

\$4,995,000 - 313 Vz County Road 3910, Wills Point

MLS® #21016968

\$4,995,000

4 Bedroom, 3.10 Bathroom, 3,692 sqft

Residential on 255.50 Acres

G Epperson Surv Abst #246, Wills Point, TX

Sought-after Wills Point ranch just 45 minutes from Dallas – a rare blend of history, opportunity, and modern ranching lifestyle! Own a piece of Texas heritage surrounded by 300+ year-old trees, including the iconic Lady A, a 400+ year-old oak. This fully operational AG exempt ranch is set up for immediate use with 4 barns, multiple corrals, working pens, and cross-fenced pastures ideal for rotational grazing of cattle or horses. The ranch features 10 ponds, a fenced alleyway for efficient livestock movement, and a vet area with access to water and electric. The expansive barn includes an air-conditioned office, half bathroom, and washer & dryer, making operations convenient. The 3,192 SF main home offers luxury and comfort with serene views and thoughtful design throughout. Entertain with ease on the outdoor patio, featuring a covered kitchen, wood-fired pizza oven, and space to dine or dance under the stars. There's even an outdoor bathroom with AC for guests. Explore your land via ATVs or horses and enjoy breathtaking Texas sunsets.

Additional highlights:

Attached outdoor arena for riding or events

Multiple barns and equipment sheds

Farming equipment available for purchase

3 Additional homes and approximately 8 acres can also be purchased, ask agent for details

This property offers endless potential – from ranching and equestrian pursuits to



agri-tourism, events, or private retreat living. Whether you're expanding your operation or embracing a new chapter in country life, this one-of-a-kind ranch is ready for you. Inquire with REALTOR regarding established interest with adjoining property owners to assemble the lots for optimum road frontage on CR 3910. This would be 3 additional lots for a total of 8.4 acres.

Built in 1996

Essential Information

MLS® #	21016968
Price	\$4,995,000
Bedrooms	4
Bathrooms	3.10
Full Baths	3
Half Baths	1
Square Footage	3,692
Acres	255.50
Year Built	1996
Type	Residential
Sub-Type	Farm
Style	Ranch, Traditional
Status	Active

Community Information

Address	313 Vz County Road 3910
Subdivision	G Epperson Surv Abst #246
City	Wills Point
County	Van Zandt
State	TX
Zip Code	75169-8163

Amenities

Utilities	All Weather Road, Asphalt, Cable Available, Co-op Electric, Co-op Water, Concrete, Electricity Connected, Individual Water Meter, Overhead Utilities, Phone Available, Propane, Septic, Underground Utilities
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Garages	Additional Parking, Asphalt, Circular Driveway, Converted Garage, Electric Gate, Gated, Lighted, No Garage, Open, Oversized, Paved, RV Access/Parking, Storage
Waterfront	Creek

Interior

Interior Features	Cable TV Available, Decorative Lighting, Double Vanity, Dry Bar, Eat-in Kitchen, Flat Screen Wiring, Granite Counters, High Speed Internet Available, In-Law Suite Floorplan, Kitchen Island, Open Floorplan, Pantry, Sound System Wiring, Walk-In Closet(s), Wired for Data
Appliances	Generator, Negotiable
Heating	Central, Electric, Propane
Fireplaces	Blower Fan, Wood Burning

Exterior

Exterior Features	Attached Grill, Courtyard, Covered Courtyard, Covered Deck, Covered Porch(es), Fire Pit, Garden(s), Gas Grill, Rain Gutters, Lighting, Outdoor Grill, Outdoor Kitchen, Outdoor Living Center, Private Yard, RV Hookup, RV/Boat Parking, Stable/Barn, Storage
Lot Description	Acreage, Interior Lot, Landscaped, Lrg. Backyard Grass, Many Trees, Pasture, Tank/ Pond, Water/Lake View
Roof	Composition
Construction	Brick
Foundation	Slab

School Information

District	Wills Point ISD
Middle	Willspoint
High	Willspoint

Listing Details

Listing Agent	Lacy Deckard
Listing Office	Ebby Halliday, REALTORS

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Listing information last updated on November 21st, 2025 at 2:45am CST