

CENTURY 21[®]

Judge Fite Company



299 SADLER ROAD

WHITESBORO, TX 76273



\$2,950,000



1 acres

DESCRIPTION

Farm, Build, or Invest – 88.2 Acres in a Prime North Texas Location! Welcome to Red Top Ranch, an exceptional 88.2-acre tract of unimproved agricultural land in scenic Whitesboro, Grayson County, offering endless potential for farming, building, recreation, or future investment. This irregularly shaped property features level to gently sloping topography and lies entirely within FEMA Zone X, outside the floodplain. Perimeter fencing includes a combination of welded pipe, grid wire, and traditional 5-strand barbed wire, making the property well-suited for immediate agricultural or ranch use. Several spring-fed stock tanks are scattered across the land, complemented by a picturesque 1.65-acre pond on the eastern edge of the property that enhances both functionality and natural beauty. In addition to its agricultural and development appeal, the open fields and water features make dove hunting an added bonus, offering recreational enjoyment alongside its investment potential. Whether you're envisioning a private ranch, a productive farm, or a future residential development, Red Top Ranch delivers an ideal blend of rural tranquility and opportunity. With access off Sadler Road just minutes from Highway 82, the property provides convenient connectivity to Sherman, Gainesville, and Lake Texoma—perfect for peaceful country living with city amenities close at hand.

PROPERTY TYPE: Land - Unimproved Land

MLS STATUS: Active

MLS: 20967488

YEAR BUILT:

COUNTY: Grayson

TRACT OR SUBDIVIION: Red Top Ranch

LIST DATE: 06/14/2025

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800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 88.2

LOT SIZE (SQFT): 3,841,992

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Agricultural
- PondOnLot

UTILITIES

UTILITIES:

- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Trina West 

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BROKERED BY: Local Pro Realty LLC

century21judgefite.com

each office is independently owned and operated