



## 1578 CAMPGROUND ROAD

SHERMAN, TX 75090



\$2,100,000



1 acres

## DESCRIPTION

44+ Acre Ag Exempt Property with Trails and Water Access. Explore 44.169 acres of Ag Exempt land offering a blend of open pasture, wooded areas, and elevated views in a convenient location near Sherman, Texas. With over 1,300 feet of county-maintained road frontage, this property provides flexible access and multiple potential build sites. The land features rolling terrain at approximately 800 feet elevation, creating scenic vantage points across ponds, fields, and the surrounding countryside. Approximately 10 acres are wooded, offering natural privacy and shade, while the remaining acreage provides open space suitable for a variety of uses. A network of approximately 3 miles of established trails allows easy navigation throughout the property, ideal for recreational use and exploring the landscape. Five water access points are located across the property, supported by over 1,000 feet of installed waterline and a meter box positioned near the road. Improvements include a 10 x 16 cabin equipped with HVAC, ceiling fan, loft spaces, and utility connections, along with a bathroom and kitchen area featuring sink hookups, washer and dryer connections, shower, and toilet. Outdoor features include hot and cold water access, an exterior sink hookup, and a covered porch area. A 40-foot high cube shipping container with power provides additional storage or workspace. A barn-style shed is in progress, and a designated picnic and bonfire area enhances outdoor usability. Electricity and water are available on site. The property is located outside city limits with no HOA. Conveniently located near Lake Texoma and Lake Bonham, and approximately 15 minutes from Sherman, this property offers a balance of accessibility and open space.

**PROPERTY TYPE:** Land - Improved Land

**MLS STATUS:** Active

**MLS:** 21062969

**YEAR BUILT:**

**COUNTY:** Grayson

**TRACT OR SUBDIVIION:** TREBINO IGNACIO

**LIST DATE:** 09/19/2025

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 44.17

**LOT SIZE (SQFT):** 1,924,001

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage
- Agricultural
- Cleared
- IrregularLot
- ManyTrees
- RollingSlope

**YARD/GROUNDS:**

- FirePit
- PrivateEntrance
- RvHookup
- Storage

**FENCING:**

- BarbedWire

## UTILITIES

**UTILITIES:**

- ElectricityAvailable

**LISTED BY:** Trish McCarthy

- SeparateMeters

**PHONE:** 800.893.5021

**BROKERED BY:** Ebby Halliday Realtors

## ADDITIONAL PROPERTY DETAILS

century21judgefite.com

each office is independently owned and operated