



4488 COUNTY ROAD 2617
CADDO MILLS, TX 75135



\$1,700,000



1 acres

DESCRIPTION

Don't miss this rare opportunity to own 33.575 acres of unrestricted, Ag Exempt land just 2.6 miles from the Caddo Mills Airport and the exciting growth and development coming to Caddo Mills, Texas. Whether you're looking to build your dream home, start a ranch, or invest in future development, this versatile property has everything you need. The land features two serene ponds, a barn, and a storage building, ideal for agricultural use or recreational enjoyment. The property is cross-fenced, providing flexibility for livestock or parceling, and is already equipped with city water and Farmer's Electric, making it ready for immediate use. With scattered trees offering natural beauty and privacy, this parcel offers a peaceful rural setting while being close to town amenities. No known restrictions give you the freedom to develop or subdivide as you wish—perfect for investors, developers, or those seeking space and flexibility. There is over 708 feet of road frontage and there are 2 gates to enter the property. The 2023 manufactured home can stay with the sale or the seller's can move the home. A rare find with utilities, flexible usage, and prime location—perfect for developers, investors, or anyone seeking land in fast-growing Hunt County.

PROPERTY TYPE: Land - Improved Land

MLS STATUS: Active

MLS: 20927469

YEAR BUILT:

COUNTY: Hunt

TRACT OR SUBDIVIION: A0946

LIST DATE: 05/07/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 33.58

LOT SIZE (SQFT): 1,462,527

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Barndominium

LOT DESCRIPTION:

- Acreage
- Agricultural
- PondOnLot
- ManyTrees

UTILITIES

UTILITIES:

- ElectricityAvailable
- ElectricityConnected
- SepticAvailable
- SeparateMeters
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Janet Richburg 

PHONE: 972.783.0000

BROKERED BY: Ebby Halliday, REALTORS

century21judgefite.com

each office is independently owned and operated