

# CENTURY 21<sup>®</sup>

Judge Fite Company



476 LCR 640  
GROESBECK, TX 76642



\$725,000



1,855 sqft



3 beds



3 baths

## DESCRIPTION

Beautifully crafted home on + - 31.5 Acres in Limestone County. This move in ready home has 3 bedrooms and 2.5 bathrooms, along with a 2,400 square foot barn with stalls. Perfectly suited for families, 4-H & FFA projects, and country living. The charming pergola and covered front and back porch allows for easy entertainment, suitable for gatherings, celebrations, and making memories. The home offers stained concrete and touches of western accents throughout. Combination of mature and young trees that are already producing, including grafted pecans, maple, fig, plum, peach and more. Water well on site with filtration system. This property also has development potential with its substantial road frontage and corner lot location. Groesbeck ISD. Located 3.5 miles to Groesbeck, 16 miles to Mexia, 33 miles to Buffalo, 35 miles to Waco, and 73 miles to Bryan College Station. See the proximity map in the photos to see adjacency to other major cities.

**PROPERTY TYPE:** Residential - Single Family Residence  
**MLS STATUS:** Active  
**MLS:** 21178144  
**YEAR BUILT:** 2014  
**COUNTY:** Limestone  
**TRACT OR SUBDIVIION:** Other  
**LIST DATE:** 02/14/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 1,855  
**TOTAL BEDS:** 3  
**FULL BATHS:** 2  
**HALF BATHS:** 1  
**ACRES:** 31.5  
**LOT SIZE (SQFT):** 1,372,140

## INTERIOR FEATURES

### FIREPLACE:

- WoodBurning

### APPLIANCES:

- Microwave

## EXTERIOR FEATURES

### STYLE:

- Farmhouse

### PARKING:

- Driveway

### LOT DESCRIPTION:

- Agricultural
- Cleared
- CornerLot

### ROOF TYPE:

- Composition

### POOL TYPE:

- None

### FOUNDATION:

- Slab

### FENCING:

- Fenced

## UTILITIES

### HEATING/COOLING:

- Central
- Electric
- Fireplaces

### UTILITIES:

- ElectricityAvailable
- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Jessica Armstrong 

**BROKERED BY:** Armstrong Properties

### AMENITIES:

- Other

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each office is independently owned and operated