

CENTURY 21[®]

Judge Fite Company



1470 PRESTON ROAD

DENISON, TX 75020



\$2,499,000



1 acres

DESCRIPTION

Embrace the spirit of Texas on this exceptional 68.245-acre property, where wide-open skies, rolling terrain, and natural beauty create the perfect setting for a luxury ranch estate or excellent development potential. The impressive entrance gate welcomes you to the property, featuring over 270 feet of road frontage on Preston Road. This property offers an ideal blend of refined country living and authentic ranch appeal—ready to become your private retreat or working ranch. With plenty of room for a custom-built home, horse facilities, barns, cattle operations, and outdoor living spaces, the land is well-suited for equestrian enthusiasts and ranchers alike. Imagine a grand residence overlooking your acreage and ponds, complete with a long private drive, gated entrance, and sweeping sunset views. Five ponds. Native grasses, mature trees, and abundant wildlife enhance the property's natural charm, while the expansive layout provides flexibility for riding arenas, pastures, fencing, and agricultural use. Agricultural exemption for horse breeding. Whether you're raising horses, running cattle, or simply enjoying the land, this property captures the true essence of Texas ranch living. Conveniently located within reach of nearby amenities such as Texoma Medical Center, shopping and dining, you'll enjoy both peaceful seclusion and everyday accessibility. Extensive improvements include high-end gravel drive, large pad site, water well, cross fencing, and barn. Own a piece of Texas where you can build, ride, roam, and create a legacy that lasts for generations.

PROPERTY TYPE: Land - Improved Land

MLS STATUS: Active

MLS: 21216389

YEAR BUILT:

COUNTY: Grayson

TRACT OR SUBDIVIION: WASHBURN JAMES

LIST DATE: 03/24/2026

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800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 68.24

LOT SIZE (SQFT): 2,972,752

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Barndominium

LOT DESCRIPTION:

- Acreage
- Agricultural
- InteriorLot
- IrregularLot
- Pasture
- PondOnLot
- ManyTrees

YARD/GROUNDS:

- RvHookup

FENCING:


- BarbedWire
- CrossFenced
- Perimeter
- Pipe

UTILITIES

UTILITIES:

- ElectricityAvailable
- ElectricityConnected
- SepticAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Kimberly Hudgins 

PHONE: 903.893.8174

BROKERED BY: PARAGON, REALTORS