

CENTURY 21[®]

Judge Fite Company



1128 MAMBRINO HIGHWAY

GRANBURY, TX 76048



\$1,599,000



1 acres

DESCRIPTION

Rare opportunity to own a truly exceptional tract in Hood County offering a unique combination of natural beauty, usability, and long-term upside. This heavily wooded property features gently rolling terrain that creates a private, scenic setting ideal for a custom estate, ranch, or future residential development. Three large tanks enhance both the functionality and appeal of the land, providing water features that attract wildlife and add to the overall character of the property. The mature trees throughout offer natural privacy, shade, and a picturesque backdrop for any future build. A substantial metal barn is already in place and presents an outstanding opportunity to convert into a barndominium or finished living space, allowing for immediate use while planning your long-term vision. Whether used as a workshop, storage, or future residence, the structure adds significant value and flexibility. The property benefits from both north and south (two) gated access points to major roads, providing excellent accessibility and multiple options for entry, layout, or potential division. This feature further enhances its appeal for those considering development or multiple homesites. Currently ag exempt, the property offers valuable tax advantages while maintaining flexibility for a variety of uses. Whether you're looking to build a private retreat, establish a ranch, create a family compound, or invest in one of the fastest-growing areas in North Texas, this property delivers. Land with this combination of trees, water, topography, access, and development potential is increasingly hard to find. Come walk the property and experience the possibilities firsthand.

PROPERTY TYPE: Land - Unimproved Land
MLS STATUS: Active
MLS: 21230437
YEAR BUILT:
COUNTY: Hood
TRACT OR SUBDIVIION: None
LIST DATE: 04/06/2026

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800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 90.94
LOT SIZE (SQFT): 3,961,520

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Barndominium

LOT DESCRIPTION:

- Acreage
- Agricultural
- Cleared
- HardwoodTrees
- ManyTrees
- Wooded

FENCING:

- BarbedWire
- CrossFenced
- Fenced
- Gate
- Perimeter
- Wire

UTILITIES

UTILITIES:

- ElectricityAvailable

LISTED BY: Sean Sullivan 

PHONE: 817.992.7911

ADDITIONAL PROPERTY DETAILS

BROKERED BY: Sullivan Real Estate

century21judgefite.com

each office is independently owned and operated