

CENTURY 21[®]

Judge Fite Company



1630 FM 1198

MUENSTER, TX 76252



\$1,449,000



1 acres

DESCRIPTION

Welcome to your next great investment in the heart of North Texas ranch country. This prime 111.200-acre tract offers endless possibilities for agricultural use, with fertile soil currently supporting active crop production and cattle grazing. Located just outside Muenster along FM 1198, the land provides the ideal setting for farming, ranching, or land banking. The property is unencumbered by any structures or wind turbines, preserving wide-open views and full operational flexibility. A long-standing lease for underground cable occupies only a small corner of the acreage—minimally invasive and offering passive income potential. The landscape is open and productive, making it ideal for expanding existing agricultural operations or building a new venture from the ground up. With utilities available nearby and easy access to area highways and agricultural markets, this property is well-positioned for both current use and future value. Located in Cooke County and just minutes from the charming town of Muenster, this land combines natural beauty, utility, and investment opportunity all in one. Don't miss this rare opportunity to own a sizeable piece of North Texas agricultural land in a region known for its strong farming and ranching heritage.

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800.451.8055

PROPERTY TYPE: Land - Improved Land

MLS STATUS: Active

MLS: 20948518

YEAR BUILT:

COUNTY: Cooke

TRACT OR SUBDIVIION: Lewis J

LIST DATE: 06/09/2025

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 111.2

LOT SIZE (SQFT): 4,843,872

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Agricultural
- Pasture
- PondOnLot
- FewTrees

FENCING:

- BarbedWire
- CrossFenced
- Fenced

UTILITIES

UTILITIES:

- ElectricityAvailable
- OverheadUtilities

ADDITIONAL PROPERTY DETAILS

LISTED BY: Angela Hornburg 

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BROKERED BY: One West Real Estate Co. LLC

century21judgefite.com

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