

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 2635 COUNTY ROAD 2168

CADDO MILLS, TX 75135



\$759,000



2,400 sqft



3 beds



3 baths

## DESCRIPTION

If you've been dreaming of wide-open space, quiet mornings, and room to breathe — this is it. Tucked away in the heart of Caddo Mills, this private 9.13-acre retreat offers the kind of peaceful country lifestyle that's getting harder to find. With 8.13 acres currently ag exempt for cattle, you get the beauty and tax benefits of ranch living while still being conveniently located. The ranch-style home spans approximately 2,400 square feet and is filled with natural light that makes every room feel warm and welcoming. With 3 bedrooms, 2 full bathrooms, and a half bath, there's space for family, guests, and everyday comfort. Just off the entry, French doors open to a private office — perfect for working from home or managing your land. A spacious den off the dining area offers flexibility for a game room, hobby space, hunting room, or playroom. The kitchen is truly the heart of the home, designed for both daily living and entertaining. You'll love the solid wood custom cabinetry, granite countertops, bar-top seating, and two oversized pantries that provide exceptional storage. It's a space built for gathering — from simple weeknight dinners to holiday celebrations. Step outside to the stunning 20x40 covered patio and you'll immediately feel what makes this property special. This is where evenings are spent watching the sunset, hosting friends, or simply enjoying the quiet beauty of your own land. A winding, tree-lined drive and over 614 feet of road frontage create privacy while still offering easy access. The impressive 2,600-square-foot workshop features a 40x30 overhang, three stalls, and a 50-AMP RV hookup — ideal for equipment, projects, livestock needs, recreational vehicles, or guest accommodations. This isn't just a home on acreage — it's a lifestyle. Mature trees, open pasture, peaceful surroundings, and room to grow make this a place where you can truly settle in and stay awhile. Welcome to your own slice of Texas countryside.

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

**MLS STATUS:** Active

**MLS:** 21141384

**YEAR BUILT:** 2009

**COUNTY:** Hunt

**TRACT OR SUBDIVIION:** A1205

**LIST DATE:** 12/31/2025

**CENTURY 21**

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,400

**TOTAL BEDS:** 3

**FULL BATHS:** 2

**HALF BATHS:** 1

**ACRES:** 9.13

**LOT SIZE (SQFT):** 397,702

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Concrete

### APPLIANCES:

- Dishwasher
- GasRange
- Microwave
- Refrigerator

### WINDOWS:

- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Ranch
- Detached

### PARKING:

- Driveway

### LOT DESCRIPTION:

- Acreage
- Pasture
- PondOnLot
- FewTrees

### ROOF TYPE:

- Metal

### YARD/GROUNDS:

- RainGutters
- RvHookup

### SIDING:

- Other

### POOL TYPE:

- None

### FOUNDATION:

- Slab

### FENCING:

- BarbedWire

## UTILITIES

### HEATING/COOLING:

- Electric

### UTILITIES:

- Other
  - SepticAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- HighSpeedInternet
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**LISTED BY:** Casey Roan 

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**BROKERED BY:** United Real Estate Frisco