

CENTURY 21[®]

Judge Fite Company



7773 US-377 HIGHWAY

COLLINSVILLE, TX 76233



\$2,419,000



1 acres

DESCRIPTION

GREAT LOCATION! Stunning acreage with scattered oaks, tall pines and producing pecan trees. Great building spot. Old well is on property but needs to be revived! Electric to the previous building site. Has been in hay production the last 3 years and has been weed controlled and fertilized. The land rolls and is just a gorgeous piece. Tracks run on the west side, are elevated and there are no cross roads so you don't have the train horn! Tucked away, very private! Peaceful with wildlife and sits back so the majority of the land sits inland so there is very little road noise. Sandy loam soil! Beautiful piece for a ranch, home sites, or smaller cattle operation. Sellers will entertain review all offers. Come take a look, you won't be disappointed. Property is located 3.2 miles north of Tioga!

PROPERTY TYPE: Land - Improved Land

MLS STATUS: Active

MLS: 21113865

YEAR BUILT:

COUNTY: Grayson

TRACT OR SUBDIVIION: none

LIST DATE: 11/17/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 40.94

LOT SIZE (SQFT): 1,783,346

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Agricultural
- Cleared
- HardwoodTrees
- Pasture
- RollingSlope
- FewTrees

FENCING:

- BarbedWire

UTILITIES

UTILITIES:

- ElectricityAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Donna Morgan 

BROKERED BY: Donna Morgan, Broker

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