

\$3,975,000 - 1520 County Road 2117, Gainesville

MLS® #20909359

\$3,975,000

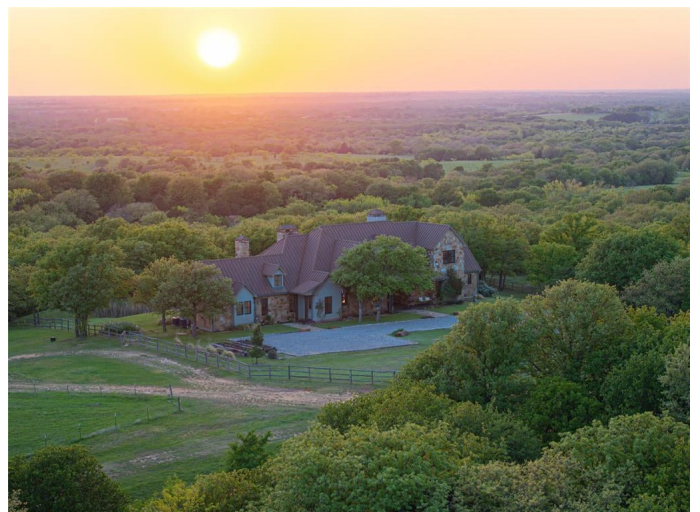
6 Bedroom, 6.10 Bathroom, 5,700 sqft

Residential on 52.00 Acres

Lindheimer Fj, Gainesville, TX

This is the ranch you have been looking for! Owning a luxury ranch is the ultimate assurance that you have acquired one of the most elusive commodities a person can have, freedom. Hunt, fish, farm, ride dirt bikes, hike – you can have it all. Located minutes from Gainesville Airport, in the heart of North Texas Horse Country, custom built by renowned builder Leon Tishmack, this ag-exempt, turn-key ranch is a rare opportunity you don't want to miss. With six en suite bedrooms, four in the house, two in the barn, and a combined 5700 sqft. The house features three bedrooms downstairs including the primary suite, with incredible views from the grand living room with floor to ceiling windows, which flows into the chef's kitchen with massive island and high end appliances, wet bar, and 1,000 sqft screened-in porch overlooking the pond. Downstairs has an oversized laundry with additional fridge, powder bath, and safe room. Upstairs you'll find the 4th bedroom, a dedicated office with a private balcony, and bonus insulated attic space that could be another large bedroom. Attached to the barn is an expansive four car garage, perfect for storing ranch equipment, trailers or vehicles. The 52 acres feature three stocked ponds, a fishing dock, professional grade horse arena, a garden, trails throughout, and a full-time ranch hand for seamless maintenance.

Built in 2010



Essential Information

MLS® #	20909359
Price	\$3,975,000
Bedrooms	6
Bathrooms	6.10
Full Baths	6
Half Baths	1
Square Footage	5,700
Acres	52.00
Year Built	2010
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional, Ranch
Status	Active

Community Information

Address	1520 County Road 2117
Subdivision	Lindheimer Fj
City	Gainesville
County	Cooke
State	TX
Zip Code	76240-8472

Amenities

Utilities	City Water, Septic, Well
# of Garages	6
Garages	Enclosed, Garage, On Site, Private, Oversized

Interior

Interior Features	Decorative Lighting, Double Vanity, Eat-in Kitchen, Flat Screen Wiring, High Speed Internet Available, Kitchen Island, Open Floorplan, Pantry, Smart Home System, Sound System Wiring, Walk-In Closet(s), Cedar Closet(s), Second Primary Bedroom, Vaulted Ceiling(s), Wet Bar
Appliances	Satellite Dish, Compressor, Livestock Equipment
Heating	Central, Electric, Fireplace(s), Propane
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Gas, Living Room, Wood Burning, Bedroom, Family Room

Exterior

Lot Description	Acreage, Landscaped, Many Trees
Roof	Metal
Construction	Rock/Stone, Concrete
Foundation	Pillar/Post/Pier, Slab

School Information

District	Gainesville ISD
Elementary	Chalmers
High	Gainesvill

Listing Details

Listing Agent	Ashley Mooney Wesson
Listing Office	Compass RE Texas, LLC.

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Listing information last updated on November 21st, 2025 at 8:16am CST