

CENTURY 21

Judge Fite Company



1217 COUNTY ROAD 4705

LEONARD, TX 75452



\$725,000



2,370 sqft



3 beds



2 baths

DESCRIPTION

Nestled in the peaceful countryside of Leonard, this charming property offers the perfect blend of rural living and open space on 13 fully fenced, ag-exempt acres. The home features several upgrades, including a metal roof, aerobic septic system replaced in 2025, updated kitchen finishes, and more. Inside, you'll find two spacious living areas, abundant storage, and generous closet space throughout. Perfect for livestock, horses, or simply enjoying wide-open Texas skies, the property includes a large loafing shed with stalls, another livestock shed, a separate smaller fenced run for animals, and plenty of room to expand, garden, or create your ideal outdoor setup. A pond located in the back pasture offers a great spot for livestock to cool off during the Texas summer heat. Enjoy peaceful country views, privacy, and the freedom of acreage living while still being conveniently located near town amenities. Whether you're searching for a homestead, hobby farm, or weekend retreat, this property is full of opportunity and Texas charm. The wood-burning fireplace adds warmth and comfort, providing a cozy backup heat source during colder months or power outages. Storm shelter as well so you're safe from any naders! This property has it all, just missing YOU! Contact your favorite agent to see it today.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21261189

YEAR BUILT: 1995

COUNTY: Fannin

TRACT OR SUBDIVIION: None

LIST DATE: 05/08/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 2,370

TOTAL BEDS: 3

FULL BATHS: 2

HALF BATHS: 0

ACRES: 13.02

LOT SIZE (SQFT): 567,020

INTERIOR FEATURES

FIREPLACE:

- WoodBurning

APPLIANCES:

- Dishwasher

WINDOWS:

- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Detached

PARKING:

- AdditionalParking
- Oversized

LOT DESCRIPTION:

- Acreage

POOL TYPE:

- None

FOUNDATION:

- Slab

FENCING:

- BarbedWire

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- ElectricityAvailable
- SepticAvailable

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- DecorativeDesignerLightingFixtures
 - HighSpeedInternet
-

LISTED BY: Heather McCallister 

BROKERED BY: Favored Realty