

CENTURY 21

Judge Fite Company



LOT 5 ADVANCE

POOLVILLE, TX 76487



\$595,000



1 acres

DESCRIPTION

Welcome to this exceptional 31 plus or minus acres of raw land. Situated with road frontage on Perkins Road and Advance Road, this property offers convenient access and excellent visibility. With one well already in place, water availability is assured. Nature enthusiasts will appreciate the seasonal creek that meanders through the back side of the property, adding a touch of tranquility and natural beauty. Additionally, significant investment has already been made in the land such as clearing, dirt work, and culverts installed. A new six string smooth wire fence has been installed on the north side of the property with a pipe entrance that makes a statement! The versatility of this land is truly remarkable, making it suitable for a wide range of purposes. Whether you envision a thriving farm and ranch, residential community, or a thoughtfully planned development, this property is ready to bring your vision to life. Currently AG exempt.

PROPERTY TYPE: Land - Unimproved Land
MLS STATUS: Active
MLS: 21201217
YEAR BUILT:
COUNTY: Parker
TRACT OR SUBDIVIION: None
LIST DATE: 03/07/2026

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800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 31.55
LOT SIZE (SQFT): 1,374,143

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Cleared
- ManyTrees

UTILITIES

UTILITIES:

- ElectricityAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Stephen Reich 

PHONE: 817.597.8884

BROKERED BY: Williams Trew Real Estate

century21judgefite.com

each office is independently owned and operated