

CENTURY 21[®]

Judge Fite Company



TBD FM 317

CHANDLER, TX 75758



\$845,000



1 acres

DESCRIPTION

Beautiful land near Lake Palestine! Situated conveniently between Tyler and Athens, and less than 10 minutes from the quaint town of Chandler. Wooded, open land, seclusion, hilltop views, paved road access, wildlife, and plenty of charm! If you're a nature enthusiast or someone that likes lake life, this property is a one of a kind! When compared to other land in East Texas, the ranch sits above the rest in both beauty and diversity. At its heart, you'll find gorgeous views where you can watch stunning sunrises and sunsets with a blend of wooded and open land offering consistent visits from Texas native Whitetail deer. If you're looking for acreage and have a love for nature, don't miss out on this opportunity! This property offers a meadow view of the spring wildflowers with plenty of trees as well. There are plenty of places for you or your kids to explore its dense forest, seasonal creeks and small clearings scattered throughout. The beauty and diversity of the land is a rare find. The property offers an excellent blend of trees and open spaces. The property does offer a water tap. Deed restrictions are minimal and designed to protect the value and integrity of your home. Restrictions include site-built homes with no mobile or manufactured homes, and no commercial business use. Buyer will need to purchase a new survey. An Additional 22 Acres may still be available that connect to CR-3412 which would give you the entire 103 Acres. Check out this great opportunity.

PROPERTY TYPE: Land - Unimproved Land
MLS STATUS: Active
MLS: 21227422
YEAR BUILT:
COUNTY: Henderson
TRACT OR SUBDIVISION: RD WILLIAMS SUR
LIST DATE: 04/03/2026

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800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 81
LOT SIZE (SQFT): 3,528,360

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Agricultural
- InteriorLot
- Pasture
- ManyTrees
- CityLot

UTILITIES

UTILITIES:

- ElectricityAvailable
- WaterAvailable

LISTED BY: Gina Floyd 

ADDITIONAL PROPERTY DETAILS

PHONE: 817.460.6011

BROKERED BY: Hogan Park Realtors

century21judgefite.com

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