

CENTURY 21[®]

Judge Fite Company



8640 STATE HIGHWAY 198

CANTON, TX 75103



\$899,900



2,100 sqft



3 beds



3 baths

DESCRIPTION

Step into a rare piece of East Texas history. Originally built in 1940 and recognized as a historic landmark in Old Town Mabank, this iconic home is rich with stories and timeless charm. The home was later carefully moved to Canton with plans for restoration that were never completed, offering a unique opportunity for a new owner to bring this historic treasure back to life. While the house does need repairs and updating, it is priced well below recent appraisal—making this an exceptional value for investors, renovators, or anyone with a vision. Set on a sprawling 26+ acres, the possibilities here are truly endless. The property includes a large, versatile shop ideal for business use, hobbies, or storage, along with separate guest quarters perfect for visitors, rental income, or multi-generational living. Whether you're dreaming of a private estate, event venue, retreat, or restoration project, this one-of-a-kind property offers space, history, and potential you simply can't replicate.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21159578

YEAR BUILT: 1940

COUNTY: Van Zandt

TRACT OR SUBDIVIION: NA

LIST DATE: 01/21/2026

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800.451.8055

AREA:

SQUARE FEET: 2,100

TOTAL BEDS: 3

FULL BATHS: 3

HALF BATHS: 0

ACRES: 26.7

LOT SIZE (SQFT): 1,163,052

INTERIOR FEATURES

FLOOR COVERINGS:

- Other
- Tile
- Wood

APPLIANCES:

- DoubleOven
- GasCooktop
- GasOven

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Farmhouse

PARKING:

- Covered

LOT DESCRIPTION:

- Acreage

ROOF TYPE:

- Metal

SIDING:

- StoneVeneer
- WoodSiding

POOL TYPE:

- None

UTILITIES

HEATING/COOLING:

- Central


UTILITIES:

- Propane
- SepticAvailable
- WaterAvailable
- CableAvailable

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- Chandelier
 - DecorativeDesignerLightingFixtures
 - HighSpeedInternet
 - OpenFloorplan
 - Pantry
 - CableTv
 - NaturalWoodwork
-

LISTED BY: Kenneth Middleton 

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BROKERED BY: Ebby Halliday Realtors