

CENTURY 21

Judge Fite Company



2290 BROOKS LANE

SADLER, TX 76264



\$999,000



1,792 sqft



4 beds



2 baths

DESCRIPTION

Privately set on 14 acres along one of Sadler's most sought-after roads, this exceptional equestrian estate offers a rare opportunity to own a fully improved horse property surrounded by wide open skies, working ranches, and the protected beauty of the Hagerman National Wildlife Refuge. Designed for both lifestyle and function, it delivers peaceful country living with refined amenities and convenient access to recreation and travel. Sandy loam soil provides ideal footing for riding and training, complemented by a professionally equipped 4 stall barn with automatic waterers, ice prevention system, electricity, and water. A dedicated arena, steel pipe fencing across the majority of the property, hay barn, and oversized shop garage large enough for a tractor and full size truck make this a turnkey setup for horse owners and ranch enthusiasts. RV accommodations include 30 50 amp service and a dedicated septic connection for guests or extended stays. At the center of the property sits a custom-built log home blending craftsmanship with rustic elegance. Offering 4 bedrooms and 2 baths or 3 bedrooms with a dedicated office, the home captures panoramic countryside views. Expansive front and back patios create exceptional outdoor living spaces for sunrise coffee, evening gatherings, and quiet moments overlooking your land. The pier and beam home, supported by a slab foundation, adds structural integrity. Enjoy weekends at Lake Texoma just minutes away, private travel via North Texas Regional Airport under 30 minutes, and easy access to Frisco approximately one hour away. For buyers seeking prestige, privacy, and a fully equipped horse property in one of North Texas' most desirable rural corridors, this Brooks Lane estate represents ranch living at its finest.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21186480

YEAR BUILT: 2021

COUNTY: Grayson

TRACT OR SUBDIVIION: G-0341 DEXTER J W A-G0341

LIST DATE: 02/21/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 1,792

TOTAL BEDS: 4

FULL BATHS: 2

HALF BATHS: 0

ACRES: 14.48

LOT SIZE (SQFT): 630,748

INTERIOR FEATURES

FIREPLACE:

- Electric
- PelletStove

FLOOR COVERINGS:

- Wood

APPLIANCES:

- Dishwasher
- ElectricCooktop
- ElectricOven
- Disposal
- Refrigerator

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Ranch● Detached	PARKING: <ul style="list-style-type: none">● Oversized● SideBySide● Storage● WorkshopInGarage● Boat● RvAccessParking	LOT DESCRIPTION: <ul style="list-style-type: none">● Acreage● Agricultural● Cleared● Level● Pasture● Flat
ROOF TYPE: <ul style="list-style-type: none">● Metal	YARD/GROUNDS: <ul style="list-style-type: none">● RvHookup● Storage	SIDING: <ul style="list-style-type: none">● Log● WoodSiding
POOL TYPE: <ul style="list-style-type: none">● None	FOUNDATION: <ul style="list-style-type: none">● PillarPostPier● Slab	FENCING: <ul style="list-style-type: none">● Fenced● Gate● Pipe

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● Electric● PelletStove	UTILITIES: <ul style="list-style-type: none">● SepticAvailable● WaterAvailable● CableAvailable
--	---

ADDITIONAL PROPERTY DETAILS

AMENITIES: <ul style="list-style-type: none">● GraniteCounters● HighSpeedInternet● KitchenIsland● CableTv● WiredForSound	SECURITY FEATURES: <ul style="list-style-type: none">● SecurityGate
---	--

LISTED BY: Joshua McCraw 

PHONE: 214.808.4340

BROKERED BY: Coldwell Banker Realty Frisco