

# CENTURY 21

Judge Fite Company



8260 STATE HIGHWAY 31 HIGHWAY  
ATHENS, TX 75751



\$795,000



1 acres

## DESCRIPTION

51.88 acres just outside the city limits of Athens, TX, offering a rare blend of beauty and diverse terrain. A stunning approximately 4-acre lake anchors the property, complemented by two additional small ponds, rolling pastures, and expansive, heavily wooded areas. The tract's versatility is ideal for a private luxurious homesite, an RV park, or a variety of commercial possibilities. Key features: Size: 51.88 acres. Water features: ~4-acre lake plus two smaller ponds. Terrain: rolling pastures with extensive wooded areas. Access: convenient frontage on Hwy 31 with proximity to Loop 7. Potential uses: private estate, RV park, or other commercial development. Just outside Athens, TX city limits. Easy access to major routes (Hwy 31) and nearby Loop 7 for commuting and entertainment. Note: Buyer's to verify all information, including boundaries, improvements, and zoning. For more details or a private tour, please reach out to the appropriate party.

**PROPERTY TYPE:** Land - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 21209386  
**YEAR BUILT:**  
**COUNTY:** Henderson  
**TRACT OR SUBDIVIION:** None  
**LIST DATE:** 03/17/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 51.88  
**LOT SIZE (SQFT):** 2,259,892

## INTERIOR FEATURES

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Barndominium

### LOT DESCRIPTION:

- Acreage

## UTILITIES

### UTILITIES:

- Electricity Available

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** David Skiles 

**PHONE:** 903.525.9317

**BROKERED BY:** Dwell Realty

century21judgefite.com

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