

CENTURY 21[®]

Judge Fite Company



TBD COUNTY ROAD 1444

BONHAM, TX 75418



\$1,199,000



1 acres

DESCRIPTION

Welcome to your North Texas dream property, offering the ultimate retreat for hunting, fishing, and outdoor enthusiasts. This 98 acre gem features 2 large, stocked bass ponds and a smaller tank, making it a perfect destination for fishing and waterfowl hunting. The property is abundant with wildlife, including deer, turkey, hogs, and predators, providing exceptional hunting opportunities year-round. The winding creek flows through 20 acres of untouched wildlife sanctuary, creating a serene environment for both nature lovers and hunters alike. With rolling hills and diverse terrain, this property offers a variety of settings for hunting, hiking, and ATV riding. Enjoy the privacy and seclusion of this property with access via a private county road. Potential future home sites or homestead, offering the ideal location for your dream home or weekend getaway. The old barn, located near the entrance gate, already has an electrical box in place, just needs to be connected. The property is fenced and cross-fenced, with a healthy mix of pasture and timber. No floodplain or restrictions, providing endless possibilities for use. With water available at the county road and easy access to HWY 82 and HWY 121, you'll be just minutes from Bonham, Sherman, and Denison, and less than an hour from the DFW suburbs. This is a rare opportunity to own a versatile and recreationally rich property, offering both tranquility and adventure. Don't miss out on your chance to own this incredible North Texas hunting and fishing haven!

PROPERTY TYPE: Land - Unimproved Land
MLS STATUS: Active
MLS: 20850042
YEAR BUILT:
COUNTY: Fannin
TRACT OR SUBDIVIION: A0600 - G W KING
LIST DATE: 02/21/2025

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800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 97.76
LOT SIZE (SQFT): 4,258,425

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Barndominium

LOT DESCRIPTION:

- Acreage
- Agricultural
- Cleared
- HardwoodTrees
- Pasture
- PondOnLot
- RollingSlope
- ManyTrees
- Wooded

FENCING:

- BarbedWire
- CrossFenced
- Fenced
- Full
- Gate

UTILITIES

UTILITIES:

- ElectricityAvailable

LISTED BY: Corey Baumann 

ADDITIONAL PROPERTY DETAILS
BROKERED BY: Whitetail Properties Real Estate

century21judgefite.com

each office is independently owned and operated