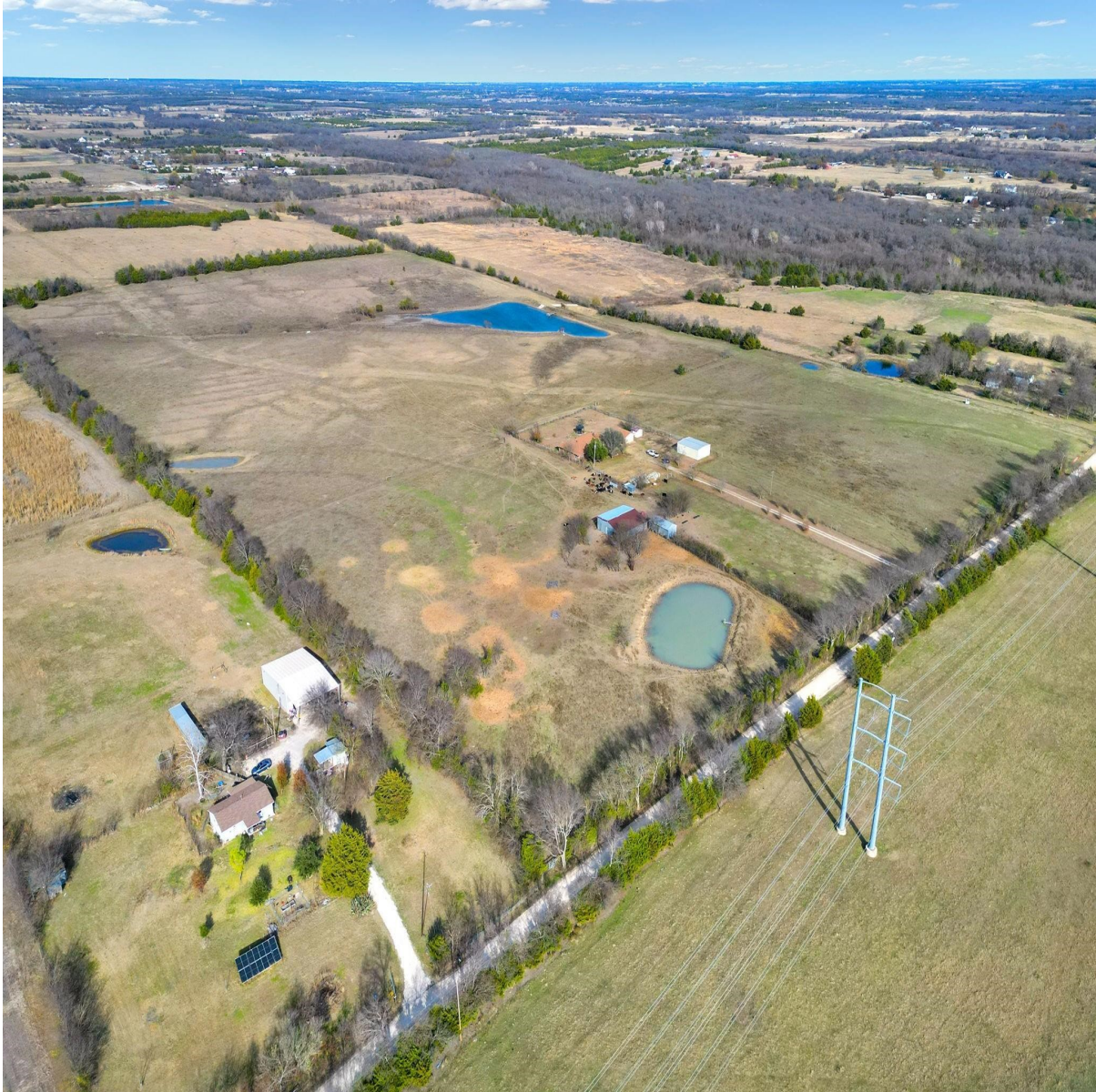


# CENTURY 21<sup>®</sup>

Judge Fite Company



## 12099 COUNTY ROAD 1028

BLUE RIDGE, TX 75424



\$2,150,000



1 acres

## DESCRIPTION

This 62.65-acre property located in Collin County with four ponds, open pasture, and a well-maintained residence, located between Blue Ridge and Farmersville along Highway 78. The land is AG exempt and features rolling terrain, fenced and cross-fenced sections, and a large stocked pond, creating a setting that supports livestock, recreation, or long-term land investment. The property includes a 3,004 square foot home with three bedrooms, two bathrooms, and a detached two-car garage, offering immediate usability while you plan future improvements or expansion. A 30x40 workshop with electricity and a concrete floor provides functional space for equipment, storage, or projects tied to the land. Utilities are in place with rural water, septic system, and co-op electric, and the property has county road frontage with access approximately 0.2 miles from Highway 78. The land is unzoned, allowing flexibility for agricultural use, residential living, or potential development opportunities. Pipeline easements are present. Positioned in a growth path of Collin County near the planned Outer Loop, the property offers a balance of open space and regional access, with Blue Ridge approximately 4 miles away, Farmersville approximately 6 miles away, and McKinney approximately 20 miles away. Opportunities with this combination of acreage, water features, and existing improvements are limited. Schedule a private tour to explore the property and its potential.

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**PROPERTY TYPE:** Land - Improved Land

**MLS STATUS:** Active

**MLS:** 21210666

**YEAR BUILT:**

**COUNTY:** Collin

**TRACT OR SUBDIVISION:** NA

**LIST DATE:** 03/17/2026

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 62.65

**LOT SIZE (SQFT):** 2,729,034

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**STYLE:**

- Barndominium

**LOT DESCRIPTION:**

- Acreage
- Agricultural
- Pasture
- PondOnLot
- FewTrees

**FENCING:**

- BarbedWire
- CrossFenced
- Full

## UTILITIES

**HEATING/COOLING:**

- Central

**UTILITIES:**

- CableAvailable
- ElectricityAvailable
- ElectricityConnected
- OverheadUtilities
- PhoneAvailable
- SeparateMeters
- WaterAvailable

**LISTED BY:** Jason Northcutt 

**PHONE:** 469.400.1374

**BROKERED BY:** Compass RE Texas, LLC

## ADDITIONAL PROPERTY DETAILS

century21judgefite.com

each office is independently owned and operated