

# CENTURY 21

Judge Fite Company



## 1061 COUNTY ROAD 1807

YANTIS, TX 75497



\$925,000



1,446 sqft



3 beds



2 baths

## DESCRIPTION

Agent related to owner. This gorgeous property is 59+ acres featuring 3 hayfields, 4 ponds, 2 ponds that have never dried, one is spring-fed, 2 ponds that are seasonal, creek bottom soil that has always produced abundant produce, good deer, hog, and predator hunting. Property is heavily wooded with a variety of trees--some are very old--property is fully fenced and also cross-fenced. House is a 3 bedroom, 2 bath split floor plan with vaulted living room ceiling, freestanding wood stove, open living, dining, and kitchen area. 2 water heaters, knotted pine floors and ceilings throughout. Pine is from Satterwhite Log Homes in Longview. Outside siding is cedar. Covered porches on 3 sides. 8 outdoor storage units, Quonset hay barn, 40 X 30 shop with electricity, 2 rollup doors, 1 walk-through door, 3-car carport with loft and shedrow, and lots more! Buyers and-or buyers agent to verify square footage, measurements, acreage, and schools.

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

**MLS STATUS:** Active

**MLS:** 20628925

**YEAR BUILT:** 1991

**COUNTY:** Wood

**TRACT OR SUBDIVIION:** none

**LIST DATE:** 06/04/2024

**CENTURY 21**

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 1,446

**TOTAL BEDS:** 3

**FULL BATHS:** 2

**HALF BATHS:** 0

**ACRES:** 59.64

**LOT SIZE (SQFT):** 2,598,092

## INTERIOR FEATURES

### FIREPLACE:

- WoodBurningStove

### FLOOR COVERINGS:

- Carpet
- Tile
- Wood

### APPLIANCES:

- Dishwasher
- ElectricCooktop
- ElectricOven
- ElectricWaterHeater
- Disposal
- Microwave

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Farmhouse

### PARKING:

- Carport
- DetachedCarport
- Driveway
- Garage

### LOT DESCRIPTION:

- Acreage
- Agricultural
- HardwoodTrees
- Pasture
- PondOnLot
- ManyTrees

### ROOF TYPE:

- Metal

### YARD/GROUNDS:

- RainGutters
- Storage

### SIDING:

- Cedar
- WoodSiding

### POOL TYPE:

- None

### FOUNDATION:

- PillarPostPier

### FENCING:

- BarbedWire
- CrossFenced

## UTILITIES

### HEATING/COOLING:

- Central
- Electric
- WoodStove

### UTILITIES:

- ElectricityAvailable
  - ElectricityConnected
  - SepticAvailable
  - SeparateMeters
  - WaterAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- EatInKitchen
  - HighSpeedInternet
  - VaultedCeilings
  - WalkInClosets
- 

**LISTED BY:** Ken Cunningham 

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**BROKERED BY:** Arnold-REALTORS