

CENTURY 21[®]

Judge Fite Company



1393 COUNTY ROAD 2250

IVANHOE, TX 75447



\$850,000



2,240 sqft



3 beds



2 baths

DESCRIPTION

Charming Farm-Style Home on 61.5± Acres – A Hunter's Paradise in Fannin Count Nestled in the heart of Fannin County, this picturesque 3-bedroom, 2-bathroom farmhouse offers the perfect blend of comfort, functionality, and outdoor adventure. Spanning 2240 sq. ft., this home boasts an open floor plan, wood cabinetry, and a glassed-in porch, where you can take in breathtaking views of the surrounding landscape. Situated on 61.5± acres of mature hardwood timber, this property is a haven for wildlife enthusiasts and hunters alike, with an abundance of deer, ducks, and turkeys right in your backyard. A pond on the property enhances the natural beauty and provides a serene retreat. For those who love to work on projects or need extra storage, the property includes three spacious workshops, ideal for equipment, tools, and hobbies. An attached two-car garage adds convenience, while the back porch and primary bedroom offer stunning views of the sprawling acreage. Conveniently located near Sam Rayburn School and Lake Bois d'Arc, this home offers country living with easy access to local amenities. Whether you're looking for a private retreat, a working farm, or a hunter's paradise, this unique property is a must-see! Don't miss this incredible opportunity—schedule your private tour today!

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 20876479

YEAR BUILT: 1999

COUNTY: Fannin

TRACT OR SUBDIVIION: Ivanhoe

LIST DATE: 03/20/2025

CENTURY 21

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800.451.8055

AREA:

SQUARE FEET: 2,240

TOTAL BEDS: 3

FULL BATHS: 2

HALF BATHS: 0

ACRES: 61.5

LOT SIZE (SQFT): 2,678,940

INTERIOR FEATURES

FIREPLACE:

- WoodBurning

FLOOR COVERINGS:

- Carpet
- Laminate
- Wood

APPLIANCES:

- Dishwasher
- Disposal
- VentedExhaustFan

WINDOWS:

- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Ranch
- Detached

PARKING:

- Concrete
- Driveway
- Garage

LOT DESCRIPTION:

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

ROOF TYPE:

- Composition

YARD/GROUNDS:

- Lighting
- RainGutters
- Storage

SIDING:

- WoodSiding

POOL TYPE:

- None

FOUNDATION:

- Slab

FENCING:

- BarbedWire
- Full
- Gate
- Privacy
- Wood
- Wire

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- ElectricityAvailable
 - NaturalGasAvailable
 - SepticAvailable
 - WaterAvailable
 - CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- BuiltInFeatures
- DecorativeDesignerLightingFixtures
- EatInKitchen
- CableTv
- NaturalWoodwork
- WalkInClosets

SECURITY FEATURES:

- SmokeDetectors
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LISTED BY: Rich Riemer 

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BROKERED BY: Century 21 Mike Bowman, Inc.