



4251 REFUGE ROAD
SHERMAN, TX 75092



\$2,496,000



4,565 sqft



5 beds



3 baths

DESCRIPTION

Experience true North Texas privacy on this secluded 20.7-acre retreat overlooking the Hagerman Valley. Designed for those who value space, freedom, and the ability to enjoy the outdoors without ever leaving home, this property offers a lifestyle most people only dream about. Hunt from the back porch at sunrise, ride ATVs through the wooded trails, or watch the kids fish in the stocked hilltop pond just steps away at sunset. This peaceful country oasis is located in Pottsboro ISD, just minutes from several Lake Texoma marinas and only 10 minutes from Sherman and Denison. The property is within biking distance of Hagerman Wildlife Refuge and offers convenient access to multiple nearby casinos. It's also a premiere destination for family gatherings and effortless entertaining. The land features a mix of open pasture and wooded acreage, with a scenic pond adding both charm and utility. Whether you envision a hunting ranch, homestead, or retreat property, the layout supports a wide range of uses. The structure itself is exceptionally well built, offering five potential bedrooms and a semi-commercial kitchen. Three 16x8 full-view glass doors lift to the ceiling, opening the interior to a massive porch and panoramic views of the surrounding landscape. The thoughtful design provides outstanding flexibility in how the space can be used. Multiple prime build sites across the property offer opportunities for a primary residence with breathtaking views, and the existing barn can be preserved as a luxury guest house or private event space. This property was created with versatility in mind—whether envisioned as a hunting ranch, farm, Airbnb retreat, private homestead, or venue. It serves as a premier setting for gatherings and long-term growth, offering the foundation for a lasting legacy in North Texas. Schedule your tour today.

PROPERTY TYPE: Residential - Single Family Residence
MLS STATUS: Active
MLS: 21174995
YEAR BUILT: 2025
COUNTY: Grayson
TRACT OR SUBDIVIION: Jh Chaffin Surv Abs #311
LIST DATE: 02/09/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:
SQUARE FEET: 4,565
TOTAL BEDS: 5
FULL BATHS: 2
HALF BATHS: 1
ACRES: 20.7
LOT SIZE (SQFT): 901,692

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete
- CeramicTile

APPLIANCES:

- SomeGasAppliances
- BuiltInRefrigerator
- DoubleOven
- Dishwasher
- Disposal
- GasRange
- Microwave
- PlumbedForGas
- TanklessWaterHeater
- VentedExhaustFan

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Other
- Ranch
- Barndominium
- Detached
- Farmhouse

PARKING:

- AdditionalParking
- Covered
- DoorMulti
- Driveway
- GarageFacesFront
- Garage
- GarageDoorOpener
- KitchenLevel
- Oversized
- ParkingPad
- RvGarage
- GarageFacesSide
- SeeRemarks

LOT DESCRIPTION:

- Acreage
- Agricultural
- Cleared
- Pasture
- PondOnLot
- RollingSlope

ROOF TYPE:

- Composition

YARD/GROUNDS:

- OutdoorKitchen
- RainGutters

SIDING:

- BoardAndBattenSiding
- Rock
- Stone

POOL TYPE:

- None

FOUNDATION:

- PillarPostPier
- Slab

FENCING:

- Gate
- Pipe

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- Other
- SepticAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- DecorativeDesignerLightingFixtures

SECURITY FEATURES:

- CarbonMonoxideDetectors
- SmokeDetectors
- SecurityLights

COMMUNITY:

- Gated

LISTED BY: Jack McLemore 

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BROKERED BY: Listing Results, LLC