

CENTURY 21[®]

Judge Fite Company



1132 COUNTY ROAD 4470

WINNSBORO, TX 75494



\$1,389,000



3,450 sqft



3 beds



3 baths

DESCRIPTION

East Texas Legacy Ranch: 54.6-Acre Custom Estate in Winnsboro, TX Experience the ultimate East Texas lifestyle. This gated 54.6-acre property offers the perfect balance of modern luxury and rugged freedom. Built with an obsession for quality, this custom estate features over 6,000 sq. ft. under roof, including 3,450 sq. ft. of refined living space defined by soaring vaulted ceilings, real wood accents, and designer quartz and tile. The Residence The heart of the home is an open-concept masterpiece designed for hosting. The flexible 450 sq. ft. upstairs loft serves as a versatile fourth bedroom, theater room, or home office. Every detail of 1132 CR 4470 exudes custom quality and peace. Land & Recreation The acreage is a playground for outdoor enthusiasts and ranchers alike: Water & Fishing: Two stocked ponds perfect for morning catches. Trails & Livestock: Miles of private ATV trails and cross-fenced pastures suited for hay and cattle. Ag-Exempt: Take advantage of significant tax savings with the existing Agricultural Exemption. Premier Shop & Outbuildings For the craftsman or collector, the 3,000 sq. ft. insulated shop is a standout feature, boasting four oversized roll-up doors for seamless equipment access. The property also includes a barn, lean-to for farm equipment, a chicken coop, and a classic Texas windmill. Efficiency & Security This estate combines classic country utility with modern amenities: Solar Energy: Seller-owned solar panels for maximum energy efficiency. Safety: Private storm shelter and secure gated entries. Accessibility: Dual road frontage provides excellent access across the entire property. Whether you are tending to the land or relaxing by the private pool, this is Winnsboro's finest acreage. Secure your piece of the Texas landscape today. Contact us to tour this premier East Texas ranch for sale.

PROPERTY TYPE: Residential - Single Family Residence
MLS STATUS: Active
MLS: 21222127
YEAR BUILT: 2022
COUNTY: Wood
TRACT OR SUBDIVIION: none
LIST DATE: 03/30/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:
SQUARE FEET: 3,450
TOTAL BEDS: 3
FULL BATHS: 2
HALF BATHS: 1
ACRES: 54.6
LOT SIZE (SQFT): 2,378,245

INTERIOR FEATURES

FIREPLACE:

- GasLog
- LivingRoom

APPLIANCES:

- DoubleOven
- Dishwasher
- GasCooktop
- IceMaker
- Microwave
- Refrigerator

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Barndominium
- Detached

PARKING:

- AttachedCarport
- RvAccessParking
- SideBySide

LOT DESCRIPTION:

- Acreage
- Cleared
- Pasture
- PondOnLot

YARD/GROUNDS:

- RainGutters
- RvHookup

POOL TYPE:

- AboveGround
- Pool

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Electric
- Fireplaces
- Propane

UTILITIES:

- Propane
 - SepticAvailable
-

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- BuiltInFeatures
 - DecorativeDesignerLightingFixtures
 - DoubleVanity
 - KitchenIsland
 - VaultedCeilings
 - WalkInClosets
-

LISTED BY: Kaylee Boone 

BROKERED BY: Sears Realty Group powered by NB
Elite Realty