

\$5,787,440 - Tbd State Highway 64, Ben Wheeler

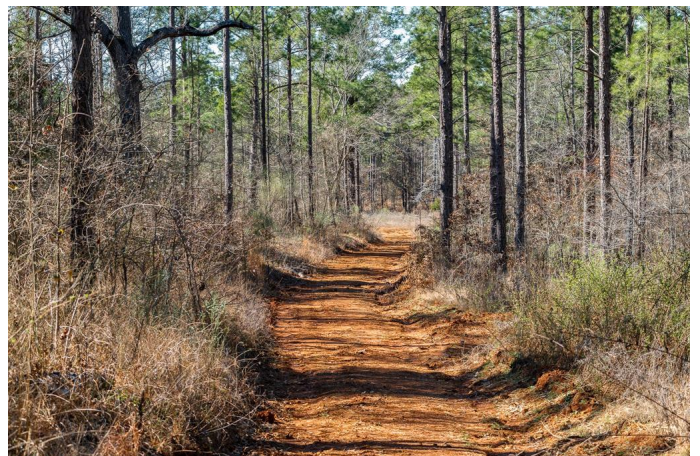
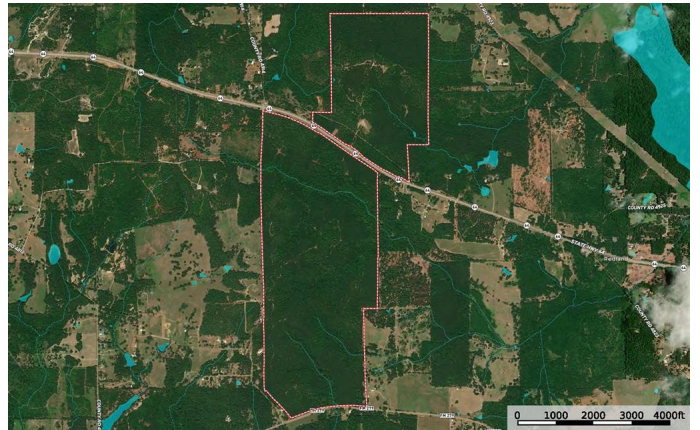
MLS® #20847390

\$5,787,440

0 Bedroom, 0.00 Bathroom,
Land on 699.20 Acres

none, Ben Wheeler, TX

Roseland Timber Farm is a 699-acre managed timberland property located near Ben Wheeler, TX, Van Zandt County, just minutes from Tyler, TX, and within two hours of Dallas, offering a unique blend of investment potential, recreational opportunities, and development possibilities. Divided into two tracts, the North Tract spans 228.8 acres with approximately 3,000 feet of Highway 64 frontage, rolling topography with elevations ranging from 610 to 480 feet, and a power line running parallel to the highway—ideal for future development. The South Tract covers 470.4 acres with multiple road access points and over 4.4 miles of interior trails, creating excellent accessibility for timber management, hunting, or outdoor recreation. Both tracts feature a diverse mix of pine saw timber, pine pulpwood, and hardwoods, with soil types such as Red Springs gravelly fine sandy loam and Cuthbert fine sandy loam, ideal for strong timber growth. Rolling hills, hardwood bottoms, and creek corridors provide excellent wildlife habitat, enhancing the property's appeal to sportsmen and outdoor enthusiasts. With extensive road frontage, multiple access points, and proximity to major highways, this East Texas Timber Land for sale is well-positioned for development or as a legacy investment in East Texas land. Invest in Texas Buy Land.



Essential Information

MLS® #	20847390
Price	\$5,787,440
Bathrooms	0.00
Acres	699.20
Type	Land
Sub-Type	Improved Land
Status	Active

Community Information

Address	Tbd State Highway 64
Subdivision	none
City	Ben Wheeler
County	Van Zandt
State	TX
Zip Code	75754

Amenities

Utilities	All Weather Road, Electricity Available, Outside City Limits, See Remarks
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Exterior

Lot Description	Acreage, Bottom, Gullies, Irregular Lot, Level, Many Trees, Pine, Rolling Slope, Tank/ Pond, Varied
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School Information

District	Van ISD
Elementary	Rhodes
Middle	Van
High	Van

Additional Information

Zoning	unzoned
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Listing Details

Listing Agent	Ben Jackson
Listing Office	United Country Legacy Land Com

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Listing information last updated on November 21st, 2025 at 9:02am CST