

# CENTURY 21<sup>®</sup>

Judge Fite Company



## TBD US-69

TRENTON, TX 75490



\$1,692,000



1 acres

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## DESCRIPTION

Situated just 2.7 miles south of Trenton from the junctions of Highway 69 and Highway 121, this remarkable property offers a rare blend of strategic location, agricultural utility, and deep Texas heritage. With direct frontage on US Highway 69, this land presents an outstanding opportunity for investors seeking a buy-and-hold property in a high-growth corridor. Currently under agricultural exemption and utilized for hay production, the land is entirely outside of any FEMA-designated floodplain, providing peace of mind and flexibility for future development. What truly sets this property apart is its storied ownership—it has remained in the same family since the era of the Republic of Texas. Whether you're an investor eyeing the growth potential of the region or someone searching for a piece of Texas history to shape into your vision, this property could check all the boxes for long-term value and immediate utility. BUYER TO VERIFY THE ACCURACY OF ALL INFORMATION, INCLUDING LOT SIZES, SCHOOLS, TAXES, AMENITIES, ROOM MEASUREMENTS, ETC. NEITHER SELLER NOR LISTING AGENT MAKES ANY WARRANTIES OR REPRESENTATIONS AS TO ACCURACY.

**PROPERTY TYPE:** Land - Unimproved Land

**MLS STATUS:** Active

**MLS:** 20991015

**YEAR BUILT:**

**COUNTY:** Fannin

**TRACT OR SUBDIVISION:** C R Saunders

**LIST DATE:** 07/08/2025

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**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 44.86

**LOT SIZE (SQFT):** 1,954,101

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage
- Agricultural
- FewTrees

## UTILITIES

**UTILITIES:**

- ElectricityAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** DAVID NORMAN 

**PHONE:** 903.587.9898

**BROKERED BY:** DAVID NORMAN LAND COMPANY

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