

# CENTURY 21<sup>®</sup>

Judge Fite Company



## TBD COUNTY ROAD 1145

LEONARD, TX 75452



\$3,541,923



1 acres

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## 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.