

# CENTURY 21<sup>®</sup>

Judge Fite Company



1140 CR-3412

CHANDLER, TX 75758



\$875,000



1 acres

---

## DESCRIPTION

Wooded, open land, seclusion, hilltop views, infrastructure, paved road access, wildlife, and plenty of charm! If you're a nature enthusiast or someone that likes lake life, this 60-acre property is a one of a kind! When compared to other land in East Texas, the ranch sits above the rest in both beauty and diversity. At its heart, you'll find gorgeous views where you can watch stunning sunrises and sunsets with a blend of wooded and open land offering consistent visits from Texas native Whitetail deer. The property has an infrastructure that isn't overdone, leaving you the freedom to create your own vision while having access to an interior road, two separate powerlines extending over 800 feet, water well, and livestock shelters with class three fencing. Whether your goal is to build your dream home, looking for a private retreat, develop, or a combo of building and developing, it's a perfect location for long term investment or a family looking for an active outdoor lifestyle – functional, aesthetically appealing, and ready for your next step. Buyer will need to purchase new survey. Additional 20 acres available MLS 20926153 Additional acreage may be available which would boarder both FM 317 and County Road 3412, giving you great road frontage from two sides and totaling 103 acres. Contact Listing Agent for additional information. RV ON LAND NOT INCLUDED.

**PROPERTY TYPE:** Land - Improved Land

**MLS STATUS:** Active

**MLS:** 20925319

**YEAR BUILT:**

**COUNTY:** Henderson

**TRACT OR SUBDIVIION:** none

**LIST DATE:** 05/06/2025

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 60

**LOT SIZE (SQFT):** 2,613,600

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage

## UTILITIES

**UTILITIES:**

- Other

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Gina Floyd 

**PHONE:** 817.460.6011

**BROKERED BY:** Hogan Park Realtors

century21judgefite.com

each office is independently owned and operated