

# CENTURY 21

Judge Fite Company



1101 FM 2258

VENUS, TX 76084



\$1,329,669



1 acres

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## DESCRIPTION

40.293 acres per tax roll. Located in the southerly growth path of Dallas-Ft. Worth-Mansfield-Arlington-Midlothian Texas. Additional 30 acres adjoining is also available for sale with a potential total of 70 acres +/- . Unzoned and Outside of any city limits. No deed restrictions and no flood plain. Ag Exemption in place for low taxes. Great access on a state highway with about 715 feet of frontage. The property is served by Mt Peak Special Utility District water supply and there is one water meter on the property which serves the mobile home which seller prefers to retain. The land is currently in farm production and leased to a local farmer. Potential residential development, possible commercial, buy and hold and 1031.

**PROPERTY TYPE:** Land - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 21070183  
**YEAR BUILT:**  
**COUNTY:** Ellis  
**TRACT OR SUBDIVISION:** J Smith  
**LIST DATE:** 09/30/2025

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**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 40.29  
**LOT SIZE (SQFT):** 1,755,163

## INTERIOR FEATURES

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Acreage
- PondOnLot
- FewTrees

## UTILITIES

### UTILITIES:

- ElectricityConnected
- SepticAvailable
- SeparateMeters
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Dan Batte 

**PHONE:** 214.497.5091

**BROKERED BY:** Batte Realty, Llc