

CENTURY 21

Judge Fite Company



19781 FM 47
WILLS POINT, TX 75169



\$1,275,000



5,228 sqft



4 beds



5 baths

DESCRIPTION

Designed for true luxury ranch living, this 45+ acre ag-exempt property offers spectacular views with wide-open pastures, cross fencing, horse facilities, and a private lake—all just 45 minutes east of Dallas. The 5,200+ sq ft custom home features vaulted ceilings, hardwood floors, carpet, a mudroom, and multiple covered outdoor entertainment areas plus two garages. The stunning two-story primary suite includes a cast-stone fireplace, wet bar, dual walk-in closets, and a spa-style bath with heated floors, custom shower, and jetted tub. Upstairs offers a loft that overlooks the massive primary room, an office with half bath, balcony, and enclosed sunroom with unrivaled views of the ranch. In addition to the main residence, the property includes a mother-in-law suite, designed for comfort and independence with its own bedroom, full bath, and private entrance. Perfect for extended family or long-term guests. A large shop with two roll-up doors, car lift, and a 1 bed 1 bath guest house with full kitchen and living area add even more flexibility. Horse-ready amenities include a barn with stalls (two equipped with heated auto waterers), a 12x65 covered run-in, hay storage, feed-tack rooms, and a 150x250 arena with roping chute. The stocked lake with a fishing dock, gazebo, and fountain—along with hay-producing pastures—completes this exceptional working ranch. Some pictures have been enhanced to show the green grass in the spring and summer.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Pending

MLS: 21124277

YEAR BUILT: 1979

COUNTY: Van Zandt

TRACT OR SUBDIVIION: San Antonio & Gulf Railroad

LIST DATE: 12/04/2025

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800.451.8055

AREA:

SQUARE FEET: 5,228

TOTAL BEDS: 4

FULL BATHS: 4

HALF BATHS: 1

ACRES: 45.42

LOT SIZE (SQFT): 1,978,495

INTERIOR FEATURES

KITCHEN:

- LivestockEquipment
- Negotiable

FIREPLACE:

- Bedroom
- FamilyRoom
- LivingRoom
- PrimaryBedroom
- WoodBurningStove

FLOOR COVERINGS:

- Carpet
- Tile
- Wood

APPLIANCES:

- Dishwasher
- Refrigerator

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Ranch● Traditional● Detached● Farmhouse	PARKING: <ul style="list-style-type: none">● AdditionalParking● CircularDriveway● Concrete● DoorMulti● Driveway● Garage● GarageDoorOpener● Guest● Gravel● Gated● GarageFacesSide	LOT DESCRIPTION: <ul style="list-style-type: none">● Acreage● Agricultural● PondOnLot
ROOF TYPE: <ul style="list-style-type: none">● Composition	YARD/GROUNDS: <ul style="list-style-type: none">● CoveredCourtyard● Deck● Dock	SIDING: <ul style="list-style-type: none">● Brick● WoodSiding
POOL TYPE: <ul style="list-style-type: none">● None	FOUNDATION: <ul style="list-style-type: none">● Slab	FENCING: <ul style="list-style-type: none">● BarbedWire● CrossFenced● Electric● Fenced● Gate● Metal● WroughtIron

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● ActiveSolar	UTILITIES: <ul style="list-style-type: none">● SepticAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES: <ul style="list-style-type: none">● WetBar● CathedralCeilings● DecorativeDesignerLightingFixtures● GraniteCounters● InLawFloorplan● KitchenIsland● Loft● OpenFloorplan● VaultedCeilings● WalkInClosets

LISTED BY: Rhonda Johnson 

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BROKERED BY: Ebby Halliday Realtors