

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 6560 COUNTY ROAD 132

STEPHENVILLE, TX 76401



\$695,000



2,189 sqft



4 beds



2 baths

## DESCRIPTION

Seize this rare opportunity to own a turnkey 10+ acre Ag Exempt ranch just 20 minutes from Stephenville and Tarleton State University! This custom 4-Bed, 2-Bath home features an open-concept layout, custom cabinetry, and a stunning back porch perfect for relaxing or entertaining. A versatile flex room offers options for a home office, guest suite, or formal dining. Modern essentials are already in place — fiber internet, an insulated 2-car garage with water hookups, and a private well with iron filtration system. The impressive 40x50 shop is the heart of this property's potential. With 14' ceilings, 12' roll-up doors, 110V & 220V power, a multi-port pneumatic system, and 30- & 50-amp RV hookups, it's ready for serious work today — or easily transformed into a full equestrian setup with horse stalls, a tack room, and turnout access tomorrow. A 40' shipping container adds extra storage, with plenty of room to expand, build a hay barn, or create the ranch of your dreams. The level, usable land with three cross-fenced pastures makes this a natural fit for horses, livestock, or a custom arena build. Enjoy true country living without sacrificing convenience — Stephenville's shops, dining, and schools are just 20 minutes away, and Fort Worth is just over an hour, making this an ideal escape for DFW commuters or remote workers craving space and serenity. This property also comes with a VA assumable loan at 3.75% for qualified buyers — a rare rate in today's market! Your ranch vision starts here — the foundation is set, the land is ready, and the possibilities are yours to shape. Schedule a private showing and see the potential for yourself.

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

**MLS STATUS:** Active

**MLS:** 21154698

**YEAR BUILT:** 2022

**COUNTY:** Erath

**TRACT OR SUBDIVIION:** None

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

**CENTURY 21**

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,189

**TOTAL BEDS:** 4

**FULL BATHS:** 2

**HALF BATHS:** 0

**ACRES:** 10.09

**LOT SIZE (SQFT):** 439,607

## INTERIOR FEATURES

### FIREPLACE:

- None

### FLOOR COVERINGS:

- Carpet
- LuxuryVinylPlank

### APPLIANCES:

- Dryer
- Dishwasher
- ElectricWaterHeater
- GasRange
- Microwave
- Refrigerator
- WaterSoftener
- Washer

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Modern
- Ranch
- Traditional
- Detached
- Farmhouse

### PARKING:

- AdditionalParking
- Concrete
- DoorSingle
- Driveway
- GarageFacesFront
- Garage
- GarageDoorOpener
- Gravel
- InsideEntrance
- SeeRemarks
- Storage

### LOT DESCRIPTION:

- Acreage
- Agricultural
- Pasture
- FewTrees

### ROOF TYPE:

- Composition
- Shingle

### YARD/GROUNDS:

- Lighting
- RainGutters
- RvHookup
- Storage

### SIDING:

- BoardAndBattenSiding
- FiberCement

### POOL TYPE:

- None

### FOUNDATION:

- Slab

### FENCING:

- CrossFenced
- Wire

## UTILITIES

### HEATING/COOLING:

- Central
- Electric

### UTILITIES:

- ElectricityAvailable
- ElectricityConnected
- Propane
- SewerAvailable
- SepticAvailable
- WaterAvailable
- CableAvailable

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- DecorativeDesignerLightingFixtures
- DoubleVanity
- GraniteCounters
- HighSpeedInternet
- KitchenIsland
- OpenFloorplan
- Pantry
- CableTv
- NaturalWoodwork
- WalkInClosets

### SECURITY FEATURES:

- SmokeDetectors

LISTED BY: Audie Renee 

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