

CENTURY 21[®]

Judge Fite Company



2180 COUNTY ROAD 237
GAINESVILLE, TX 76240



\$949,000



2,830 sqft



4 beds



4 baths

DESCRIPTION

Follow your dreams and turn them into reality on this extraordinary 13.5-acre AG EXEMPT property, where possibilities are endless. Offering the rare flexibility to build multiple homes, create a private family compound, or design the retreat you've always envisioned, this one of a kind property combines freedom, function, and luxury country living. The land is unzoned and features multiple electrical services with three 200AMP breaker panels, providing ample capacity for an oversized garage, workshop, or ADU. A large aerobic septic system, private well with automatic pump system, RV septic hookup, and propane tankless water heaters provide low maintenance utilities. Escape to the perfect blend of luxury and country living with this stunning modern farmhouse, set amid sweeping hay fields. The expansive front porch creates unforgettable curb appeal and welcomes you home from the moment you arrive. Inside, soaring vaulted ceilings, sun filled spaces, and an impressive open layout welcome you home. With 4 spacious bedrooms and 4 beautifully designed bathrooms, there's room for both everyday comfort and effortless entertaining. Oversized windows frame breathtaking countryside views while flooding the interior with natural light. Every detail reflects rustic elegance, from warm finishes to airy, flowing spaces. Step onto the back porch to savor peaceful mornings, evenings, and uninterrupted views of your private acreage. The land is fully fenced ideal for cattle, horses, or recreation. In addition to the tranquil setting, you're just minutes from Gainesville and I-35, Lake Ray Roberts and less than an hour from Lake Texoma. Whether you're seeking a full time residence, weekend escape, or multigenerational homestead, this property offers the rare opportunity to live beautifully and freely under wide open Texas skies. Showings to begin Saturday, April 25th.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21245236

YEAR BUILT: 2024

COUNTY: Cooke

TRACT OR SUBDIVIION: Whitesides Z & Wh

LIST DATE: 04/24/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 2,830

TOTAL BEDS: 4

FULL BATHS: 4

HALF BATHS: 0

ACRES: 13.5

LOT SIZE (SQFT): 588,060

INTERIOR FEATURES

FIREPLACE:

- FamilyRoom
- WoodBurning

APPLIANCES:

- BuiltInGasRange
- ConvectionOven
- ElectricOven
- GasCooktop
- Microwave
- SomeCommercialGrade
- TanklessWaterHeater
- VentedExhaustFan

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Farmhouse
- Modern
- Detached

PARKING:

- Driveway
- RvAccessParking

LOT DESCRIPTION:

- Acreage

ROOF TYPE:

- Composition

YARD/GROUNDS:

- Deck

POOL TYPE:

- None

FENCING:

- Fenced

UTILITIES

UTILITIES:

- SepticAvailable
 - WaterAvailable
 - CableAvailable
-

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- WetBar
- BuiltInFeatures
- DecorativeDesignerLightingFixtures
- OpenFloorplan
- Pantry
- CableTv
- VaultedCeilings

SECURITY FEATURES:

- SmokeDetectors
-

LISTED BY: Natalie Precht 

PHONE: 214.385.8345

BROKERED BY: Coldwell Banker Apex, REALTORS