

CENTURY 21[®]

Judge Fite Company



2031 E FM 1396

IVANHOE, TX 75447



\$1,300,000



2,782 sqft



3 beds



3 baths

DESCRIPTION

Welcome to this beautiful 50-acre ranch in sought-after North Fannin County, Texas—perfectly set up for horses, livestock, and country living. The property features a well-maintained 2,200 sq ft ranch-style home offering comfort, space, and peaceful views of the surrounding land. Equestrian and ranch improvements are already in place, including a quality indoor arena for year-round riding and an outdoor arena for training and events. Covered working pens provide convenience and functionality for handling livestock in any weather, while the hay barn offers ample storage for feed and equipment. The land itself is a standout, with sandy soil ideal for horses, established Bermuda grass, and scattered mature oak trees that create a picturesque setting and natural shade throughout the property. Whether you're looking for a working ranch, a horse property, or a private country retreat, this North Texas gem is ready to go.

PROPERTY TYPE: Residential - Single Family Residence
MLS STATUS: Active
MLS: 21259339
YEAR BUILT: 1970
COUNTY: Fannin
TRACT OR SUBDIVIION: A0635
LIST DATE: 05/04/2026

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800.451.8055

AREA:
SQUARE FEET: 2,782
TOTAL BEDS: 3
FULL BATHS: 2
HALF BATHS: 1
ACRES: 50
LOT SIZE (SQFT): 2,178,000

INTERIOR FEATURES

FIREPLACE:

- FreeStanding
- Masonry

APPLIANCES:

- ElectricOven
- ElectricRange
- Refrigerator

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Farmhouse

PARKING:

- AdditionalParking
- Carport

POOL TYPE:

- None

UTILITIES

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- WaterAvailable

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- OpenFloorplan

LISTED BY: Jason Dudley 

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BROKERED BY: Heritage Land Company, LLC