoods attract an abundance of wildlife whilst providing ample cover and forage. Wildlife on the ranch includes dove, migratory waterfowl, various predators, whitetail, and wild hogs.

Remarks: This ranch is ideal for anyone searching for a cattle ranch and recreational property with great proximity to town, good access, ample water, and a lush landscape.



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