

CENTURY 21[®]

Judge Fite Company



TBD COUNTY ROAD 2226

CADDO MILLS, TX 75135



\$2,970,000



1 acres

DESCRIPTION

Discover a rare gem nestled in the heart of East Texas, where natural beauty meets exceptional convenience! This expansive vacant land offers the perfect canvas for your dream project, whether you envision a stunning residential development or your own private estate retreat. The property showcases nature's finest artistry with magnificent hardwood trees scattered throughout, creating a park-like atmosphere that's both serene and inspiring. Multiple ponds dot the landscape, adding tranquil water features that enhance the property's natural charm and provide excellent recreational opportunities. Well-established trails wind through the terrain, perfect for hiking, horseback riding, or simply enjoying peaceful walks among the towering trees. What makes this land truly special is its remarkable combination of rural tranquility and urban accessibility. Located within minutes of Interstate 30, you'll enjoy the best of both worlds – countryside living with easy access to major transportation corridors. The proximity to Dallas, just an hour's drive away, makes this an ideal location for those seeking a peaceful retreat without sacrificing convenience. The diverse topography includes beautiful open pasture areas alongside wooded sections, offering flexibility for various development possibilities. Some floodplain areas add to the natural ecosystem, supporting local wildlife and maintaining the property's authentic rural character. Multiple potential home sites throughout the acreage provide options for creating your perfect sanctuary. This unique property represents an exceptional opportunity to own a piece of Texas countryside with development potential, recreational amenities, and unmatched convenience. The combination of natural hardwoods, water features, and strategic location creates endless possibilities for investors, developers, or anyone seeking their own slice of rural paradise.

PROPERTY TYPE: Land - Unimproved Land
MLS STATUS: Active
MLS: 21087204
YEAR BUILT:
COUNTY: Hunt
TRACT OR SUBDIVIION: NONE
LIST DATE: 10/18/2025

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800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 119.09
LOT SIZE (SQFT): 5,187,778

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Barndominium

LOT DESCRIPTION:

- Acreage
- Pasture
- PondOnLot
- ManyTrees
- Wooded

FENCING:

- Partial

UTILITIES

UTILITIES:

- ElectricityAvailable

LISTED BY: Susan Zachary 

- OverheadUtilities

PHONE: 800.451.8053

BROKERED BY: eXp Realty LLC

ADDITIONAL PROPERTY DETAILS

century21judgefite.com

each office is independently owned and operated