

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 9500 OLD NACOGDOCHES TRAIL

FORNEY, TX 75126



\$1,230,000



1 acres

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## DESCRIPTION

JUST LISTED! – Nearly 20 Acres in Rapidly Growing Forney, TX that features 2 homes, 2 stocked ponds, horse stall, large chicken coupe, a couple of outbuildings and storage. Incredible opportunity for homeowners, investors, or developers! Newer constructed home on the back of the property approx 4000 SF with 4 bedrooms, 3 full bathrooms, and mud room. Prime opportunity for homeowners or developers. Located off FM 740, just north of I-20 and approx. 9 miles from I-635, this property offers excellent access to major highways and nearby amenities. Utilities on-site: electricity, water, and septic. AG exemption in place. Situated in Kaufman County's unincorporated area with development potential. Build your dream home with space and privacy or take advantage of this fast-growing area for your next project. Don't miss out on this rare Forney land listing! Can be sold together with MLS 20988083 for a combined total of 30 acres, contact agent for more details. Buyer and buyers agent to verify schools and measurements.

**PROPERTY TYPE:** Land - Improved Land

**MLS STATUS:** Active

**MLS:** 20988087

**YEAR BUILT:**

**COUNTY:** Kaufman

**TRACT OR SUBDIVIION:** MARTHA MUSICK, 20.09 ACRES, & HOUSE

**LIST DATE:** 07/10/2025

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**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 20.09

**LOT SIZE (SQFT):** 875,120

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage
- Agricultural
- Pasture
- PondOnLot
- FewTrees

**FENCING:**

- Brick
- BarbedWire
- Gate

## UTILITIES

**HEATING/COOLING:**

- Central

**UTILITIES:**

- NaturalGasAvailable
- SepticAvailable
- SeparateMeters
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Michelle Carrasco 

**PHONE:** 817.354.7653

**BROKERED BY:** Century 21 Mike Bowman, Inc.

century21judgefite.com

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