

CENTURY 21[®]

Judge Fite Company



W HINTON STREET

TIOGA, TX 76271



\$3,029,475



1 acres

DESCRIPTION

Exceptional 40.393 Acre Property Adjacent to Lake Ray Roberts Wildlife Area Prime Investment Opportunity in Tioga, Texas Discover a rare opportunity to own 40.393 acres of prime land joining the Texas Parks & Wildlife Management Area at Lake Ray Roberts, just minutes from the thriving town of Tioga, Texas. This property currently operates as productive cattle pastures and benefits from an agricultural tax exemption, offering significant savings for owners. Enjoy direct access onto the wildlife management area and the pristine shores of Lake Ray Roberts, making this land ideal for outdoor enthusiasts, hunters, or anyone seeking a tranquil retreat. Located within Grayson County's Lake Ray Roberts Planning & Zoning and the City of Tioga ETJ, this parcel also holds incredible development potential for rural residential projects as the area continues to grow rapidly. Whether you're investing for future development or seeking a private ranch with unique recreational access, this property combines natural beauty, strategic location, and flexible land use. Don't miss your chance to own a piece of Texas near one of the state's most desirable lakes.

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800.451.8055

PROPERTY TYPE: Land - Unimproved Land
MLS STATUS: Active
MLS: 21211530
YEAR BUILT:
COUNTY: Grayson
TRACT OR SUBDIVIION: A.S. Roberts Survey
LIST DATE: 04/14/2026

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 40.39
LOT SIZE (SQFT): 1,759,519

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Agricultural
- Cleared
- Pasture
- PondOnLot
- FewTrees

FENCING:

- BarbedWire

UTILITIES

UTILITIES:

- ElectricityAvailable
- OverheadUtilities
- SepticAvailable
- SewerNotAvailable
- WaterNotAvailable

LISTED BY: TERRY HILLIARD 

ADDITIONAL PROPERTY DETAILS

PHONE: 940.437.2395

BROKERED BY: SIGNATURE COMPANY

century21judgefite.com

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