

CENTURY 21[®]

Judge Fite Company



12099 CR 1028

BLUE RIDGE, TX 75424



\$2,150,000



3,004 sqft



3 beds



3 baths

DESCRIPTION

62.65 acres in Collin County with four ponds, open pasture, and a well-positioned ranch-style home, located between Blue Ridge and Farmersville along Highway 78. The property is AG exempt and features rolling terrain, fenced and cross-fenced sections, and multiple water sources, supporting livestock, recreation, or long-term land investment. The residence offers approximately 3,004 square feet with three bedrooms, two bathrooms, and a flexible layout designed for both everyday living and entertaining. The interior includes a spacious living room that opens into the kitchen and dining area, along with an oversized family room that provides additional gathering space, workspace potential, or recreational use. The kitchen is equipped with an island, extensive cabinetry, and direct views of the surrounding land, creating a central hub for the home. The primary suite is generously sized and positioned for privacy, with multiple closets and an en-suite bath. Secondary bedrooms are well-proportioned and supported by additional full bath space. A detached two-car garage and a 30x40 workshop with electricity and concrete flooring provide functional support for equipment, storage, or projects tied to the property. Utilities include rural water, septic system, and co-op electric, with county road frontage and access approximately 0.2 miles from Highway 78. The land is unzoned, offering flexibility for agricultural use, residential living, or future development. Pipeline easements are present. Located in a growth corridor of Collin County near the planned Outer Loop, the property offers a balance of usable land, existing improvements, and regional access, with Blue Ridge approximately 4 miles away, Farmersville approximately 6 miles away, and McKinney approximately 20 miles away. Schedule a private tour to walk the land and experience how the home and acreage come together.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21217542

YEAR BUILT: 1980

COUNTY: Collin

TRACT OR SUBDIVIION: NA

LIST DATE: 03/29/2026

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800.451.8055

AREA:

SQUARE FEET: 3,004

TOTAL BEDS: 3

FULL BATHS: 2

HALF BATHS: 1

ACRES: 62.65

LOT SIZE (SQFT): 2,729,034

INTERIOR FEATURES

FIREPLACE:

- WoodBurning

FLOOR COVERINGS:

- Bamboo
- Carpet

APPLIANCES:

- Dishwasher
- ElectricCooktop
- ElectricOven
- Disposal

WINDOWS:

- BayWindows
- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Detached

PARKING:

- AdditionalParking
- Covered
- DoorMulti
- Driveway
- Enclosed
- Garage
- GarageDoorOpener
- Gravel

LOT DESCRIPTION:

- Acreage
- Agricultural
- Pasture
- PondOnLot
- FewTrees

POOL TYPE:

- None

FOUNDATION:

- Slab

FENCING:

- BarbedWire

UTILITIES

UTILITIES:

- ElectricityAvailable
 - OverheadUtilities
 - PhoneAvailable
 - SepticAvailable
 - SeparateMeters
 - WaterAvailable
 - CableAvailable
-

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- WetBar
 - BuiltInFeatures
 - DecorativeDesignerLightingFixtures
 - DoubleVanity
 - GraniteCounters
 - KitchenIsland
 - Pantry
 - PanelingWainscoting
 - CableTv
 - WalkInClosets
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LISTED BY: Jason Northcutt 

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BROKERED BY: Compass RE Texas, LLC