

CENTURY 21[®]

Judge Fite Company



19754 COUNTY ROAD 818

FARMERSVILLE, TX 75442



\$1,195,000



1,996 sqft



3 beds



2 baths

DESCRIPTION

This 32-acre Texas ranch is the perfect blend of function and tranquility, offering everything you need for raising animals, storing equipment, or running a business from home. With an AG exemption already in place for 22-acres, the land is fully cross-fenced with no-climb fencing, featuring side and rear gates for easy access and livestock separation. Two spacious metal workshops provide endless possibilities. The 40x50 shop is fully insulated with spray foam and includes two 14ft automatic pull-through doors, making it ideal for storing an RV, large trailers, or heavy equipment. The 20x30 shop features a roll-up door and two overhang carports, perfect for additional storage or workspace. Whether you need room for tractors, feed, or a place to work on projects, these shops deliver both convenience and efficiency. At the heart of the property is a custom-built ranch home with a split floor plan offering 3 bedrooms, 2 bathrooms, and an oversized game room. The open-concept living area flows into a kitchen with stainless steel appliances, ample counter space, and stunning views from every window. The primary suite is a true retreat, featuring a walk-in closet, garden tub, dual sinks, and separate shower. With stained concrete floors and custom molding, the home combines rustic charm with modern convenience. Step outside to a covered patio with a swing, where you can sip your morning coffee and overlook your land. You'll enjoy the electric front gate to the property, 150amp house plug, high impact roof replaced in 2017, and interior paint in 2024. Enjoy your life at Dry Creek Ranch.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21188835

YEAR BUILT: 2001

COUNTY: Collin

TRACT OR SUBDIVIION: Brooks Farm Ph II

LIST DATE: 03/01/2026

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800.451.8055

AREA:

SQUARE FEET: 1,996

TOTAL BEDS: 3

FULL BATHS: 2

HALF BATHS: 0

ACRES: 32.27

LOT SIZE (SQFT): 1,405,681

INTERIOR FEATURES

FIREPLACE:

- FamilyRoom
- WoodBurningStove

FLOOR COVERINGS:

- Concrete
- PaintedStained

APPLIANCES:

- Dishwasher
- ElectricCooktop
- ElectricOven
- Disposal
- Microwave

WINDOWS:

- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Traditional● Farmhouse	PARKING: <ul style="list-style-type: none">● DetachedCarpport● Driveway● Garage● GarageDoorOpener● RvAccessParking● GarageFacesSide	LOT DESCRIPTION: <ul style="list-style-type: none">● Acreage● BackYard● Lawn● Landscaped● ManyTrees
ROOF TYPE: <ul style="list-style-type: none">● Composition	YARD/GROUNDS: <ul style="list-style-type: none">● Awnings● Lighting● RvHookup	SIDING: <ul style="list-style-type: none">● Brick
POOL TYPE: <ul style="list-style-type: none">● None	FOUNDATION: <ul style="list-style-type: none">● Slab	FENCING: <ul style="list-style-type: none">● BarbedWire● CrossFenced● Electric● Fenced● Metal● Perimeter● Pipe● SplitRail

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● Central	UTILITIES: <ul style="list-style-type: none">● CableAvailable● SepticAvailable● WaterAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES: <ul style="list-style-type: none">● DoubleVanity● Elevator● HighSpeedInternet● OpenFloorplan● Pantry● TileCounters● WalkInClosets	SECURITY FEATURES: <ul style="list-style-type: none">● SecuritySystem● SecurityGate● SmokeDetectors
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LISTED BY: Randal Shinn 

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BROKERED BY: Farmersville Real Estate Company