

# CENTURY 21<sup>®</sup>

Judge Fite Company



4112 US-380

DECATUR, TX 76234



\$774,500



1 acres

## DESCRIPTION

PRIME LOCATION AND OPPORTUNITY! MOTIVATED SELLERS and PRICED BELOW tax appraisal. Discover endless possibilities with this expansive 16.3-acre parcel just outside city limits! Boasting an impressive 700 feet of prime highway frontage, this unique property is perfect for your dream home, investment, or development. Imagine enjoying the tranquility of open land, shaded by mature trees, with a stock tank on-site for added charm. Utilities are a breeze with electricity readily available and a private water well already in place. The property features two convenient entrances, making access easy for any project you envision Priced well below tax and appraisal value, this motivated seller is ready to make a deal! Don't miss out on this rare opportunity to own a slice of land with so much potential. Act fast, this gem won't last long! Contact us today for more information or to schedule a viewing! PLEASE SUBMIT LOAN APPROVAL AND OR CASH VERIFICATION WITH OFFER.

**PROPERTY TYPE:** Land - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 21122306  
**YEAR BUILT:**  
**COUNTY:** Wise  
**TRACT OR SUBDIVIION:** no formal subdivision  
**LIST DATE:** 12/02/2025

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 16.3  
**LOT SIZE (SQFT):** 710,028

## INTERIOR FEATURES

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Acreage
- PondOnLot
- RollingSlope

### FENCING:

- BarbedWire

## UTILITIES

### UTILITIES:

- ElectricityAvailable
- ElectricityConnected
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Sheila Hooker 

**PHONE:** 817.829.2356

**BROKERED BY:** Earthport Properties Realty, LLC

century21judgefite.com

each office is independently owned and operated