



**198 COUNTY ROAD 1262**  
WHITESBORO, TX 76273



\$799,000



1,826 sqft



3 beds



2 baths

## DESCRIPTION

Enjoy the space, functionality, and lifestyle you've been looking for on this 9.36-acre property in the gated community of Horsemans Ranch. This 3-bedroom, 2-bath home is designed for comfortable everyday living with propane appliances (convertible to electric), a heat pump with backup, whole-home water filtration, reverse osmosis, and a central vacuum system. The oversized garage easily fits two full-size trucks, while interior features like a soaking tub and dual-head primary shower add a touch of comfort. Step outside to a fully equipped setup ready for your needs—fenced backyard, multiple paddocks, electric fencing, water access throughout, and a concrete path leading to the barn. The 60x60 main barn offers 4 stalls, auto-waterers, fans, tack rooms, and a climate-controlled space with bath, plus RV hookups. A second 30x30 barn and additional shed provide even more flexibility for equipment, hobbies, or livestock. Located directly across the road is the HOA Community Arena, which when finished will be 140 x 300 and available to all members of the neighborhood! With an ag exemption in place and direct access to riding trails and the community arena, this property is ready for you to move in and make the most of country living.

**PROPERTY TYPE:** Residential - Single Family Residence

**MLS STATUS:** Active

**MLS:** 21245302

**YEAR BUILT:** 2015

**COUNTY:** Cooke

**TRACT OR SUBDIVIION:** Horsemans Ranch

**LIST DATE:** 04/23/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 1,826

**TOTAL BEDS:** 3

**FULL BATHS:** 2

**HALF BATHS:** 0

**ACRES:** 9.36

**LOT SIZE (SQFT):** 407,721

## INTERIOR FEATURES

### KITCHEN:

- ListAvailable

### FIREPLACE:

- BlowerFan
- FamilyRoom
- Propane

### FLOOR COVERINGS:

- Tile
- Vinyl

### APPLIANCES:

- Dishwasher
- GasCooktop
- Disposal
- Microwave
- TanklessWaterHeater
- WaterPurifier

### WINDOWS:

- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- CircularDriveway
- Covered
- Garage
- GarageDoorOpener
- RvCarport
- GarageFacesSide
- Storage
- Boat
- RvAccessParking

### LOT DESCRIPTION:

- Acreage
- BackYard
- CulDeSac
- BacksToGreenbeltPark
- Greenbelt
- InteriorLot
- IrregularLot
- Lawn
- Landscaped
- Pasture
- ManyTrees
- Subdivision
- SprinklerSystem

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- Lighting
- RainGutters
- RvHookup
- Storage

### POOL TYPE:

- None

### FOUNDATION:

- Slab

### FENCING:

- CrossFenced
- Fenced
- Other
- Vinyl

## UTILITIES

### HEATING/COOLING:

- HeatPump

### UTILITIES:

- ElectricityAvailable
- Propane
- SepticAvailable
- UndergroundUtilities
- WaterAvailable
- CableAvailable

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- CentralVacuum
- DecorativeDesignerLightingFixtures
- EatInKitchen
- GraniteCounters
- HighSpeedInternet
- KitchenIsland
- OpenFloorplan
- CableTv

### SECURITY FEATURES:

- CarbonMonoxideDetectors
- GatedCommunity
- SmokeDetectors

LISTED BY: Heather Anderson 

BROKERED BY: Cottage & Co Realty

- FencedYard
- Gated