

CENTURY 21[®]

Judge Fite Company



455 COUNTY ROAD 3395

LADONIA, TX 75449



\$1,151,100



1 acres

DESCRIPTION

38+ acres ideally positioned near the South FM 2990 Boat Ramp at the CR 3395 intersection in Ladonia, TX, offering close proximity to one of the primary public access points on Lake Ralph Hall. This location provides strong accessibility and long-term positioning as development continues around the lake. The property is being sold as-is and is currently zoned single-family, with potential for future commercial consideration. Ladonia city water is available, and the property may be eligible for annexation into city limits for additional services. Electric is provided by Oncor. Lake Ralph Hall, a recreational-focused lake spanning approximately 7,568 acres, continues to drive growth and opportunity across the region. Nearby amenities include the SH 34 bridge with pedestrian access, Ladonia Fossil Park, Caddo National Grasslands, and a variety of outdoor recreation options including fishing and waterfowl hunting. Located about 20 minutes from Commerce and Honey Grove and within 30 minutes of Greenville, Trenton, and Bois d'Arc Lake, the property also offers access to the DFW Metroplex in under an hour. This tract provides a combination of acreage, location, and future potential near one of North Texas' newest lake developments. *Buyer to verify all information*

PROPERTY TYPE: Land - Unimproved Land

MLS STATUS: Active

MLS: 21229459

YEAR BUILT:

COUNTY: Fannin

TRACT OR SUBDIVIION: None

LIST DATE: 04/16/2026

CENTURY 21

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800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 38.37

LOT SIZE (SQFT): 1,671,527

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- CornerLot
- BacksToGreenbeltPark
- PondOnLot
- ManyTrees

UTILITIES

UTILITIES:

- ElectricityAvailable
- SepticAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Hannah Cupps 

PHONE: 214.225.9545

COMMUNITY:

BROKERED BY: C4 Home and Land Team

- BoatFacilities
- Dock
- Fishing
- Lake

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