

CENTURY 21[®]

Judge Fite Company



TBD INDEPENDENCE SPRINGS

SHERMAN, TX 75090



\$1,492,000



1 acres

DESCRIPTION

These beautiful 121 acres are prime for recreation, farming or a beautiful homesite or campsite. The property is a mix of green pastures, active creeks and forest. This property has a lot of activity from deer and hogs and borders Choctaw Creek. There are approximately 250 ft of road frontage on Independence Springs which takes you back into the property. The property is agriculturally assessed. There are approximately 67 acres in floodplain running along Choctaw Creek and 54 acres on the west are outside of floodplain. This property is located six miles east from downtown Sherman off of Highway 56.

PROPERTY TYPE: Land - Unimproved Land
MLS STATUS: Active
MLS: 21174737
YEAR BUILT:
COUNTY: Grayson
TRACT OR SUBDIVIION: G-0063 Blag James A-G0063
LIST DATE: 02/11/2026

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800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 121
LOT SIZE (SQFT): 5,270,760

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Agricultural
- IrregularLot
- Pasture
- ManyTrees

UTILITIES

UTILITIES:

- ElectricityAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Joshua Holley 

PHONE: 903.462.0282

BROKERED BY: Milestone Premier Properties