

CENTURY 21

Judge Fite Company



TBD COUNTY ROAD 1145

LEONARD, TX 75452



\$3,541,923



1 acres

DESCRIPTION

Investment property with potential for development. Land is well maintained cropland with Bermuda grass waterways for proper drainage. It is located between Celeste and Leonard about 16 miles from Greenville and 33 miles from Sherman. Job opportunities and shopping is close by. New technology plants are being built around Sherman. Land is located in Leonard ISD where a new elementary school is being built. Frontage is on all weather road and has a 2 inch Hickory Creek water line and access to electricity from Encore or TNMP. Farm is currently leased to one of the area's top farmers, who would be interested in keeping a lease and working with a new owner.

PROPERTY TYPE: Land - Unimproved Land
MLS STATUS: Active
MLS: 20833152
YEAR BUILT:
COUNTY: Hunt
TRACT OR SUBDIVIION: A0756
LIST DATE: 02/06/2025

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800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 169.47
LOT SIZE (SQFT): 7,382,113

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Agricultural
- Cleared
- Sloped
- FewTrees

FENCING:

- BarbedWire
- Partial

UTILITIES

UTILITIES:

- ElectricityAvailable
- Propane
- None
- SepticAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Elaine Peebles 

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BROKERED BY: Sudderth Real Estate, Inc.

century21judgefite.com

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