

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 112 HILL RANCH ROAD

CELESTE, TX 75423



\$734,415



1 acres

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## DESCRIPTION

This 44.51-acre property in Hunt County, Texas offers open space, water features, and convenient rural access. Located on a quiet dead-end road with approximately 600 feet of frontage, it provides privacy while remaining close to major routes and nearby towns. The land includes two bass ponds and a seasonal creek, contributing to both its appearance and functionality. These features support agricultural use and attract local wildlife. The combination of surface water, open pasture, and gentle terrain allows for a range of agricultural and recreational applications. A partial perimeter fence outlines the property, providing structure and flexibility for additional improvements. Electric service and rural water are available on-site, reducing the need for future infrastructure investment. A storage shed adds utility for equipment or material storage. Access is via a private road with limited traffic. The property holds an active agricultural exemption, offering potential property tax savings while supporting continued agricultural production. Open areas and water availability make it suitable for livestock, hay production, or hobby farming. The location provides convenient access to nearby communities including Celeste, Wolfe City, and Leonard. Highway 69 is easily accessible for travel to Commerce, Greenville, Bonham, and Whitewright, all within about 30 minutes. The property is also approximately 30 minutes from the site of the future Lake Ralph Hall. The combination of utilities, water features, and accessible road frontage makes this property suitable for multiple rural uses, including agricultural operations, recreational activities, or residential development. The manageable acreage and established access make it an appealing option for those seeking land ownership in a growing area of North Texas.

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**800.451.8055**

**PROPERTY TYPE:** Land - Improved Land  
**MLS STATUS:** Active  
**MLS:** 21104268  
**YEAR BUILT:**  
**COUNTY:** Hunt  
**TRACT OR SUBDIVIION:** A0877  
**LIST DATE:** 11/05/2025

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 44.51  
**LOT SIZE (SQFT):** 1,938,855

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**STYLE:**

- Barndominium

**LOT DESCRIPTION:**

- Acreage
- Cleared
- HardwoodTrees
- Pasture
- RollingSlope
- FewTrees
- Wooded

**FENCING:**

- PartialCross
- Partial
- Wire

## UTILITIES

**UTILITIES:**

- ElectricityAvailable

**LISTED BY:** Corbin Baumann 

**BROKERED BY:** Whitetail Properties Real Estate

## ADDITIONAL PROPERTY DETAILS

century21judgefite.com

each office is independently owned and operated