

CENTURY 21[®]

Judge Fite Company



TBD FM 824
HONEY GROVE, TX 75446



\$1,499,000



1 acres

DESCRIPTION

Looking for that perfect legacy property to enjoy now and pass down to future generations? This beautiful 48± acre property checks every box. It features two stocked fishing lakes, including a 2.5-acre lake that uniquely divides the property in half, offering separate build opportunities on either side - each with private gated access. Set just 2.5 miles north of the future Ralph Hall Lake (set to open this year), this tract is in a prime location for both recreation and long-term value. Build your dream home on one of the hilltop homesites and spend your evenings watching deer come to drink from your private lake. Keep the entire property for yourself, or develop the other side — the options are endless. Currently under agricultural exemption. Will consider Owner Financing

PROPERTY TYPE: Land - Unimproved Land

MLS STATUS: Active

MLS: 21143367

YEAR BUILT:

COUNTY: Fannin

TRACT OR SUBDIVIION: A0413

LIST DATE: 01/03/2026

CENTURY 21

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800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 48.12

LOT SIZE (SQFT): 2,096,281

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Barndominium

LOT DESCRIPTION:

- Acreage
- Agricultural
- Cleared
- CornerLot
- Pasture
- PondOnLot
- RollingSlope
- ManyTrees
- Waterfront

UTILITIES

UTILITIES:

- ElectricityAvailable
- OverheadUtilities

ADDITIONAL PROPERTY DETAILS

LISTED BY: Pam Matlock 

PHONE: 469.269.0726

BROKERED BY: Matlock Real Estate Group

century21judgefite.com

each office is independently owned and operated