

CENTURY 21[®]

Judge Fite Company



1880 COUNTY ROAD 2610

BONHAM, TX 75418



\$1,098,999



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 property. 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, or recreational use. Additional outdoor features include an above-ground pool for warm Texas summers and a separate dog house with window unit, doggy door, and fenced run, perfect for pet lovers. With AG exemption in place, usable acreage, and close 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: 04/02/2026

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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