

# Ranch, Farm - Van Alstyne, TX



## 3914 County Road 218, Van Alstyne, TX, 75495

Offered at \$10,967,272

BEST HIDDEN GEM IN FAST GROWING VAN ALSTYNE, GRAYSON COUNTY!!! Almost 40 acres of BEAUTIFUL terrain awaits you or the perfect builder to transform this hidden gem! Van Alstyne ETJ and ISD. Property is currently in AG exemption. No HOA. Home on property has been vacant and needs some TLC. 3 bdrm, 2 bath home has large family room, enclosed back porch and carport. Detached garage 28x21 along with a well, barn, creek, trees and pond. Hay lease currently in place. Van Alstyne is a FAST growing town that boasts of small town Texas charm. High end homes are being built all around the property. CR 3356 is a proposed arterial road which runs north and south and is positioned between HWY 75, Central and Preston Rd. Buyer to do their own due diligence on any requirements or restrictions for a development and also verify all said information.

3 Bedrooms
2 Bathrooms
1,596 sqft
39.88 acre (lot size)
Built: 1989



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