

CENTURY 21[®]

Judge Fite Company



13612 COUNTY ROAD 3900

ATHENS, TX 75752



\$1,950,000



1,939 sqft



3 beds



3 baths

DESCRIPTION

Approximately 140 acres with an ideal blend of open pasture and rolling wooded areas, this property offers the balance, privacy, and natural beauty that buyers love. The mix of habitat is exceptional—expansive openings transition into wooded breaks that feel natural and secluded, giving the land a much larger impression than its surveyed size. Mature oaks are abundant throughout, especially along the winding creek corridor. The creek appears to run year-round and creates a series of water holes that support both livestock and wildlife. The property is rich in wildlife, including plentiful deer, small game, and a variety of native species that thrive in the diverse landscape. Currently used as a full-time residence and cattle operation, the land is well-set for agricultural and recreational use alike. A thoughtful layout includes two separate entrances off the county road—one for the residence and one for pasture and equipment—ensuring that cattle and large machinery never have to use the main driveway. The 3-bedroom, 2.5-bath home offers an inviting open living and dining area, with well-appointed finishes in the kitchen and bathrooms. Just outside, a well-maintained in-ground pool with a diving board provides a great space to relax and enjoy the quiet countryside. Whether you're looking for a full-time homestead on acreage or a comfortable weekend getaway with room to roam, this property delivers a rare combination of utility, privacy, and natural charm. Currently used as both a full-time residence and cattle operation. Two separate entrances—one for the home and one for pasture, equipment. Approx. 1,939 square foot, 3 BR, 2.5 BA home with an open living, dining layout and quality finishes. Well-kept in-ground pool with diving board. Ideal for a permanent residence on acreage or a peaceful weekend retreat. Boundaries in yellow to be verified by survey.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21122401

YEAR BUILT: 1982

COUNTY: Henderson

TRACT OR SUBDIVISION: none

LIST DATE: 12/02/2025

CENTURY 21

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800.451.8055

AREA:

SQUARE FEET: 1,939

TOTAL BEDS: 3

FULL BATHS: 2

HALF BATHS: 1

ACRES: 140

LOT SIZE (SQFT): 6,098,400

INTERIOR FEATURES

FIREPLACE:

- LivingRoom
- WoodBurning

APPLIANCES:

- Dryer
- Dishwasher
- ElectricOven
- ElectricRange
- ElectricWaterHeater
- Microwave
- Refrigerator
- Washer

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Farmhouse

PARKING:

- DoorSingle
- Garage
- GarageDoorOpener
- GarageFacesSide

POOL TYPE:

- InGround
- OutdoorPool
- Pool

UTILITIES

UTILITIES:

- CableAvailable
 - ElectricityConnected
 - OverheadUtilities
 - PhoneAvailable
 - SepticAvailable
 - WaterAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- EatInKitchen
 - GraniteCounters
 - HighSpeedInternet
 - OpenFloorplan
-

LISTED BY: Aaron Ablondi 

BROKERED BY: Whitetail Properties Real Estate