

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 2423 N STATE HIGHWAY 16

STRAWN, TX 76475



\$1,500,000



1 acres

## DESCRIPTION

25 acres located at the entrance to Sportsman's World on the south side, behind the mailboxes, of the entrance. Both Hwy 16 frontage & Hell's Gate Drive road frontage. Property has one SW water tap near the Sportsman's World entry gate. Property can be used for farm & ranch, currently under ag exemption or could be used for commercial use as determined by the Sportsman's World Ranch Owners Association ACC committee.

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**800.451.8055**

**PROPERTY TYPE:** Land - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 20543254  
**YEAR BUILT:**  
**COUNTY:** Palo Pinto  
**TRACT OR SUBDIVIION:** Heavens Gate Ranch II Sub  
**LIST DATE:** 06/04/2024

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 25.16  
**LOT SIZE (SQFT):** 1,095,882

## INTERIOR FEATURES

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Barndominium

### LOT DESCRIPTION:

- Acreage
- Agricultural
- CornerLot
- Subdivision
- FewTrees

### POOL TYPE:

- Community

## UTILITIES

### UTILITIES:

- MunicipalUtilities
- OverheadUtilities
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

### COMMUNITY:

- BoatFacilities
- Stables

**LISTED BY:** Michael Powell 

- Playground
- Pool

**PHONE:** 940.326.2677

- AirportRunway
- TennisCourts

**BROKERED BY:** Mike Powell Real Estate