

CENTURY 21

Judge Fite Company



1624 CEMETERY ROAD

ROYSE CITY, TX 75189



\$2,160,000



1,896 sqft



4 beds



2 baths

DESCRIPTION

121 rolling acres of pristine Texas countryside, all tucked conveniently inside the city limits and AG Exempt. This rare find combines wide-open space, income potential, and multi-generational living in one incredible property. This property features 3 separate residences, 2 of which are income producing. The main home features 4 bedrooms, 2 full baths, plus office. Primary bedroom is complete w walk in closets and oversized sitting area. Finishes include luxury vinyl plank flooring, decorative lighting, fireplace and spacious living areas designed for comfort and functionality. Barndominium is beautifully designed with an open floor plan, vaulted ceilings, with 2 bedrooms and 1 bath. The updated kitchen boasts an island and modern finishes, while the living area features a cozy fireplace. Enjoy outdoor living in the private courtyard complete with a firepit — perfect for entertaining or relaxing under the stars. The tiny home is ideal for guests or short-term rentals. The 2-bedroom, 2-bath home features a remodeled kitchen with pot filler, stylish finishes, and a back deck overlooking beautiful views. Currently used as an Airbnb, it adds strong income potential to the property. Whether you're looking for a working ranch, multi-generational estate, or investment opportunity, this property offers endless possibilities — all while keeping you close to town conveniences. Enjoy gorgeous panoramic views, mature trees, and a year-round creek complete with a large entertainment deck — the perfect place to relax or host gatherings. The picturesque pond, abundant wildlife, and bow hunting privileges make this a true outdoor paradise, ideal for nature lovers and cattle ranchers alike. The property is fully equipped for raising cattle and offers city utilities plus quick access to major highways and Stone Creek Golf Course. Experience the best of country living with city accessibility. 116 acres of land is also for sale without residences and can be found under MLS 21104199.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: ActiveUnderContract

MLS: 21104293

YEAR BUILT: 2002

COUNTY: Rockwall

TRACT OR SUBDIVIION: J B Ratliff

LIST DATE: 11/11/2025



Sara Thomas

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AREA:

SQUARE FEET: 1,896

TOTAL BEDS: 4

FULL BATHS: 2

HALF BATHS: 0

ACRES: 121.61

LOT SIZE (SQFT): 5,297,331

INTERIOR FEATURES

KITCHEN:

- FarmEquipment
- Negotiable

FIREPLACE:

- Circulating
- Decorative
- Den
- Electric
- Insert
- LivingRoom

FLOOR COVERINGS:

- LuxuryVinylPlank
- Tile

APPLIANCES:

- Dishwasher
- ElectricCooktop
- ElectricOven
- ElectricWaterHeater
- Disposal
- Microwave

WINDOWS:

- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Traditional● Barndominium● Detached● Farmhouse	PARKING: <ul style="list-style-type: none">● AdditionalParking● CircularDriveway● Driveway● Guest● Gravel● Boat● RvAccessParking	LOT DESCRIPTION: <ul style="list-style-type: none">● Acreage● BackYard● Cleared● HardwoodTrees● Lawn● Pasture● PondOnLot● RollingSlope● ManyTrees
ROOF TYPE: <ul style="list-style-type: none">● Composition● Metal	YARD/GROUNDS: <ul style="list-style-type: none">● Awnings● Courtyard● Deck● PrivateYard● RainGutters● Storage	SIDING: <ul style="list-style-type: none">● Brick● MetalSiding● SteelSiding● WoodSiding
POOL TYPE: <ul style="list-style-type: none">● None	FOUNDATION: <ul style="list-style-type: none">● Slab	FENCING: <ul style="list-style-type: none">● BarbedWire● BackYard● CrossFenced● Fenced● Full● Gate● Perimeter● Wire

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● Central● Electric	UTILITIES: <ul style="list-style-type: none">● ElectricityConnected● SewerAvailable● WaterAvailable● CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES: <ul style="list-style-type: none">● DecorativeDesignerLightingFixtures● EatInKitchen● GraniteCounters● HighSpeedInternet● KitchenIsland● OpenFloorplan● CableTv● WalkInClosets● WiredForSound	SECURITY FEATURES: <ul style="list-style-type: none">● FireAlarm● SmokeDetectors
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LISTED BY: Sara Thomas 

PHONE: 972.270.2100

BROKERED BY: CENTURY 21 Judge Fite Co.