

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 11544 COUNTY ROAD 491

PRINCETON, TX 75407



\$4,250,000



1 acres

## DESCRIPTION

NOTE: This property is not in the EJTB of Princeton so building permits will come from the county. The water supply will come from the Culleoka Water Supply Corporation. Living next to a lake gives one an immeasurable sense of peace. It is a chance to escape the hyper-connected, over-stimulated state of modern-day life, in favor of a rare moment of solitude. Rolling hills, tall trees and the fragrance of wind from the lake bestows an interpeace not found in the city. Here, you have a relaxing, peaceful change in lifestyle you and your family need. Think about a porch looking over a cool shade-covered yard where your day is not broken by noise from traffic or a neighbor's lawn mower. The only noise, other than the breeze could be the rustle of the brush as a coyote chases a squirrel. The entire South and West side of the acreage is tree-covered core of engineers' land that will not be developed – more solitude. Build under the trees and cantilever it over the creek from where you can see the landscape and the wildlife as they explore the land. On the high end, you can enjoy the lake view. Heliport in front for a fast trip to DFW? This property is not in the EJTB of Princeton so building permits will come from the county. The water supply will come from the Culleoka Water Supply Corporation.

**PROPERTY TYPE:** Land - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 21169641  
**YEAR BUILT:**  
**COUNTY:** Collin  
**TRACT OR SUBDIVIION:** J B McClyman Survey  
**LIST DATE:** 02/26/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 50  
**LOT SIZE (SQFT):** 2,178,000

## INTERIOR FEATURES

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Acreage
- PondOnLot
- FewTrees

### FENCING:

- BarbedWire
- ChainLink

## UTILITIES

### HEATING/COOLING:

- Electric
- Propane

### UTILITIES:

- ElectricityConnected
- PhoneAvailable
- SepticAvailable
- SewerNotAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Bob Smith 

**PHONE:** 972.382.8882

**BROKERED BY:** Keller Williams Prosper Celina

century21judgefite.com

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