

CENTURY 21[®]

Judge Fite Company



TBD WARD NEAL ROAD

BELLS, TX 75414



\$2,820,000



1 acres

DESCRIPTION

Discover 109+ acres of picturesque countryside with miles-long, panoramic views from a commanding hilltop — the ideal build site for your dream home or private retreat. This tranquil property offers endless potential for farming, recreation, hunting, or fishing. A once in a lifetime opportunity to own a bucolic piece of Texas countryside that supports abundant wildlife and offers multiple internal sites for homes, barns, or pastures. There are no restrictions, allowing flexible use and development. Gently rolling and varied topography is lush with abundant trees for privacy and two idyllic ponds teeming with fish and visited regularly by waterfowl. Prime development opportunity as Seller holds a will-serve letter for approximately 70+ water meters — a rare utility benefit for large-scale development or multi-site use. With access to property from a scenic paved road between Sherman and Bells, the tract is minutes from HWY 56, HWY 82, HWY 11, and HWY 75 for easy commuting. Minutes to downtown Bells, Texas - a small, peaceful town known for its friendly atmosphere and rural charm. Don't miss this rare opportunity to own a private, versatile acreage with spectacular views and excellent access.

PROPERTY TYPE: Land - Unimproved Land

MLS STATUS: Active

MLS: 21238319

YEAR BUILT:

COUNTY: Grayson

TRACT OR SUBDIVIION: none

LIST DATE: 04/24/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 109.78

LOT SIZE (SQFT): 4,782,016

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Barndominium

LOT DESCRIPTION:

- Acreage
- Agricultural
- InteriorLot
- Pasture
- PondOnLot
- ManyTrees

FENCING:

- BarbedWire

UTILITIES

UTILITIES:

- ElectricityAvailable
- SepticAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Kristi Edwards 

PHONE: 940.202.0028

BROKERED BY: Sarah Boyd & Co

century21judgefite.com

each office is independently owned and operated