

# CENTURY 21

Judge Fite Company



## 550 COUNTY ROAD 297

GAINESVILLE, TX 76240



\$2,450,000



3,870 sqft



6 beds



6 baths

## DESCRIPTION

Fantastic investment opportunity in the fast growing Golden North Texas corridor - north of Aubrey and Celina, and east of Lake Kiowa. Sailer Resort is a fully furnished, 55.22 acre estate that is AG exempt with NO deed restrictions and it doesn't lie within a flood zone. This incredible property offers unmatched flexibility for a multitude of event types, investment or personal use. Launched in March 2025, the resort secured a diverse range of bookings through year-end across celebrations, weddings, family reunions, proms, graduations, and corporate retreats prior to any formal marketing being done - indicating a strong market demand for this facility. Features include: a 6-bedroom, 5.5-bath Grand Villa with indoor event space for ~120 guests. An ~4,500 sq ft outdoor event deck for ~240 guests. Outdoor wedding venue for ~330 guests. 12'x20' cottage storage area with event support gear and a wide variety of indoor and outdoor games for all ages. The remaining 50+ acres of open land offers long-term potential for the owner—expanding the existing facility, ideal for subdividing, group ownership, or holding as development expands from Lake Ray Roberts to Universal Studios to billion-dollar chip plants to the east. Whether you're seeking a private retreat, a group investment, or an income-generating asset, Sailer Resort delivers lifestyle, cash flow, and appreciation—all in one turn-key opportunity. See resort flyer and 2006 survey in Transaction Desk. Call for an appointment now.

**PROPERTY TYPE:** Residential - Single Family Residence

**MLS STATUS:** Active

**MLS:** 21139838

**YEAR BUILT:** 2024

**COUNTY:** Cooke

**TRACT OR SUBDIVIION:** Mcelroy Jc

**LIST DATE:** 01/15/2026

**CENTURY 21**

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,870

**TOTAL BEDS:** 6

**FULL BATHS:** 5

**HALF BATHS:** 1

**ACRES:** 55.22

**LOT SIZE (SQFT):** 2,405,383

## INTERIOR FEATURES

### FIREPLACE:

- Decorative

### APPLIANCES:

- BuiltInGasRange
- BuiltInRefrigerator
- Dishwasher
- Disposal

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Barndominium

### PARKING:

- AdditionalParking

### LOT DESCRIPTION:

- Acreage
- Agricultural
- Cleared
- Pasture
- Level

### ROOF TYPE:

- Composition

### SIDING:

- AluminumSiding

### POOL TYPE:

- None

## UTILITIES

### HEATING/COOLING:

- Central
- HeatPump

### UTILITIES:

- SepticAvailable
- SewerNotAvailable
- UndergroundUtilities
- WaterAvailable
- CableAvailable

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- CathedralCeilings
- HighSpeedInternet
- CableTv

### SECURITY FEATURES:

- SmokeDetectors
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**LISTED BY:** Lynda Weaver 

**PHONE:** 940.580.2240

**BROKERED BY:** Lake & Country Realty, LLC