

CENTURY 21[®]

Judge Fite Company



LOT WP001 COUNTY ROAD 177

ANNA, TX 75409



\$1,350,000



1 acres

DESCRIPTION

This Collin County property offers more than 20 acres located east of Central Expressway near Anna, Texas, with a mix of open land, water features, and road frontage that may support agricultural, residential, or recreational use, subject to buyer verification and local regulations. The land features generally level topography that may be suitable for a residence, barn, shop, or other improvements, and may also support livestock grazing, hay production, or similar agricultural uses. Two ponds are located on the property and may provide water for livestock or recreational fishing while contributing to wildlife activity and landscape diversity. Access is provided by a county-maintained road with reported water and electricity nearby; buyers should verify availability and connection requirements with utility providers. Road frontage allows for convenient entry and potential driveway placement. A portion of the property includes partial five-strand barbed wire fencing, and additional improvements may be needed depending on intended use. The property may qualify for agricultural valuation; buyers should confirm current status and eligibility with the Collin County Appraisal District. No deed restrictions are reported; buyers should verify all applicable regulations, permitted uses, and development standards. A portion of the property lies within a FEMA 100-year floodplain, which may impact development and insurance; buyers are encouraged to review flood maps and conduct due diligence. Located in Van Alstyne ISD with access to Celina, McKinney, Melissa, and Sherman via Central Expressway. All information is deemed reliable but not guaranteed; buyer and buyer's agent to verify all information.

PROPERTY TYPE: Land - Unimproved Land

MLS STATUS: Active

MLS: 21215881

YEAR BUILT:

COUNTY: Collin

TRACT OR SUBDIVISION: James Hefflefinger Surv Abs #3

LIST DATE: 03/23/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 21.04

LOT SIZE (SQFT): 916,720

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Agricultural
- BackYard
- Cleared
- Lawn
- Level
- Pasture
- PondOnLot
- FewTrees

UTILITIES

UTILITIES:

- ElectricityAvailable
 - OverheadUtilities
 - WaterAvailable
-

ADDITIONAL PROPERTY DETAILS

LISTED BY: Corey Baumann 

BROKERED BY: Whitetail Properties Real Estate