



**186 MARTIN LANE**  
SADLER, TX 76264



\$1,499,000



3,554 sqft



3 beds



4 baths

## DESCRIPTION

Now available in three separate purchase options! Owner will separate! Purchase the house and 20.00 acres, or the house and 94.955 acres, or owner will separate approximately 75 acres from the house. This 3-bedroom, 3.5-bath, 3,554 sf modern masterpiece and 20 acres of land, with 75 additional acres available, present endless possibilities for buyers seeking a blend of sophistication and rural charm. Situated at the end of a quiet road with large neighbors, this property is one of the finest offerings in North Texas. The home features soaring ceilings in the kitchen and living area, oversized home office off the master suite with a striking stone fireplace, and striking concrete floors. The kitchen showcases a massive island with waterfall edges and room for casual dining, top-of-the-line appliances, and tons of storage, while the dining area abuts expansive windows, bringing the outside in. The downstairs master features separate vanities and walk-in closets, and a massive corner shower. Custom floating stairs lead to an open loft and two spacious upstairs bedrooms, each with full bath and walk-in closet. The oversized 3-car garage includes a storage closet and washer-dryer connections. The massive back porch overlooks magnificent oaks and the pond below, which attracts deer and turkeys and serves as your gateway to the great outdoors. The back of the property borders Hagerman NWR, ensuring perpetual privacy. Located near major highways and the projected North Dallas Tollway, just over an hour from DFW Airport, 10 minutes from Whitesboro, and 20 minutes from Sherman, there is easy access to urban amenities while maintaining a peaceful retreat. This property is perfect for those who value luxury, privacy, and the great outdoors. Whether you seek a family estate, a working farm, a hunting retreat, a serene sanctuary, or all of the above in one package, this property delivers endless possibilities.

**PROPERTY TYPE:** Residential - Single Family Residence

**MLS STATUS:** Active

**MLS:** 21225602

**YEAR BUILT:** 2024

**COUNTY:** Grayson

**TRACT OR SUBDIVISION:** NA

**LIST DATE:** 04/03/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,554

**TOTAL BEDS:** 3

**FULL BATHS:** 3

**HALF BATHS:** 1

**ACRES:** 20

**LOT SIZE (SQFT):** 871,200

## INTERIOR FEATURES

### KITCHEN:

- Negotiable

### FIREPLACE:

- Gas
- RaisedHearth
- WoodBurning

### FLOOR COVERINGS:

- Concrete
- LuxuryVinylPlank

### APPLIANCES:

- ConvectionOven
- DoubleOven
- Dishwasher
- GasRange
- IceMaker
- Range
- SomeCommercialGrade
- TanklessWaterHeater
- VentedExhaustFan
- WarmingDrawer

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● ContemporaryModern</li><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● CircularDriveway</li><li>● Concrete</li><li>● ElectricGate</li><li>● ParkingPad</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● Acreage</li><li>● BackYard</li><li>● HardwoodTrees</li><li>● Lawn</li><li>● Pasture</li><li>● PondOnLot</li><li>● RollingSlope</li><li>● ManyTrees</li><li>● SprinklerSystem</li><li>● Wooded</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Asphalt</li><li>● Metal</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● DogRun</li><li>● Lighting</li><li>● RainGutters</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li><li>● Stucco</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● None</li></ul>	<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● Combination</li><li>● PillarPostPier</li><li>● Slab</li></ul>	<b>FENCING:</b> <ul style="list-style-type: none"><li>● BarbedWire</li><li>● BackYard</li><li>● Gate</li><li>● Metal</li></ul>

## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● EnergyStarQualifiedEquipment</li><li>● Fireplaces</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● ElectricityAvailable</li><li>● Propane</li><li>● SepticAvailable</li><li>● UndergroundUtilities</li><li>● WaterAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● BuiltInFeatures</li><li>● Chandelier</li><li>● DecorativeDesignerLightingFixtures</li><li>● DoubleVanity</li><li>● EatInKitchen</li><li>● GraniteCounters</li><li>● KitchenIsland</li><li>● Loft</li><li>● OpenFloorplan</li><li>● VaultedCeilings</li><li>● WalkInClosets</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SecurityGate</li><li>● SmokeDetectors</li><li>● SecurityLights</li></ul>
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**LISTED BY:** Brock Benson 

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**BROKERED BY:** SANDERS REAL ESTATE