

# CENTURY 21

Judge Fite Company



## 178 COUNTY ROAD 4372

DECATUR, TX 76023



\$700,000



3,700 sqft



7 beds



3 baths

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## DESCRIPTION

Amazing opportunity with owner financing available to own three private and secluded acres in Decatur, TX which is an ever growing community with expansion all round North Texas, however, this slice of heaven is still tucked away from all the hustle and bustle and offers maximum privacy in a community with custom built homes on multiple acreage parcels. Subject property is an ever expanded double wide mobile home that has been professionally added onto by a builder, per the seller, and offers seven bedrooms, three bathrooms, two living areas and a nice comfortable and very functional kitchen. A portion of the property is leased to tenants who pay approximately \$1,000 a month in rent. The property is serviced by two electric meter boxes, one well and septic system. A new composition roof was added about eight years ago. The owner has created this property into a duplex, which is where the tenants live in a two bedroom one bath portion of the property, the rest is a single family property. The tenants are on a month to month basis and would love to stay but would need a thirty day notice to move after closing. The land is beautiful with a pond at the front, completely fenced on all sides and flat with no flood. This is the opportunity you have been waiting for to own a piece of paradise in a quiet area with country living all around. Farm animals allowed including chickens. Make that move you have always wanted to do and get out of the city and let your country roots grow! There is not a survey available.

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

**MLS STATUS:** Active

**MLS:** 21193642

**YEAR BUILT:** 1984

**COUNTY:** Wise

**TRACT OR SUBDIVIION:** Anneville 3

**LIST DATE:** 02/28/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,700

**TOTAL BEDS:** 7

**FULL BATHS:** 3

**HALF BATHS:** 0

**ACRES:** 3

**LOT SIZE (SQFT):** 130,680

## INTERIOR FEATURES

### APPLIANCES:

- Dishwasher

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Ranch
- Detached

### PARKING:

- Driveway

### LOT DESCRIPTION:

- Acreage

### SIDING:

- Frame

### POOL TYPE:

- None

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- SepticAvailable
- WaterAvailable
- CableAvailable

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- CableTv
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**LISTED BY:** Teresa Von Illyes 

**BROKERED BY:** AmeriPlex Realty, Inc.