

CENTURY 21

Judge Fite Company



4877 FM 84

DENISON, TX 75020



\$1,198,000



3,964 sqft



3 beds



2 baths

DESCRIPTION

Welcome to your 8.4-acre ag-exempt homestead. Nestled amidst wide-open views, wildlife, and mature pecan trees, this property is a true oasis for nature lovers and animal enthusiasts alike. The 2,164 sq. ft. main residence boasts an open living area with WB fireplace, 2 dining areas, fresh paint, upgraded appliances, flooring, HVAC, and stylish kitchen renovations. With cross-fencing in place, it's perfect for raising animals or letting your furry friends roam freely. Equipped for your agricultural passions, the property includes a well-appointed 3-stall barn complete with a hayloft, tack room, workshop area, and an office space—perfect for managing your farming endeavors or animal care. Whether you're tending to horses, goats, or other livestock, this farm is ready to support your rural lifestyle. For those who appreciate fishing, two serene ponds are stocked with bass, catfish, and crappie—ideal for weekend afternoons spent casting a line. Looking to generate additional income? The charming 1,800 sq. ft. 3-bedroom, 2 bath guest house provides an excellent opportunity for an Airbnb or long-term rental. With its own unique character and ample space, guests will revel in the tranquility of the countryside. With a rare combination of features and a prime location, this hidden gem is waiting for the right buyer. Don't miss the chance to own this exceptional property— where dreams of country living come true!

PROPERTY TYPE: Residential - Single Family Residence
MLS STATUS: Active
MLS: 21239596
YEAR BUILT: 1977
COUNTY: Grayson
TRACT OR SUBDIVIION: CASHION T J A-G0283, ACRES 8.4
LIST DATE: 04/19/2026

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800.451.8055

AREA:
SQUARE FEET: 3,964
TOTAL BEDS: 3
FULL BATHS: 2
HALF BATHS: 0
ACRES: 8.4
LOT SIZE (SQFT): 365,904

INTERIOR FEATURES

FIREPLACE:

- BlowerFan
- LivingRoom
- Masonry
- WoodBurning

FLOOR COVERINGS:

- Carpet
- Laminate
- LuxuryVinylPlank

APPLIANCES:

- ConvectionOven
- Dishwasher
- ElectricCooktop
- ElectricOven
- ElectricWaterHeater
- Disposal
- Microwave

WINDOWS:

- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Traditional● Detached	PARKING: <ul style="list-style-type: none">● Covered● DoorMulti● GarageFacesFront● Garage● GarageDoorOpener● Oversized	LOT DESCRIPTION: <ul style="list-style-type: none">● Acreage● Agricultural● BackYard● Lawn● Pasture● PondOnLot● ManyTrees
ROOF TYPE: <ul style="list-style-type: none">● Composition	YARD/GROUNDS: <ul style="list-style-type: none">● Garden● RainGutters	SIDING: <ul style="list-style-type: none">● Brick
POOL TYPE: <ul style="list-style-type: none">● None	FOUNDATION: <ul style="list-style-type: none">● Slab	FENCING: <ul style="list-style-type: none">● Full● Gate● Pipe● Wire

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● Central● Electric● Fireplaces	UTILITIES: <ul style="list-style-type: none">● OverheadUtilities● SepticAvailable● WaterAvailable● CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES: <ul style="list-style-type: none">● DryBar● GraniteCounters● HighSpeedInternet● KitchenIsland● Pantry● CableTv● WalkInClosets	SECURITY FEATURES: <ul style="list-style-type: none">● SmokeDetectors
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LISTED BY: Wynetta Whitlock 

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BROKERED BY: PARAGON, REALTORS