

CENTURY 21[®]

Judge Fite Company



1133 VZ COUNTY ROAD 2413

CANTON, TX 75103



\$1,081,959



1,320 sqft



3 beds



2 baths

DESCRIPTION

Welcome to your dream ranch, a sprawling 80-acre property that offers endless possibilities for agricultural endeavors, equestrian activities, or simply enjoying the tranquility of rural life. This exceptional ranch is designed for both functionality and beauty, with features that cater to a variety of needs. This 3 bedroom 2 bathroom home offers ample space. There is also a large area above the stairs that could be used as a play area or office. Under the stairs there is a large closet. The kitchen is ready for your home chef with stainless steel appliances and plenty of counter space. Cozy up next to the stone fireplace on cool evenings with views of the pasture through the windows. The primary bedroom offers 3 walk in closets and a balcony to overlook the property. This ranch offers two ponds and a barn with 6 stalls and a cattle chute. The shop has electricity and water so it is the perfect spot to work on your projects and hobbies. Some additional highlights about this property are the endless views, proximity to town and all the recreational possibilities such as hunting, fishing and more. The 20 acres next to the house has full utilities set up ready to go. This extraordinary property is not just a residence; it's an opportunity to embrace a lifestyle surrounded by nature and tranquility. Whether you're eager to start a new venture or simply escape the hustle of city life, this ranch is ready to welcome you home. Search address on Youtube for video.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Pending

MLS: 21153740

YEAR BUILT: 2005

COUNTY: Van Zandt

TRACT OR SUBDIVIION: J Allison

LIST DATE: 01/19/2026

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800.451.8055

AREA:

SQUARE FEET: 1,320

TOTAL BEDS: 3

FULL BATHS: 2

HALF BATHS: 0

ACRES: 80

LOT SIZE (SQFT): 3,484,800

INTERIOR FEATURES

KITCHEN:

- FarmEquipment
- LivestockEquipment

FIREPLACE:

- Stone
- WoodBurning

FLOOR COVERINGS:

- Carpet
- Laminate
- Linoleum
- Wood

APPLIANCES:

- Dishwasher
- ElectricRange
- ElectricWaterHeater
- Microwave
- Refrigerator

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Detached	PARKING: <ul style="list-style-type: none">● Driveway● Gated● RvAccessParking	LOT DESCRIPTION: <ul style="list-style-type: none">● Acreage● Agricultural● Pasture● PondOnLot
ROOF TYPE: <ul style="list-style-type: none">● Metal	YARD/GROUNDS: <ul style="list-style-type: none">● Awnings● Balcony● PrivateYard● RvHookup● Storage	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● ChainLink● CrossFenced● Fenced● Gate	

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● Central● Electric	UTILITIES: <ul style="list-style-type: none">● ElectricityConnected● SepticAvailable● WaterAvailable● CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES: <ul style="list-style-type: none">● BuiltInFeatures● DecorativeDesignerLightingFixtures● DoubleVanity● EatInKitchen● KitchenIsland● CableTv● VaultedCeilings● WalkInClosets
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LISTED BY: Sara Hudler 

PHONE: 806.543.1125

BROKERED BY: Coldwell Banker Apex, REALTORS