

CENTURY 21[®]

Judge Fite Company



8840 STATE HIGHWAY 171

HILLSBORO, TX 76645



\$775,000



1 acres

DESCRIPTION

Don't miss this incredible opportunity! This prime 34-acre property, offers tremendous potential for developers and investors looking to capitalize on the expansion of DFW. create a recreational destination of your own, or enjoy it all for yourself. Enjoy the best of both worlds...while enjoying your peaceful retreat, you are Less than an hour from Dallas-Fort Worth & Just 35 minutes from Waco, this property has easy access to I-35, Buc-ee's, groceries, and downtown Hillsbor. t's an unbeatable location for solitude AND convenience. There's a picturesque and mature, 7-acre stocked pond with a dock perfect for fishing or paddle boating. It's also an ideal centerpiece for any future development. There is a unique 1,435-square-foot, 2-bedroom, 3-bath home, already equipped with a GENERATOR, and TONS of historical character. The home was designed with reclaimed wood and doors from classic post offices. There's a 2-car garage that is 24x30 ft, 2 additional carports, 8x40 ft storage unit, & storm shelter. This is Rural living at its finest, combined with unbeatable investment potential, no deed restrictions and an incredible location! This property would be an ideal future RV Park, the home could easily be converted for a property caretaker, office, or retail space; Simply, wherever your dreams and imagination can take you! Don't miss your chance to take advantage of this incredible opportunity. USDA eligible!

PROPERTY TYPE: Land - Improved Land
MLS STATUS: Active
MLS: 21216660
YEAR BUILT:
COUNTY: Hill
TRACT OR SUBDIVIION: Thomas J Irvin
LIST DATE: 03/24/2026

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800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 34.13
LOT SIZE (SQFT): 1,486,702

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- PondOnLot
- Waterfront

YARD/GROUNDS:

- Dock

UTILITIES

HEATING/COOLING:

- Central
- Electric
- Fireplaces

UTILITIES:

- ElectricityConnected
- Propane
- SepticAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Stephanie Kahan 

BROKERED BY: Stephanie Kahan Real Estate

century21judgefite.com

each office is independently owned and operated