

CENTURY 21

Judge Fite Company



7811 FM 35

ROYSE CITY, TX 75189



\$1,680,000



1 acres

DESCRIPTION

Welcome to your own private retreat on 21 acres of picturesque acreage offering privacy and multiple options! This unique property features a charming home with multiple ponds and scattering trees! Perfect for outdoor living or ideal for future development. Weather you're looking for a personal piece of paradise, family compound, or an investment opportunity, this land offers incredible flexibility. With ample road frontage and utilities in place the property is ideal for sub-divining. Seller has home and 2 acres for \$350,000 and the remaining 21 acres can be subdivided at sellers discretion. Land is currently AG and could possibly be allowed for commercial. OUTSIDE CITY LIMITS and LOW TAX RATE 1.77 approximately

PROPERTY TYPE: Land - Improved Land
MLS STATUS: Active
MLS: 20973958
YEAR BUILT:
COUNTY: Hunt
TRACT OR SUBDIVIION: A0205 CHINOWITH H T,TRACT 46
LIST DATE: 06/18/2025

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800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 21.11
LOT SIZE (SQFT): 919,551

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- PondOnLot
- ManyTrees

UTILITIES

UTILITIES:

- SepticAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Scott Crowell 

PHONE: 972.636.2108

BROKERED BY: Crowell Real Estate

century21judgefite.com

each office is independently owned and operated