

CENTURY 21[®]

Judge Fite Company



1125 COUNTY ROAD 2670 UNIT LOT 1

TELEPHONE, TX 75488



\$650,000



1 acres

DESCRIPTION

Welcome to a place where you can truly slow down, breathe deep, and build the life you've been dreaming about. Tucked away on 2.135 acres at the eastern tip of a beautiful, tree-lined peninsula, this rare lakefront property on Bois D'Arc Lake offers something that's getting harder and harder to find—genuine privacy and wide-open space. North Texas Municipal Water District has approved a boat dock to be added to this shore line. Surrounded by large ranches and peaceful farmland, it's the kind of setting where mornings begin with golden sunrises over the water and evenings end with the quiet sounds of nature all around you. This is more than just land—it's an opportunity. With no HOA to limit your vision, you have the freedom to design a home that fits your lifestyle, whether that's a full-time residence, a weekend escape, or a place to gather with family for years to come. Step outside your door and enjoy direct access to the lake, perfect for fishing, boating, or simply taking in those breathtaking open-water views. Conveniently located less than a mile from the north boat ramp, you're close to the action when you want it, yet far enough away to enjoy the peace and quiet that makes this property so special. Wildlife is abundant, the setting is serene, and the possibilities are wide open. Even better—key utilities are already in place, with water and electricity ready for you to begin building right away. If you've been waiting for that perfect piece of land where memories can be made and a legacy can be built, this could be the one. Opportunities like this don't come around often. Come walk it, feel it, and see for yourself what makes this property so unique. There is an additional adjacent 3.805 acre lot also available

PROPERTY TYPE: Land - Unimproved Land
MLS STATUS: Active
MLS: 21236636
YEAR BUILT:
COUNTY: Fannin
TRACT OR SUBDIVIION: A0960 W REEDER
LIST DATE: 04/11/2026

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800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 2.13
LOT SIZE (SQFT): 93,000

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Level
- FewTrees
- Waterfront

ADDITIONAL PROPERTY DETAILS

LISTED BY: Mark Croft 

PHONE: 972.632.8610

BROKERED BY: RE/MAX DFW Associates

century21judgefite.com

each office is independently owned and operated