

CENTURY 21[®]

Judge Fite Company



1880 COUNTY ROAD 2610

BONHAM, TX 75418



\$1,049,999



3,230 sqft



5 beds



3 baths

DESCRIPTION

Experience the best of North Texas country living on nearly 18 AG-exempt acres in Bonham, ideally located just minutes from Lake Bonham and Bois D'Arc Lake. This well-appointed two-story farmhouse blends charm, functionality, and wide-open space, perfect for those seeking a private retreat, hobby farm, or recreational use. A classic wrap-around porch with porch swings sets the tone, offering peaceful sunrise and sunset views across rolling acreage. Inside, the home features 5 bedrooms, a dedicated home office, formal dining room, and a spacious eat-in kitchen designed for gathering. The inviting living area is anchored by a wood-burning stove fireplace, adding warmth and character. The land is thoughtfully improved for versatility and rural living. A well-equipped barn includes 4 livestock stalls, plus a large chicken coop or optional 5th stall, complete with roll-up doors, fans, LED lighting, and additional storage. Fenced pastures and a seasonal pond provide ideal conditions for livestock, horses, animal grazing rotations, or recreational use. Additional outdoor features include an above-ground pool for warm Texas summers and a separate dog house with a window unit, doggy door, and fenced run, perfect for pet lovers. Whether you're envisioning a lake-adjacent estate, executive getaway, recreational retreat, equine therapy, or even future development with large lots, this property offers exceptional potential. With AG exemption in place - keeping property taxes lower, usable acreage, mature trees, abundant wildlife, and the peaceful setting close in proximity to two of North Texas' premier lakes, this property offers a rare opportunity to enjoy space, privacy, and lifestyle without sacrificing convenience. See Transaction Desk for survey, upgrades, and additional property details.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21224394

YEAR BUILT: 1994

COUNTY: Fannin

TRACT OR SUBDIVIION: A0608

LIST DATE: 04/03/2026

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800.451.8055

AREA:

SQUARE FEET: 3,230

TOTAL BEDS: 5

FULL BATHS: 2

HALF BATHS: 1

ACRES: 17.88

LOT SIZE (SQFT): 779,070

INTERIOR FEATURES

FIREPLACE:

- WoodBurning
- WoodBurningStove

APPLIANCES:

- Dishwasher
- ElectricCooktop
- ElectricOven
- Disposal

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Modern
- Traditional
- Detached
- Farmhouse

PARKING:

- Driveway
- Garage
- Gravel

POOL TYPE:

- AboveGround
- Pool

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- ElectricityAvailable
- SepticAvailable
- WaterAvailable
- CableAvailable

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- DecorativeDesignerLightingFixtures
 - EatInKitchen
 - GraniteCounters
 - KitchenIsland
 - CableTv
 - VaultedCeilings
-

LISTED BY: Nick Good 

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BROKERED BY: EXP REALTY