

CENTURY 21[®]

Judge Fite Company



10642 FM 902

COLLINSVILLE, TX 76233



\$1,250,000



772 sqft



2 beds



1 baths

DESCRIPTION

Exceptional approximately 20 acre ag exempt farm & ranch property in Cooke County offering outstanding build potential, privacy, & functionality, all located on paved FM 902 with convenient access to nearby towns, major highways, & Interstate 35 for easy travel to Fort Worth, Oklahoma City, & surrounding North Texas areas. Designed with future growth in mind, this versatile acreage features established homesite & shop pads with utilities already in place, including septic system, water, & electrical service with 100 amp panel installed. Whether building a custom residence or expanding operations, the groundwork has already been prepared. Privacy & security are standout features with a solar powered gated entrance & mature treed fence lines creating a secluded setting where neighboring properties are not visible from most areas of the land. Sandy loam soil provides excellent footing for livestock & horses, making this property well suited for equestrian use with ample space available for the addition of a riding arena. The property is fully fenced & cross fenced with multiple livestock pens, water to all pastures, & an alleyway system dividing grazing areas for efficient livestock management. A charming approximately 800 square foot farmhouse offers 2 bedrooms, 1 full bathroom, full kitchen, laundry area, & mini split heating & cooling, along with a 2 car covered carport. Outdoor living is enhanced by a covered patio featuring an outdoor kitchen & firepit, providing an inviting space to relax & enjoy the peaceful surroundings. Additional improvements include a 150 by 20 covered open air barn with six stalls, feed storage, equipment parking, & additional storage space. A scenic approximately 20 foot deep pond sits in the far south pasture, adding both function & natural beauty. This Cooke County property offers flexibility for livestock, horses, homesteading, or future residential development in a private & highly usable setting.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21231611

YEAR BUILT: 1950

COUNTY: Cooke

TRACT OR SUBDIVIION: Dove Jc

LIST DATE: 04/11/2026

CENTURY 21

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800.451.8055

AREA:

SQUARE FEET: 772

TOTAL BEDS: 2

FULL BATHS: 1

HALF BATHS: 0

ACRES: 19.42

LOT SIZE (SQFT): 845,978

INTERIOR FEATURES

FLOOR COVERINGS:

- Linoleum
- LuxuryVinylPlank

APPLIANCES:

- Dishwasher
- ElectricOven
- ElectricRange

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Detached

PARKING:

- AdditionalParking

LOT DESCRIPTION:

- Acreage

ROOF TYPE:

- Asphalt

YARD/GROUNDS:

- BuiltInBarbecue
- Barbecue

SIDING:

- BoardAndBattenSiding

POOL TYPE:

- None

FOUNDATION:

- PillarPostPier

FENCING:

- BarbedWire
- CrossFenced
- Fenced
- Full
- Gate
- Wire

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- ElectricityAvailable
 - ElectricityConnected
 - SewerAvailable
 - SepticAvailable
 - WaterAvailable
-

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- EatInKitchen

SECURITY FEATURES:

- SecurityGate
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LISTED BY: Jessica Self 

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BROKERED BY: Texas Homes and Land Real Estate,
LLC