

# CENTURY 21

Judge Fite Company



## 59.69 ACRES BUCKSNORT ROAD

VAN ALSTYNE, TX 75495



\$2,500,000



1 acres

## DESCRIPTION

THE BEST OF BOTH WORLDS. COUNTRY QUIET AND CITY CLOSE. Rare opportunity own 59.6 beautiful acres in Grayson County but within driving distance to Dallas Metroplex shopping, restaurants and entertainment. Nestled conveniently at the back-end of Van Alstyne TX Anna TX and Melissa TX near the CollinGrayson County line. Build your own private estate your private walking trail or riding trail. Park-like settings. Boutique wineries located nearby with this land having potential for one. Pictures tell the story for privacy. Property in an exclusive neighborhood with all neighbors having acreage. 10-acre subdividing allowed maintaining neighborhood restrictions without the weight of a potential subdivision takeover. Outside the city limits and in the ETJ with no restriction to build. No city taxes. Ag EXEMPT plus Grayson County has one of the lowest property tax rates. And with acreage pricing on the rise for this area investors seeking a buy and hold strategy this property is ideal for future 10 acre lots for luxury living. Endless possibilities. COUNTRY quiet yet City CLOSE BY.

**PROPERTY TYPE:** Land - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 21157390  
**YEAR BUILT:**  
**COUNTY:** Grayson  
**TRACT OR SUBDIVIION:** Samuel Craig  
**LIST DATE:** 04/15/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 59.69  
**LOT SIZE (SQFT):** 2,600,096

## INTERIOR FEATURES

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Acreage

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** BJ Harvey 

**PHONE:** 214.336.0958

**BROKERED BY:** Keller Williams Realty Allen

century21judgefite.com

each office is independently owned and operated