

# CENTURY 21<sup>®</sup>

Judge Fite Company



455 FM 71

COMMERCE, TX 75428



\$825,000



2,747 sqft



7 beds



6 baths

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## DESCRIPTION

The Blackland Ranch- A rare 40 acre opportunity in East Texas Just 65 miles northeast of downtown Dallas lies The Blackland Ranch, a truly distinctive property offering nearly 40 acres of wooded landscapes, open fields, and endless possibilities. This one-of-a-kind estate blends natural beauty with versatile spaces making it a perfect setting for creatives, entrepreneurs, visionaries, or anyone seeking a private retreat with expansion potential. Property Highlights are detailed below: Spacious Residence- A 2800 sq ft home powered by solar panels provides sustainable living modern convenience Event Ready Pavilion-A 70X40 covered area with electricity, and a stage. Great for workshops, performances, events and large gatherings Charming Village- Eight rustic huts offer flexible use as creative studios, guest accommodations, or community living space. Immersive Nature- Three Labyrinths, winding trails, and four hidden gardens encourage both exploration and reflection Expansion Potential-Five cleared areas are ready for additional builds tailored to your vision Outdoor Adventure-Primitive campsites offer opportunities for students, adventurers, and wellness retreats This property is located just minutes from Texas A&M University offering unique opportunities for student housing, educational programs, and retreats. It is also close to Cooper Lake State Park offering fishing, boating, and recreation. Just an hour from Dallas, this property combines accessibility with both peace and privacy. The Blackland Ranch is more than just land, it's a lifestyle filled with quiet surroundings, starlit skies, and a balance of open pastures shaded woodlands. It offers endless potential as a wellness retreat, eco-village, event space or a private sanctuary for those seeking connections with nature. The Blackland Ranch is a rare canvass, ready to bring your vision and personal journey to life. Possibilities are endless here!

**PROPERTY TYPE:** Residential - Single Family Residence

**MLS STATUS:** Active

**MLS:** 21044762

**YEAR BUILT:** 2015

**COUNTY:** Delta

**TRACT OR SUBDIVIION:** County

**LIST DATE:** 09/11/2025

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,747

**TOTAL BEDS:** 7

**FULL BATHS:** 6

**HALF BATHS:** 0

**ACRES:** 39.81

**LOT SIZE (SQFT):** 1,734,123

## INTERIOR FEATURES

### KITCHEN:

- None

### FLOOR COVERINGS:

- Concrete
- Tile

### APPLIANCES:

- Dishwasher
- ElectricRange
- Disposal
- Microwave

### WINDOWS:

- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- AdditionalParking
- Driveway
- Gravel
- OnSite
- RvAccessParking

### LOT DESCRIPTION:

- Acreage
- Agricultural
- BacksToGreenbeltPark
- Greenbelt
- HardwoodTrees
- ManyTrees

### ROOF TYPE:

- Composition

### SIDING:

- Block

### POOL TYPE:

- None

### FOUNDATION:

- Slab

### FENCING:

- Fenced
- Full
- Wire

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## UTILITIES

### HEATING/COOLING:

- ActiveSolar
- Central
- Electric
- Solar

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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- OpenFloorplan

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**LISTED BY:** Brett Hall 

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**BROKERED BY:** Century 21 First Group