

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 300 COUNTY ROAD 27100

HONEY GROVE, TX 75446



\$723,888



576 sqft



1 beds



2 baths

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## DESCRIPTION

55 ACRES + STOCKED POND + CABIN + SHOP APARTMENT + AG EXEMPT + NEAR BOIS D'ARC LAKE — North Texas recreational, hunting, and investment opportunity. If you've been searching for land with water, privacy, and multiple living spaces, this is the one. Located near Bois D'Arc Lake and the future Ralph Hall Lake, this 55-acre property offers a rare combination of fishing, hunting, weekend living, and long-term investment potential in a rapidly growing area of North Texas. At the center of the property is a stocked bass fishing pond with dock, perfect for relaxing, entertaining, or enjoying quiet country sunsets. Overlooking the water is a 576 sq ft cabin with living area, kitchen, laundry, 1 bedroom, and 1.5 baths, plus a sunroom with panoramic pond views—ideal for morning coffee or unwinding after a day outdoors. The land features a mix of open pasture, mature oak and cypress trees, and a winding creek, creating excellent wildlife habitat and making it well-suited for hunting, ATV riding, and recreational use. Ideal for hunting, fishing, weekend retreat, or building your dream home, the possibilities here are wide open. A 40x30 shop with three roll-up doors provides ample space for equipment, boats, and recreational vehicles, and includes a 960 sq ft 1-bedroom apartment—perfect for guests, extended stays, or potential rental income. An additional 20x24 outbuilding with electricity offers even more flexibility. Located outside city limits with no known restrictions and ag exemption in place, this property is ideal for those wanting freedom, space, and versatility. With proximity to two major lakes and continued growth in the area, this is a strong opportunity for both lifestyle buyers and land investors. Properties with acreage, water, and multiple structures in this location are increasingly hard to find—schedule a showing and experience it in person.

**PROPERTY TYPE:** Residential - Single Family Residence  
**MLS STATUS:** Active  
**MLS:** 21095091  
**YEAR BUILT:** 2011  
**COUNTY:** Lamar  
**TRACT OR SUBDIVIION:** CHISUM NEIGHBORHOOD  
**LIST DATE:** 10/23/2025

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 576  
**TOTAL BEDS:** 1  
**FULL BATHS:** 1  
**HALF BATHS:** 1  
**ACRES:** 55.24  
**LOT SIZE (SQFT):** 2,406,385

## INTERIOR FEATURES

### FIREPLACE:

- LivingRoom
- WoodBurning

### FLOOR COVERINGS:

- EngineeredHardwood

### APPLIANCES:

- Dishwasher
- ElectricWaterHeater
- GasRange
- Microwave

### WINDOWS:

- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● LogHome</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● AdditionalParking</li><li>● Concrete</li><li>● Covered</li><li>● DirectAccess</li><li>● Boat</li><li>● RvAccessParking</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● Acreage</li><li>● Pasture</li><li>● PondOnLot</li><li>● ManyTrees</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● Dock</li><li>● RainGutters</li><li>● Storage</li></ul>	<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● None</li></ul>
<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● PillarPostPier</li></ul>	<b>FENCING:</b> <ul style="list-style-type: none"><li>● BarbedWire</li><li>● Gate</li></ul>	

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## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Electric</li><li>● Fireplaces</li><li>● NaturalGas</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● ElectricityAvailable</li><li>● None</li><li>● SepticAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● EatInKitchen</li><li>● GraniteCounters</li><li>● KitchenIsland</li><li>● NaturalWoodwork</li><li>● WalkInClosets</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SecurityGate</li></ul>
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**LISTED BY:** Jeff Austin 

**PHONE:** 903.893.5921

**BROKERED BY:** Ebby Halliday Realtors