

CENTURY 21[®]

Judge Fite Company



TBD MACOMB CEMETERY ROAD

WHITESBORO, TX 76273



\$1,999,000



1 acres

DESCRIPTION

Located just northeast of Collinsville, this 80.9-acre tract offers a highly usable and productive piece of North Texas farmland with excellent long-term investment potential. The property features approximately 1,700 feet of combined road frontage along McCombs Cemetery Road and Davis Road, providing strong access and flexibility for future use. Approximately 59 acres are currently in cultivation and supported by an active agricultural exemption, making it well-suited for continued row crop production including wheat, soybeans, or corn. The remaining acreage offers additional utility for expansion, grazing, or future improvement. The land is predominantly flat with no FEMA-designated floodplain, allowing for maximum usability across the tract. Electricity is available along the road, and while water availability is unknown, the property's layout and frontage provide multiple potential build sites for future consideration. Whether you are looking to expand an existing farming operation or secure a buy-and-hold investment in a steadily growing area of North Texas, this property offers a clean, functional canvas with strong fundamentals.

PROPERTY TYPE: Land - Unimproved Land

MLS STATUS: Active

MLS: 21215338

YEAR BUILT:

COUNTY: Grayson

TRACT OR SUBDIVIION: NONE

LIST DATE: 03/22/2026

CENTURY 21

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800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 80.91

LOT SIZE (SQFT): 3,524,308

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage

UTILITIES

UTILITIES:

- OverheadUtilities

ADDITIONAL PROPERTY DETAILS

LISTED BY: Shane Ballard 

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BROKERED BY: DAVID NORMAN LAND COMPANY

century21judgefite.com

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