



**9500 NACOGDOCHES TRAIL**  
FORNEY, TX 75126



\$1,230,000



4,000 sqft



4 beds



3 baths

## 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:** Residential - Single Family Residence  
**MLS STATUS:** Active  
**MLS:** 20995806  
**YEAR BUILT:** 1983  
**COUNTY:** Kaufman  
**TRACT OR SUBDIVISION:** MARTHA MUSICK, 20.09 ACRES, & HOUSE  
**LIST DATE:** 07/09/2025

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**  
**SQUARE FEET:** 4,000  
**TOTAL BEDS:** 4  
**FULL BATHS:** 3  
**HALF BATHS:** 0  
**ACRES:** 20.09  
**LOT SIZE (SQFT):** 875,120

## INTERIOR FEATURES

### FIREPLACE:

- Electric

### FLOOR COVERINGS:

- CeramicTile
- Laminate

### APPLIANCES:

- ElectricCooktop
- ElectricRange
- Microwave

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- DetachedCarport
- GarageFacesFront

### LOT DESCRIPTION:

- Acreage
- Agricultural
- Pasture
- PondOnLot
- FewTrees

### ROOF TYPE:

- Composition

### SIDING:

- Brick
- Rock
- Stone

### POOL TYPE:

- None

### FOUNDATION:

- Slab

### FENCING:

- Brick
- BarbedWire
- Gate

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- NaturalGasAvailable
  - SepticAvailable
  - SeparateMeters
  - WaterAvailable
  - CableAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- EatInKitchen
  - GraniteCounters
  - HighSpeedInternet
  - KitchenIsland
  - OpenFloorplan
  - CableTv
  - WiredForSound
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**LISTED BY:** Michelle Carrasco 

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