

# CENTURY 21<sup>®</sup>

Judge Fite Company



## COUNTY ROAD 308

TERRELL, TX 75160



\$775,000



1 acres

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## DESCRIPTION

Discover the perfect blend of natural beauty and unbeatable location with this exceptional 54.06-acre tract in Terrell. Whether you're searching for a dream homesite, a weekend retreat, a cattle operation, or a long-term land investment, this property checks every box. From the moment you arrive, you'll be captivated by the character and charm this land has to offer. Approximately 250 yards of road frontage along County Road 308 provides excellent accessibility and outstanding visibility, with multiple options for entry points and future development. The property is predominantly wooded with mature cedar trees that create a sense of privacy and seclusion increasingly hard to find this close to the Dallas-Fort Worth Metroplex. Established trails wind throughout, and selectively cleared areas make it easy to explore every corner from day one — no heavy clearing required. The terrain is gentle and highly usable, featuring a mostly level landscape with a gradual slope flowing toward the back of the property, contributing to excellent natural drainage. At the rear, a quarter-acre pond offers outstanding potential as a cattle stock tank or peaceful fishing hole — a valuable and versatile asset that enhances the land's overall utility. What truly sets this property apart is its exceptional proximity to major destinations. Just 10 minutes east of Terrell, Interstate 20 is only 3 miles away and Highway 80 is just 2.6 miles from the property line, putting downtown Dallas within approximately 45 minutes. The combination of rural tranquility and urban accessibility is a rare find at this price point. Build a custom dream home surrounded by nature, develop a hunting and fishing retreat, establish a livestock operation, or hold this land as a long-term investment in one of Texas's fastest-growing corridors. With strong road frontage, a private pond, mature timber, and a location that continues to appreciate, opportunities like this don't last. Schedule your private showing today!

**PROPERTY TYPE:** Land - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 21241349  
**YEAR BUILT:**  
**COUNTY:** Kaufman  
**TRACT OR SUBDIVIION:** NA  
**LIST DATE:** 04/16/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 54.06  
**LOT SIZE (SQFT):** 2,354,940

## INTERIOR FEATURES

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Barndominium

### LOT DESCRIPTION:

- Acreage
- Agricultural

## UTILITIES

### UTILITIES:

- ElectricityAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Connor Wallace 

**BROKERED BY:** Midwest Land Group LLC

century21judgefite.com

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