

# CENTURY 21

Judge Fite Company



## TBD FM 1476

DUBLIN, TX 76446



\$2,025,000



1 acres

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## DESCRIPTION

Prime 138-acre tract on FM 1476, ideally positioned for a ranchette or small-acreage development. This land features sandy loam soil, public water availability, and convenient FM road frontage, offering excellent access for subdividing. Formerly part of the Wolf Pecanlands, the acreage includes older pecan trees with strong potential for orchard restoration or clearing for improved use. Located just minutes from Lake Proctor, this property appeals to both residential buyers and recreational landowners. Strong upside for investors seeking development or long-term land value growth in Comanche County.

**PROPERTY TYPE:** Land - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 21115458  
**YEAR BUILT:**  
**COUNTY:** Comanche  
**TRACT OR SUBDIVIION:** Wolfe Pecanlands Dev 50  
**LIST DATE:** 11/19/2025

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**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 138.04  
**LOT SIZE (SQFT):** 6,013,022

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage
- Agricultural
- CornerLot
- Pasture

**FENCING:**

- BarbedWire

## UTILITIES

**HEATING/COOLING:**

- None

**UTILITIES:**

- ElectricityAvailable
- SewerNotAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Jill Hogg 

**PHONE:** 254.592.4443

**BROKERED BY:** Keller Williams Brazos West

century21judgefite.com

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