

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 21517 SW COUNTY ROAD 4040

DAWSON, TX 76639



\$699,000



1 acres

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## DESCRIPTION

Approximately 97.93 acres currently in cattle use. The property is fully fenced and set up for livestock with working pens already in place. Three ponds provide reliable water sources for cattle and add to the use of the land. An equipment shed offers storage for tractors, implements, and ranch supplies. The land features plenty of road frontage, allowing for easy access and future flexibility for additional entrances. The property is well suited for continued cattle operations or investment. This property is a part of 99.07 acre tract that includes a 3-bedroom 2 bath brick home. The house and 1.14 acres have been surveyed out of the acreage. A new survey would be needed for the 97.93 acres. The owner would consider selling the home.

**PROPERTY TYPE:** Land - Unimproved Land

**MLS STATUS:** Active

**MLS:** 21150570

**YEAR BUILT:**

**COUNTY:** Navarro

**TRACT OR SUBDIVIION:** A10485 J LECOMT ABSTRCT TRCT 4

**LIST DATE:** 01/12/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 97.93

**LOT SIZE (SQFT):** 4,265,830

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage
- Agricultural
- Cleared
- PondOnLot
- FewTrees

**FENCING:**

- BarbedWire

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Donna Marrs 

**PHONE:** 903.874.3474

**BROKERED BY:** Marrs & Associates Realty

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