

CENTURY 21[®]

Judge Fite Company



2321 COUNTY RD 2100

IVANHOE, TX 75447



\$895,000



5,656 sqft



6 beds



7 baths

DESCRIPTION

Your own Southern retreat on 24.13 acres, this extraordinary homestead offers a rare blend of modern comfort, self-sufficient living, and wide-open spaces designed for gathering, growing, and creating lasting memories. From garden-to-table living and sunset views over rolling terrain, every corner of this property supports a purposeful, vibrant lifestyle. Step outdoors to a fully equipped setup ideal for recreation, hobby farming, and year-round enjoyment: an irrigated garden, chicken coop, animal pens and stalls, 6-bay carport, barn and shop with a train car, bee yard, and a stocked pond perfect for quiet mornings or teaching little ones to fish. A dedicated sports courtyard adds even more room for play. Cool off on hot Texas days in the 9-ft deep fenced pool, complete with hot tub and gazebo, offering a resort-style escape right at home. Rolling topography, hardwoods, and berry bushes set the scene with gentle breezes and peaceful views in every direction. Inside, the home spans 3 thoughtfully designed levels, each with its own climate zone for personalized comfort. ALL BEDROOMS feature PRIVATE FULL BATHROOMS, creating spacious, restful retreats for family or guests. Abundant storage throughout the home keeps everyday living organized, and a dedicated wine cellar elevates entertaining. With newer roofs and septic system, the essential updates are already handled—reflecting a seller committed to maintenance. This property also offers income-producing potential, multi-generational possibilities, or the chance to design your own sustainable haven. A truly unpretentious and functional refuge, this property brings together privacy, purpose, and possibility in one expansive landscape.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21121610

YEAR BUILT: 1979

COUNTY: Fannin

TRACT OR SUBDIVIION: R Locke

LIST DATE: 11/28/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 5,656

TOTAL BEDS: 6

FULL BATHS: 6

HALF BATHS: 1

ACRES: 24.13

LOT SIZE (SQFT): 1,051,102

INTERIOR FEATURES

KITCHEN:

- Dehumidifier

APPLIANCES:

- Dishwasher
- ElectricRange
- ElectricWaterHeater

FIREPLACE:

- BlowerFan
- Insert
- Masonry
- WoodBurning
- RecreationRoom

VIRTUAL TOUR:

- [View virtual tour](#)

FLOOR COVERINGS:

- Carpet
- Combination
- CeramicTile
- Other
- PaintedStained

EXTERIOR FEATURES

STYLE:

- Modern
- Other
- Prairie
- Ranch
- SplitLevel
- Detached
- Farmhouse

PARKING:

- AttachedCarport
- AdditionalParking
- Boat
- CircularDriveway
- Covered
- Carport
- DriveThrough
- DoorSingle
- Driveway
- ElectricGate
- GarageFacesFront
- Garage
- GolfCartGarage
- GarageDoorOpener
- Guest
- Gravel
- Gated
- KitchenLevel
- Open
- Outside

LOT DESCRIPTION:

- Acreage
- Agricultural
- BackYard
- HardwoodTrees
- Lawn
- Pasture
- PondOnLot
- ManyTrees
- RollingSlope

ROOF TYPE:

- Composition
- Metal

YARD/GROUNDS:

- BasketballCourt
- CoveredCourtyard
- Courtyard
- Garden
- Lighting
- OutdoorLivingArea
- Other
- PrivateEntrance
- Storage

SIDING:

- Brick
- Block
- Concrete

POOL TYPE:

- Cabana
- Fenced
- Heated
- InGround
- OutdoorPool
- Pool
- PoolSpaCombo

FOUNDATION:

- Other

FENCING:

- BarbedWire
- CrossFenced
- Fenced
- Full
- Gate
- Metal
- Perimeter
- Pipe
- WroughtIron

UTILITIES

HEATING/COOLING:

- Central
- Electric
- Fireplaces
- HumidityControl
- Other

UTILITIES:

- ElectricityAvailable
 - ElectricityConnected
 - MunicipalUtilities
 - SewerAvailable
 - SepticAvailable
 - SeparateMeters
 - WaterAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- BuiltInFeatures
- DecorativeDesignerLightingFixtures
- DoubleVanity
- InLawFloorplan
- KitchenIsland
- MultipleMasterSuites
- MultipleStaircases
- Other
- Pantry
- WalkInClosets

SECURITY FEATURES:

- SecurityGate
 - SmokeDetectors
 - SecurityLights
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LISTED BY: Megan Towery 

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BROKERED BY: PARAGON, REALTORS