

# CENTURY 21<sup>®</sup>

Judge Fite Company



**3201 FM 2194**  
FARMERSVILLE, TX 75442



\$1,149,000



1 acres

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## DESCRIPTION

Dreaming of wide-open spaces, star-filled skies, and the peace and quiet that only country living can offer? This rare 32.9 acre spread in fast-growing Collin County is the perfect place to make that dream a reality. Whether you're looking to establish your forever homestead, run livestock, or hold as an investment for future development, this property checks all the boxes. This is true Texas ranch land, partially cleared and partially wooded, offering a mix of pasture, native grasses, and lots of privacy. The land is fully fenced with barbed wire and metal making it ideal for cattle, horses, or other livestock. It's ag exempt for low property taxes. There's a beautiful 1-acre stocked pond with bass and crappie, featuring a small island in the middle—ideal for fishing, relaxing, or picnics. There's a seasonal creek at the back of the property that attracts deer, hogs, and other wildlife. The property is flat and has gently rolling topography with cleared pastureland, grassy meadows, and tree lines providing shade and privacy. Improvements include a 25x60 horse barn and a 20x20 storage barn for equipment or feed. There are two electric meters, and electricity is provided through the co-op. There is an easement providing close access to a water line. Asphalt road frontage along FM Road, City Street, and County Road—ideal for access from multiple points. This property is currently used for cattle and horses, but the possibilities are endless. Build your dream home, create a weekend getaway, or subdivide and develop (buyer to verify). There is plenty of room to spread out, enjoy nature, and create the rural lifestyle you've always wanted—all while still being close to Farmersville and a manageable drive to the DFW Metroplex. Property is occupied. It is a go-show—no appointment needed—but enter at your own risk. Snakes have been spotted. Buyer to verify all information including room dimensions, school boundaries, zoning, and MLS details.

**PROPERTY TYPE:** Land - Unimproved Land

**MLS STATUS:** Active

**MLS:** 21026231

**YEAR BUILT:**

**COUNTY:** Collin

**TRACT OR SUBDIVIION:** SFCML

**LIST DATE:** 08/10/2025

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**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 32.9

**LOT SIZE (SQFT):** 1,433,124

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage
- Agricultural
- Cleared
- HardwoodTrees
- Level
- PondOnLot
- Ravine
- ManyTrees
- FewTrees
- Wooded

**YARD/GROUNDS:**

- RvHookup
- Storage

**FENCING:**

- BarbedWire
- Fenced
- Full
- Gate
- Metal

## UTILITIES

### UTILITIES:

- CableAvailable
  - ElectricityAvailable
  - ElectricityConnected
  - Propane
  - SepticAvailable
  - SewerNotAvailable
  - WaterAvailable
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## ADDITIONAL PROPERTY DETAILS

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**LISTED BY:** Katy Hubener 

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**BROKERED BY:** Crescent Real Estate Group-DFW