

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 1700 FM 1995

VAN, TX 75790



\$1,950,000



4,021 sqft



3 beds



3 baths

## DESCRIPTION

Meticulously maintained 100± acres positioned at the mouth of the Neches River, offering exceptional waterfront frontage on the highly coveted Rhines Lake in East Texas. This remarkable property features its own private boat ramp, fishing pier, and lakeside cabana, creating an unmatched setting for recreation and relaxation. Approximately 50 acres are under a Valley Pivot Water Circle System, producing rich, productive grasses ideal for ranching or hay production. The land is well-improved with clean perimeter fencing and cross-fencing, three ponds, and extensive ranch infrastructure including corrals, chutes, a chicken coop, multiple shops and barns, a greenhouse, and raised garden beds with an integrated watering system. A whole-property generator ensures reliability and peace of mind. The ranch-style home offers inviting living spaces highlighted by exposed beams, a wood-burning fireplace, and a family room with panoramic views of the land and lake. The home includes a primary suite with ensuite bath, fireplace, and private walk-out to a screened porch and balcony overlooking the lake. A second primary bedroom with ensuite bath is located downstairs and is handicap accessible, along with an additional downstairs bedroom and bathroom. Whether your vision includes homesteading, ranching, hunting, fishing, or simply enjoying the serenity of lakefront living, this exceptional property offers an extraordinary combination of land, water, and improvements—truly too many amenities to list.

**PROPERTY TYPE:** Residential - Single Family Residence

**MLS STATUS:** Active

**MLS:** 21145019

**YEAR BUILT:** 1980

**COUNTY:** Van Zandt

**TRACT OR SUBDIVIION:** J HARMON

**LIST DATE:** 01/07/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 4,021

**TOTAL BEDS:** 3

**FULL BATHS:** 3

**HALF BATHS:** 0

**ACRES:** 100

**LOT SIZE (SQFT):** 4,356,000

## INTERIOR FEATURES

### FIREPLACE:

- LivingRoom
- Masonry
- PrimaryBedroom
- WoodBurning

### FLOOR COVERINGS:

- Carpet
- CeramicTile

### APPLIANCES:

- Dishwasher
- ElectricWaterHeater
- GasRange
- Microwave

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Detached</li><li>● Farmhouse</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● AttachedCarport</li><li>● Driveway</li><li>● ElectricGate</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● Acreage</li><li>● Agricultural</li><li>● BackYard</li><li>● Lawn</li><li>● Landscaped</li><li>● Pasture</li><li>● PondOnLot</li><li>● FewTrees</li><li>● Waterfront</li><li>● RetainingWall</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● Garden</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● None</li></ul>	<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● Slab</li></ul>	<b>FENCING:</b> <ul style="list-style-type: none"><li>● BarbedWire</li><li>● CrossFenced</li><li>● Perimeter</li><li>● Pipe</li></ul>

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## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● Electric</li><li>● Propane</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● Propane</li><li>● SepticAvailable</li><li>● WaterAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● DecorativeDesignerLightingFixtures</li><li>● EatInKitchen</li><li>● HighSpeedInternet</li><li>● MultipleMasterSuites</li><li>● Pantry</li><li>● WalkInClosets</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SmokeDetectors</li></ul>
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**LISTED BY:** Debbie Murdock 

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**BROKERED BY:** Exit Realty Pro