

CENTURY 21[®]

Judge Fite Company



8069 COUNTY ROAD 623

FARMERSVILLE, TX 75442



\$1,575,000



1 acres

DESCRIPTION

Rare 45.6-Acre Development-Ready Property in Farmersville! Don't miss this exceptional opportunity to own 45.6 acres of prime land in the highly sought-after Farmersville area. This versatile property features a stunning nearly 1-acre pond surrounded by mature hardwoods, open pastures, and scenic natural terrain—offering the perfect balance of natural beauty and development potential. Already development-ready, the property includes 10 separate electrical meters, rural water access, established road access, and no HOA restrictions. Annual property taxes are just \$42, making this an incredibly low-cost investment. Highlights include multiple cleared building sites, two storage silos, and ideal topography for residential development, a private estate, ranching, or a multi-family compound. Conveniently located just minutes from downtown Farmersville with easy access to major highways. Whether you're an investor, developer, or looking for your dream property, this rare offering is ready for immediate use with infrastructure already in place.

PROPERTY TYPE: Land - Improved Land
MLS STATUS: Active
MLS: 20998111
YEAR BUILT:
COUNTY: Collin
TRACT OR SUBDIVIION: Ben Bland Survey
LIST DATE: 07/24/2025

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800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 45.6
LOT SIZE (SQFT): 1,986,336

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Barndominium

LOT DESCRIPTION:

- Acreage
- ManyTrees

FENCING:

- Gate

UTILITIES

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- ElectricityConnected

ADDITIONAL PROPERTY DETAILS

LISTED BY: Scott Wheeler 

PHONE: 817.368.8000

BROKERED BY: Texas Legacy Property Group

century21judgefite.com

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