



**2101 COUNTY ROAD 2716**  
HONEY GROVE, TX 75446



\$725,000



2,871 sqft



3 beds



3 baths

## DESCRIPTION

Serene 17 acres on a private lake with a house and shop, plus 3-bedroom guest quarters, among mature oaks and pines, just a stone's throw from the deep end of 16,000-acre Bois d'Arc Lake and within walking distance of Caddo National Grasslands. Enjoy privacy and seclusion in a setting that offers peace and quiet among wildlife and nature. The home offers gorgeous views of the lake, with walls of windows and a wide wraparound porch on three sides. The grounds are irrigated with lake water on a pump system. Bring your fishing poles and your horses. A stable is on the premises, and there are trails through the woods for walking or riding. Located near the quaint small town of Honey Grove, the "Sweetest Town in Texas," between Bonham and Paris. Within about an hour and a half drive of DFW. \*\*\*The property is comprised of two parcels, one totaling 15.49 acres and the other 1.98 acres, for a combined 17.47-acre offering.

**PROPERTY TYPE:** Residential - Single Family Residence

**MLS STATUS:** Active

**MLS:** 21189206

**YEAR BUILT:** 1993

**COUNTY:** Fannin

**TRACT OR SUBDIVIION:** A Hampton 467

**LIST DATE:** 03/05/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,871

**TOTAL BEDS:** 3

**FULL BATHS:** 2

**HALF BATHS:** 1

**ACRES:** 15.48

**LOT SIZE (SQFT):** 674,526

## INTERIOR FEATURES

### KITCHEN:

- IrrigationEquipment

### FIREPLACE:

- WoodBurning

### FLOOR COVERINGS:

- Concrete
- CeramicTile
- EngineeredHardwood

### APPLIANCES:

- Dishwasher
- Disposal

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Ranch
- Detached

### PARKING:

- DoorMulti
- Driveway
- Garage
- GarageDoorOpener
- Gravel
- Gated
- Oversized
- RvAccessParking
- WorkshopInGarage

### LOT DESCRIPTION:

- Acreage
- BackYard
- Cleared
- BacksToGreenbeltPark
- HardwoodTrees
- InteriorLot
- Lawn
- Landscaped
- ManyTrees
- SprinklerSystem
- Waterfront

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- Dock
- FirePit
- Lighting
- PrivateEntrance
- Storage

### SIDING:

- Brick
- Concrete
- WoodSiding

### POOL TYPE:

- None

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- ElectricityAvailable
  - SepticAvailable
  - CableAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- DecorativeDesignerLightingFixtures
  - EatInKitchen
  - HighSpeedInternet
  - OpenFloorplan
  - CableTv
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**LISTED BY:** Matthew Twomey 

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**BROKERED BY:** Highlands Real Estate