



For Sale on Market

**\$155,000**

Call 7133771022 Today!

## TBD HICKORY, VAN, TX 75790

8.171 acres on the edge of town- trees, pond, and room to grow! Welcome to the perfect blend of peaceful country living with city convenience! This beautiful 8.171-acre tract sits right on the edge of town, offering the privacy of open space with the perks of being close to town. Scattered trees provide shade and character, and a shared pond adds charm and functionality- great for fishing or just soaking in the view. Looking for more room? There's an option to purchase the neighboring 8.170-acre tract as well, giving you over 16 acres to build, play, and grow with.

### GENERAL DESCRIPTION

**Subdivision:** No  
**Property Type:** Land / Unimproved Land  
**Lotsize:** 355,929  
**MLS# / Area:** NTREIS-20976342



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

Listing Broker  
Coldwell Banker Anderson Realty

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Visit <https://www.har.com/NTREIS-20976342> for more information