



FM 3496
GAINESVILLE, TX 76240



\$2,869,000



1 acres

DESCRIPTION

This 114-acre ag-exempt tract offers the kind of land and road frontage that's getting harder to find in Cooke County. Located just outside Gainesville with approximately 1,600 feet of frontage on FM 3496, this property provides excellent access while still offering the privacy and elbow room buyers are looking for. The land is well-suited for a working ranch, single-family homestead, or a multi-generational family compound. With ample acreage and a strong layout, there's plenty of room for a main residence, barns, livestock facilities, shops, and additional homes if desired. The extensive frontage allows for multiple entry points and long-term flexibility. The property is currently ag exempt, helping keep carrying costs low while allowing for continued agricultural use. For the recreational buyer, this tract also offers solid hunting potential, with space to manage wildlife, cut lanes, and enjoy recreational use. Quality acreage with road frontage, ag exemption, and location like this doesn't come available often. This is a versatile piece of North Texas land suited for ranching, recreation, or long-term legacy ownership.

PROPERTY TYPE: Land - Unimproved Land

MLS STATUS: Active

MLS: 21160387

YEAR BUILT:

COUNTY: Cooke

TRACT OR SUBDIVIION: Kilborn H

LIST DATE: 01/29/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 114.76

LOT SIZE (SQFT): 4,998,945

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Barndominium

LOT DESCRIPTION:

- Acreage
- Agricultural
- HardwoodTrees
- Pasture
- ManyTrees
- Sloped
- Wooded

FENCING:

- BarbedWire
- Pipe

UTILITIES

UTILITIES:

- ElectricityAvailable
- None
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Benjamin Clark 

PHONE: 940.484.9411

BROKERED BY: Keller Williams Realty

century21judgefite.com

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