

# CENTURY 21

Judge Fite Company



## COUNTY ROAD 3170\_TRACT FOUR

DECATUR, TX 76234



\$524,880



1 acres

## DESCRIPTION

THIS PRIME ACREAGE FOR DEVELOPMENT IS A MUST TO SEE! THIS IS TRACT FOUR OF FOUR BEING 14.58 ACRES LOCATED ON THE TOTAL TRACT OF 46.494 ACRES JUST SOUTH OF DECATUR AND MINUTES FROM THE CITY. IT IS INDEED WHAT EVERY DEVELOPER WILL WANT!! The owner has completed all of the county requirements to develop the property with 2-acre spacings even though we are selling it as a whole or separately by lot. Not only have all of the requirements for the land been completed, but they have also drilled two very good water wells and have had all of the associated tests the county requires completed as well. WELLS LOCATED ON TRACTS #1 and #2. TRACT 4 DOESN'T HAVE A WELL. Much of this beautiful property with many trees on it has been cleared of large amounts of brush making it ready for you to start moving dirt to build your desired development today! There are many configurations you can develop on this incredible property due to the extensive work that has already been done on it. ALSO SEE LISTINGS FOR TRACTS 1-3. Lot Amounts and Prices are: Tract #1 - 11.61 acres = \$439,000 Tract #2 - 10.15 acres = \$395,000 Tract #3 - 10.15 acres = \$379,000 Tract #4 - 14.58 acres = \$524,880 THESE WILL NOT LAST LONG!! PLEASE CALL TODAY!!

**CENTURY 21**

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**800.451.8055**

**PROPERTY TYPE:** Land - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 21196262  
**YEAR BUILT:**  
**COUNTY:** Wise  
**TRACT OR SUBDIVIION:** NA  
**LIST DATE:** 03/03/2026

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 14.58  
**LOT SIZE (SQFT):** 635,104

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage
- Cleared
- CornerLot
- ManyTrees
- Subdivided

**FENCING:**

- Fenced

## UTILITIES

**UTILITIES:**

- ElectricityAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Jay Davidson 

**PHONE:** 940.627.9040

**BROKERED BY:** Parker Properties Real Estate

century21judgefite.com

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