

CENTURY 21[®]

Judge Fite Company



4081 FM 2736
CAMPBELL, TX 75422



\$1,500,000



3,192 sqft



5 beds



3 baths

DESCRIPTION

AG EXEMPTIONDEVELOPMENT OPPORTUNITY***of single family, tiny homes, off campus living with extensive ASPHALT road frontage on FM 2736, hunting or open pasture with trees, a pond, fully fenced with barbed wire fencing to accommodate livestock. This unrestricted property with AG EXEMPTION offers the perfect blend of modern comfort and country living as a rare opportunity sitting on the Nacotoch Aquifer providing an ABUNDANT WATER SUPPLY with possibility of MINERAL RIGHTS available at additional cost! Located just minutes to I30, Greenville, TX, East Texas A&M University, Commerce, TX! Set on a sprawling landscape, this 5-bedroom, 3-bath, one story home is designed for those who want space for family and animals alike! In addition to the main home, you will find a second home offering 2 bedrooms and 2 full baths for multi-generation living! ***MECHANICAL SYSTEMS support 2 HOMES i.e. septic, well, transformer to electric*** The open-concept floor plan is flooded with natural light, showcasing a cozy fireplace and a spacious kitchen complete with an oversized island and a spacious walk-in pantry—ideal for entertaining or family gatherings. Outside, you'll find a large four-car carport with electrical receptacle, a pond, and a storm shelter, adding peace of mind and efficiency to your lifestyle. Nachotoch Aquifer supplying the 320' deep well! Fully fenced, perfect for cattle, horses, lamas or alpaca, with 5 acres of goat fencing, a chicken coop and an AG EXEMPTION in place for LOW PROPERTY TAXES! Additional features include a commercial grade, tankless water heater. Don't miss the chance to own this incredible property offering multiple options of use for livestock, hunting or development with extensive asphalt road frontage on FM 2736! Seller will sell 77.34, 20, 37 or 40 acre tracts separate from the home & 5 acres under MLS listing 21223140. Mineral rights may be available to be purchased with the property at additional cost.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21220515

YEAR BUILT: 2018

COUNTY: Hunt

TRACT OR SUBDIVIION: A0165 Christian John

LIST DATE: 04/01/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 3,192

TOTAL BEDS: 5

FULL BATHS: 3

HALF BATHS: 0

ACRES: 82.34

LOT SIZE (SQFT): 3,586,730

INTERIOR FEATURES

FIREPLACE:

- WoodBurning

FLOOR COVERINGS:

- LuxuryVinylPlank

APPLIANCES:

- DoubleOven
- Dishwasher
- ElectricRange
- Disposal
- TanklessWaterHeater

WINDOWS:

- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Traditional
- Barndominium
- Detached

PARKING:

- AdditionalParking
- Carport
- DetachedCarport
- Driveway
- ElectricGate
- Gravel
- Boat
- RvAccessParking

LOT DESCRIPTION:

- Acreage
- Pasture
- PondOnLot

ROOF TYPE:

- Composition

POOL TYPE:

- None

FOUNDATION:

- PillarPostPier

FENCING:

- BarbedWire
- Gate

UTILITIES

HEATING/COOLING:

- Central
- Electric
- Fireplaces

UTILITIES:

- SepticAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- DecorativeDesignerLightingFixtures
- DoubleVanity
- EatInKitchen
- GraniteCounters
- KitchenIsland
- OpenFloorplan
- Pantry
- WalkInClosets

SECURITY FEATURES:

- SmokeDetectors

LISTED BY: DeeAnn Ross 

PHONE: 469.556.2705

BROKERED BY: Keller Williams Central