

# CENTURY 21<sup>®</sup>

Judge Fite Company



**9913 FM 740**  
MESQUITE, TX 75126



\$799,999



3,000 sqft



2 beds



2 baths

## DESCRIPTION

Exceptional opportunity to own a one-of-a-kind barndominium situated on just under 11 acres in highly sought-after Forney ISD. Offering the perfect blend of peaceful country living and convenient access, this property is ideally positioned near I-20 and HWY 80 with an easy commute to Dallas, Mesquite, Terrell, Kaufman and Forney. Currently benefiting from an AG Exemption for cattle, this versatile property offers incredible potential for those seeking an agricultural lifestyle, hobby ranch setup, or space for a home-based business. Fully fenced and cross-fenced with an electric front gate, the property provides both privacy and functionality. The impressive 75x40 building offers approximately 3,000 total square feet and a highly functional layout. The living quarters feature approximately 1,440 square feet with 2 bedrooms and 2 full bathrooms. The open-concept kitchen, dining and living areas create a comfortable and inviting atmosphere ideal for everyday living or entertaining. A full-size utility room adds additional convenience. The rear covered porch measuring approximately 13x40 provides the perfect place to relax and enjoy peaceful sunsets overlooking the expansive property and beautiful oversized pond. The workshop area offers approximately 1,550 square feet of flexible space ideal for business operations, equipment storage, hobbies, projects, or large recreational vehicles. The space is large enough to accommodate a full-size motorhome. Whether you are looking for room to raise cattle, operate a business, store equipment, or simply enjoy wide open spaces, this property delivers endless possibilities in a location that continues to experience strong growth and demand. Opportunities like this rarely come available.

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

**MLS STATUS:** Active

**MLS:** 21275803

**YEAR BUILT:** 1997

**COUNTY:** Kaufman

**TRACT OR SUBDIVIION:** G B Mason Mailing Add

**LIST DATE:** 05/21/2026



**Nick Termini**

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**AREA:**

**SQUARE FEET:** 3,000

**TOTAL BEDS:** 2

**FULL BATHS:** 2

**HALF BATHS:** 0

**ACRES:** 10.98

**LOT SIZE (SQFT):** 478,463

## INTERIOR FEATURES

### FIREPLACE:

- WoodBurning

### FLOOR COVERINGS:

- CeramicTile
- EngineeredHardwood

### APPLIANCES:

- Dishwasher
- ElectricRange
- Microwave

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Barndominium</li><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● Covered</li><li>● Carport</li><li>● Driveway</li><li>● ElectricGate</li><li>● Enclosed</li><li>● GarageFacesFront</li><li>● Oversized</li><li>● RvGarage</li><li>● RvAccessParking</li><li>● Storage</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● Acreage</li><li>● BackYard</li><li>● InteriorLot</li><li>● IrregularLot</li><li>● Lawn</li><li>● Pasture</li><li>● PondOnLot</li><li>● ManyTrees</li><li>● Sloped</li><li>● FewTrees</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Metal</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● PrivateEntrance</li><li>● RvHookup</li><li>● Storage</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● MetalSiding</li><li>● Other</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● None</li></ul>	<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● Slab</li></ul>	<b>FENCING:</b> <ul style="list-style-type: none"><li>● BarbedWire</li><li>● Wire</li></ul>

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## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● Electric</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● ElectricityAvailable</li><li>● SepticAvailable</li><li>● SeparateMeters</li><li>● WaterAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● EatInKitchen</li></ul>
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**LISTED BY:** Nick Termini 

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**BROKERED BY:** CENTURY 21 Judge Fite Co.