

# CENTURY 21

Judge Fite Company



## 884 COUNTY ROAD 2900

DODD CITY, TX 75438



\$1,300,000



1,490 sqft



4 beds



3 baths

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## DESCRIPTION

Welcome to one of north Texas most extraordinary private estate. Luxury, recreation and natural beauty converge just minutes from Bois D'Arc lake in Dodd City. Set atop 25 breathtaking acres, this one of a kind property offers sweeping hill top views over a pristine 5 acre private lake, professionally engineered and stocked for trophy large mouth bass. Wether at sunrise or at sunset the panoramic scenery from the home's expensive picture windows, creates a daily experience that feels nothing short of resort level living. Built in 2023, the 4 bedroom, 3 bath residence blends modern efficiency with refined comfort. Thoughtfully constructed with spray foam insulation, premium insulated windows and enhanced interior sound proofing, the home delivers year round climate control, quiet privacy and low operating costs. All wrapped in a clean functional layout design for both everyday living and entertaining. What truly sets this property apart as its unmatched recreational offering your very own private 18 hole golf course. An incredible rare feature, designed for personal enjoyment, events or future business potential. The course converts into a 9 hole par 3 layout with nighttime play capability. Opening the door for unforgettable evenings under the lights. Beyond the fairways, the land itself is alive with natural beauty. A blend of mature trees, open pasture, and water source creates a thrilling habitat for native wildlife, including whitetail deer and wild turkey. Offering a serene, park like setting for hunting or quiet observation. Design with both lifestyle and flexibility in mind. it also includes 2 water meters already installed for future expansion or additional homesite. 5 acre late enhancing both function and landscape appeal. RV hookup with covered parking for guests or travel convenience. 3 car carport with partial enclosed for equipment, vehicles or storage. Despite its privacy and seclusion the estate is ideally located less than 1 mi. from hwy 82.

**PROPERTY TYPE:** Residential - Single Family Residence  
**MLS STATUS:** Active  
**MLS:** 21218131  
**YEAR BUILT:** 2021  
**COUNTY:** Fannin  
**TRACT OR SUBDIVIION:** NO  
**LIST DATE:** 03/29/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 1,490  
**TOTAL BEDS:** 4  
**FULL BATHS:** 3  
**HALF BATHS:** 0  
**ACRES:** 25.03  
**LOT SIZE (SQFT):** 1,090,437

## INTERIOR FEATURES

### FIREPLACE:

- GasLog
- LivingRoom
- Masonry

### FLOOR COVERINGS:

- CeramicTile
- PaintedStained

### APPLIANCES:

- Dishwasher
- ElectricCooktop
- Disposal
- TanklessWaterHeater
- VentedExhaustFan

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Detached

### PARKING:

- Carport

### LOT DESCRIPTION:

- Acreage
- Agricultural
- Pasture
- RollingSlope
- FewTrees

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- Storage

### SIDING:

- Brick

### POOL TYPE:

- None

### FENCING:

- BarbedWire

## UTILITIES

### HEATING/COOLING:

- Electric

### UTILITIES:

- ElectricityConnected
  - Propane
  - OverheadUtilities
  - SepticAvailable
  - SeparateMeters
  - WaterAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- EatInKitchen
  - GraniteCounters
  - HighSpeedInternet
  - OpenFloorplan
  - WalkInClosets
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**LISTED BY:** Garry Mills 

**PHONE:** 903.583.4455

**BROKERED BY:** Bonham Land & Ranches, LLC