

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 511 COUNTY ROAD 2765

HONEY GROVE, TX 75446



\$475,000



1,484 sqft



3 beds



2 baths

## DESCRIPTION

GREAT INVESTMENT PROPERTY OR BUILD YOUR DREAM HOME on this 17.954 ACRES is just a few miles from the new Bois d' Arc Lake. Property has road frontage on County Road 2765 and FM 1396 with easy access to Highway 82. Property includes open pastures, pond, water meter, electric, and so much more. There is an older mobile home on property that needs improvement or could be removed.

**CENTURY 21**

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**800.451.8055**

**PROPERTY TYPE:** Residential - Mobile Home  
**MLS STATUS:** Active  
**MLS:** 21026357  
**YEAR BUILT:** 1995  
**COUNTY:** Fannin  
**TRACT OR SUBDIVIION:** A0046 J BULL  
**LIST DATE:** 08/09/2025

**AREA:**  
**SQUARE FEET:** 1,484  
**TOTAL BEDS:** 3  
**FULL BATHS:** 2  
**HALF BATHS:** 0  
**ACRES:** 17.95  
**LOT SIZE (SQFT):** 782,076

## INTERIOR FEATURES

### APPLIANCES:

- ElectricRange

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Driveway

### LOT DESCRIPTION:

- Acreage
- Agricultural
- Pasture
- FewTrees

### POOL TYPE:

- None

## UTILITIES

### UTILITIES:

- SepticAvailable
- CableAvailable

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- CableTv

**LISTED BY:** Delyse Raymond 

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**BROKERED BY:** Nuckols Real Estate Services

century21judgefite.com

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