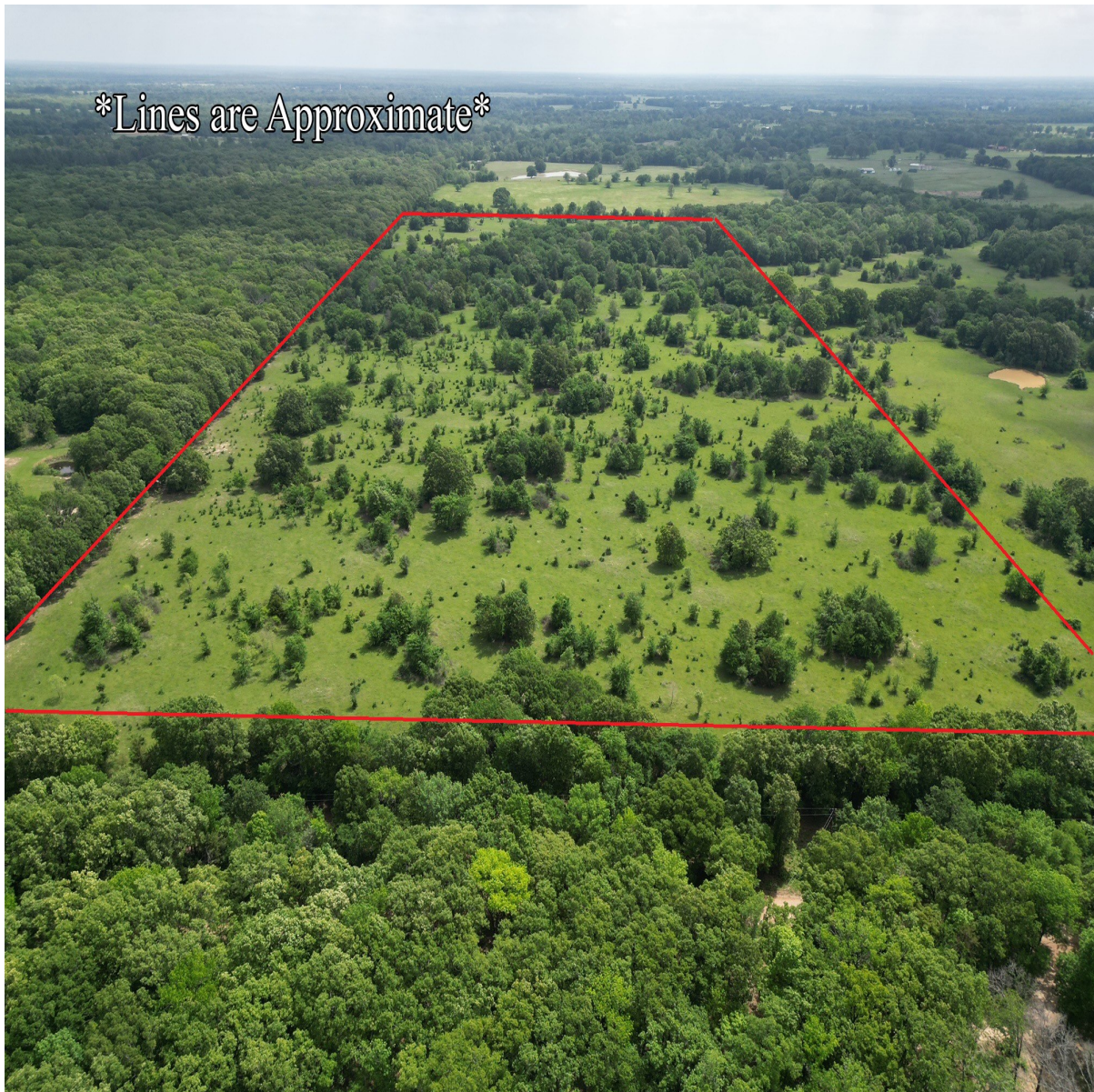


CENTURY 21

Judge Fite Company



TBD COUNTY ROAD 2415

HONEY GROVE, TX 75446



\$725,000



1 acres

DESCRIPTION

CALLING ALL INVESTORS OR HUNTERS. This land is situated 5 miles away from Lake Crockett, and 9 miles away from Lake Coffee Mill. It is located on a quiet county road, with tons of wildlife. There are constantly deer on this land. This tract also has currently an ag exemption for Cattle. Whether you're looking for an investment, hunting ground, or a possible homestead property with recreational opportunities, this property fits it all. This property does have a 5 wire barbed wire fence along the North, East and West ends of the property. This 68.6 acre tract is adjacent to an additional 160 acres that could be sold together or separately. Seller is interested in subdividing the land if you wanted to purchase a portion of the land as opposed to the whole tract. This land has so much road frontage to 2415 so subdividing into 40~ plots would be possible. See attached photo for how the land could be subdivided. Please contact listing agent for more information.

PROPERTY TYPE: Land - Unimproved Land
MLS STATUS: Active
MLS: 21214664
YEAR BUILT:
COUNTY: Fannin
TRACT OR SUBDIVISION: None
LIST DATE: 03/21/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 68.6
LOT SIZE (SQFT): 2,988,216

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- HardwoodTrees
- Pasture
- ManyTrees

FENCING:

- BarbedWire

UTILITIES

UTILITIES:

- Other
- SeeRemarks

ADDITIONAL PROPERTY DETAILS

LISTED BY: Hunter Hardin 

PHONE: 214.369.6000

BROKERED BY: Dave Perry Miller Real Estate

century21judgefite.com

each office is independently owned and operated