

CENTURY 21[®]

Judge Fite Company



1200 COUNTY ROAD 1215

SAVOY, TX 75479



\$945,000



1,536 sqft



1 beds



1 baths

DESCRIPTION

Discover the perfect blend of privacy, space, and opportunity with this stunning 65-acre property just outside of Sherman, Texas. Conveniently located approximately 20 minutes from shopping and dining in Sherman and about 15 minutes from Bonham, you'll enjoy easy access to everyday amenities while still embracing the peace of country living. This expansive tract is fully fenced and features three ponds—including one larger pond and two smaller ones—providing both scenic views and functional water sources. Previously utilized for cattle grazing and hay production, the land is well-suited for agricultural use, recreational enjoyment, or building your ideal rural retreat. Tucked away, not visible from the road, the property has an unfinished barndominium offering incredible potential. One side is equipped with full RV hookups, making it immediately usable, while the downstairs interior living space is already framed and plumbed for 2 bathrooms and a primary bedroom. It offers a flexible layout designed for two to three additional bedrooms and 1 additional bathroom upstairs. Finish it out to match your vision and create a custom home tailored to your lifestyle. Whether you're looking for a working ranch, a weekend getaway, or a private homesite with room to grow, this property delivers versatility, location, and long-term potential.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21225199

YEAR BUILT: 2008

COUNTY: Fannin

TRACT OR SUBDIVIION: None

LIST DATE: 04/01/2026

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800.451.8055

AREA:

SQUARE FEET: 1,536

TOTAL BEDS: 1

FULL BATHS: 1

HALF BATHS: 0

ACRES: 65.96

LOT SIZE (SQFT): 2,873,304

INTERIOR FEATURES

APPLIANCES:

- ElectricOven

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Barndominium
- Farmhouse

PARKING:

- Garage
- GarageDoorOpener
- RvGarage
- WorkshopInGarage

LOT DESCRIPTION:

- Acreage
- Agricultural
- Pasture
- PondOnLot
- RollingSlope

ROOF TYPE:

- Metal

SIDING:

- MetalSiding

POOL TYPE:

- None

FOUNDATION:

- Slab

FENCING:

- BarbedWire

UTILITIES

HEATING/COOLING:

- PelletStove

UTILITIES:

- ElectricityConnected
- SepticAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- OpenFloorplan
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LISTED BY: Nicole Donaho 

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BROKERED BY: Ox Realty Group