

CENTURY 21[®]

Judge Fite Company



1634 BUSINESS 78

FARMERSVILLE, TX 75442



\$1,200,000



1,174 sqft



3 beds



2 baths

DESCRIPTION

31 Acres in Farmersville Texas! Ideally located 1.5 miles to the high school, 2 miles from the quaint downtown and less than 10 miles from the fastest-growing city in the U.S. This beautiful setting offers incredible value with the majority of its worth tied to the expansive land. The property boasts lush green fields, a serene pond, and mature trees, creating a picturesque setting ideal for farming, recreation, or future development. The existing home, while in need of some tender loving care, it presents a fantastic opportunity to restore and revive its original charm. Featuring a spacious layout with a welcoming front porch and a cozy front patio, this residence could once again become the heart of the property with the right renovations. The land also includes a rustic barn, adding to its versatility. Located in a community renowned for its top-rated schools, this property is perfect for families or investors looking to capitalize on its prime location and growth potential. Don't miss out on this rare chance to own a slice of Texas countryside with endless possibilities! All information to be verified by buyers agent. Key Features: • 31 acres of fertile land • Existing home with renovation potential • Serene pond and mature trees • Rustic barn for storage or livestock • Access to incredible Farmersville schools Contact us or your agent today to schedule a viewing and explore the opportunities this unique property has to offer!

PROPERTY TYPE: Residential - Single Family Residence
MLS STATUS: Active
MLS: 20942702
YEAR BUILT: 1970
COUNTY: Collin
TRACT OR SUBDIVIION: S WALKER SURVEY
LIST DATE: 05/21/2025

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800.451.8055

AREA:
SQUARE FEET: 1,174
TOTAL BEDS: 3
FULL BATHS: 2
HALF BATHS: 0
ACRES: 31.09
LOT SIZE (SQFT): 1,354,280

INTERIOR FEATURES

FIREPLACE:

- Masonry

APPLIANCES:

- Dishwasher
- ElectricRange

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Craftsman
- Detached

PARKING:

- SeeRemarks

LOT DESCRIPTION:

- Acreage
- Agricultural
- FlagLot

SIDING:

- VinylSiding

POOL TYPE:

- None

FENCING:

- BarbedWire
- CrossFenced

UTILITIES

HEATING/COOLING:

- Central
- Fireplaces

UTILITIES:

- ElectricityAvailable
- ElectricityConnected
- Propane
- SepticAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- WalkInClosets
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LISTED BY: Anthony Gray 

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BROKERED BY: Diversified Realty Consultants