

CENTURY 21[®]

Judge Fite Company



13450 SH 254

GRAFORD, TX 76449



\$975,000



3,115 sqft



3 beds



2 baths

DESCRIPTION

Wide open views, a barndominium-style home, and ready-to-go horse stalls make this 40-acre Graford ranch a turnkey country escape. From the long private drive to the full-length front porch, this property feels like your own escape from the city. Step inside to an inviting open-concept layout with rustic finishes and vaulted metal ceilings in the living room. The spacious kitchen is built for everyday living and entertaining, offering crisp white cabinetry, expansive counter space, stainless appliances, and a breakfast bar that flows into the dining area. Multiple bedrooms and a large upstairs flex loft give you room for guests, office, bunk space, or a game room. Outside, the land is a great mix of open pasture and scattered tree cover—ideal for horses, cattle, or recreational use with plenty of room to roam, ride, or hunt. A versatile workshop provides space for equipment, projects, or storage, and the horse barn includes 3 stalls and a dedicated tack room so you can move your animals in on day one. With easy access to Hwy 254 and the conveniences of Graford, you get peaceful country living without sacrificing connectivity. If you want a functional ranch setup with character, usable acreage, and room to grow, this 40-acre property is ready for its next owner.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21245221

YEAR BUILT: 2004

COUNTY: Palo Pinto

TRACT OR SUBDIVIION: na

LIST DATE: 04/22/2026

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800.451.8055

AREA:

SQUARE FEET: 3,115

TOTAL BEDS: 3

FULL BATHS: 2

HALF BATHS: 0

ACRES: 40.87

LOT SIZE (SQFT): 1,780,471

INTERIOR FEATURES

FIREPLACE:

- WoodBurningStove

FLOOR COVERINGS:

- Tile
- Vinyl

APPLIANCES:

- ConvectionOven
- Dishwasher
- GasRange
- GasWaterHeater
- Microwave

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Detached
- Farmhouse

PARKING:

- RvCarport
- RvAccessParking

LOT DESCRIPTION:

- Acreage
- Agricultural
- FewTrees

ROOF TYPE:

- Metal

YARD/GROUNDS:

- RainGutters
- RvHookup

SIDING:

- MetalSiding

POOL TYPE:

- None

FOUNDATION:

- Slab

FENCING:

- BarbedWire

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- ElectricityAvailable
 - ElectricityConnected
 - Propane
 - SepticAvailable
 - WaterAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- DecorativeDesignerLightingFixtures
- HighSpeedInternet
- VaultedCeilings

SECURITY FEATURES:

- SmokeDetectors
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LISTED BY: Eric Walsh 

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BROKERED BY: Compass RE Texas, LLC