

**PURTIS CREEK  
RANCH**  
230 +/- Acres  
Van Zandt County, TX  
**\$1,495,000**



**Address:**  
0 VZCR 2908  
Eustace, TX 75124

**Location:**  
From Dallas take Hwy 175 E to Eustace, go N on FM 316 N and follow until R on VZCR 2908. The property is at the corner of VZCR 2908 and VZCR 2902

**Property Highlights:**  
The Purtis Creek Ranch offers a rolling terrain, a great mixture of timber and pasture, is a working cattle ranch, has several ponds and a live creek, along with an abundance of wildlife. The ranch is located in Van Zandt county approximately 6 miles north of the town of Eustace, TX and approximately 12 miles south of the town of Canton, TX along paved VZ CR 2908. The terrain of the ranch is a gentle rolling terrain offering great views of the countryside. The sandy loam soils are perfect for sustaining the improved coastal fields for the cattle, and great for food plots for the wildlife as well. The ranch is meticulously managed and the fencing, improvements, and pastures are in excellent condition. The property is fenced and cross fenced with each pasture having adequate water for livestock. There are 4 water wells, 6 stock ponds scattered across the ranch, along with Purtis Creek that meanders through the middle of the ranch before reaching the near by Purtis Creek State Park and reservoir. The improvements on the ranch include 125 X 50 hay barn, a 30 x 40 barn, a set of working pens, and a 1,560 sqft Cabin built in 2017. The cabin is well appointed with tall ceilings, large wood beams, granite counter tops, custom wood work, and is located on a hilltop overlooking the southern portion of the ranch. Purtis Creek Ranch offers something for everyone when it comes to enjoying the outdoors. The ranch offers great fishing in stocked ponds, the close proximity to the state wildlife preserve contributes to the timber and wildlife population with a wide variety of birds, mammals, reptiles, amphibians, ducks, geese and numerous other species. Whether you enjoy hunting, fishing, ATV riding, horseback riding, or simply just being outdoors, this ranch offers it all.



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**Taxes**

: \$3,091/year (2018)