

\$4,051,376 - 681 Fm 2264 Road, Decatur

MLS® #21042830

\$4,051,376

3 Bedroom, 3.10 Bathroom, 2,173 sqft

Residential on 173.00 Acres

None, Decatur, TX

THIS EXCEPTIONAL PROPERTY WITH MANY IMPROVEMENTS IS LOCATED ON 173 ACRES JUST SOUTHEAST OF DECATUR WITH FM ROAD FRONTAGE ON FM 2264 ON THE SOUTH END AND COUNTY ROAD FRONTAGE ON CR 4010 ON THE NORTH END. THIS IS PRIME INVESTOR, DEVELOPER PROPERTY FOR MANY TYPES OF DEVELOPMENT BEING RESIDENTIAL, COMMERCIAL, HORSE PROPERTIES, RANCHING AND EVEN GAME PRESERVE CAPABILITIES! For DEVELOPERS it will certainly make a beautiful subdivision. The topography of it will allow for many homes, whether residential or small horse properties and a great setting of scenery. It has a main 2123 sq ft brick home with three-bedroom, 2 and a half bath residence, with energy-efficient solar panels, a metal roof, and a 24x30 attached carport. There is also a second home on the property that serves as a rental for investment income. It has its own septic system, water well, and in ground storm shelter. The solar panel system in place supports both homes. THE IMPROVEMENTS ARE MANY AND CAN ADD TO ANY DEVELOPMENT OF ANY KIND. THERE ARE 4 LARGE BARNS AND OR SHEDS, ALSO WITH A DAIRY BARN WITH PIPE FENCED PENS AND CORRALS! NUMEROUS PIPE CROSS FENCES DIVIDE THE PROPERTY UP NICELY TO FIT YOUR NEEDS! THIS PROPERTY IS CERTAINLY PRICED TO SELL IN DECATUR'S GROWING



AREA AND WITH ITS CLOSE PROXIMITY TO NOT ONLY DECATUR BUT ALSO THE NEARBY HIGHWAYS TO TAKE YOU TO THE DALLAS - FORT WORTH METROPLEX, AIRPORTS AND ALL AMENITIES YOUR LOCATION COULD NOT BE BETTER!! ALSO, THIS PROPERTY HAS BEEN USED FOR CATTLE FOR MANY YEARS AND IS CURRENTLY AG EXEMPT WHICH MAKES IT A MUCH BETTER DEAL!! CONSIDER IT TODAY!! SEE VIRTUAL TOUR LINK FOR AN AMAZING PROPERTY TOUR!!

Built in 1971

Essential Information

MLS® #	21042830
Price	\$4,051,376
Bedrooms	3
Bathrooms	3.10
Full Baths	3
Half Baths	1
Square Footage	2,173
Acres	173.00
Year Built	1971
Type	Residential
Sub-Type	Farm
Style	Traditional
Status	Active

Community Information

Address	681 Fm 2264 Road
Subdivision	None
City	Decatur
County	Wise
State	TX
Zip Code	76234

Amenities

Utilities	All Weather Road, Asphalt, Co-op Electric, Gravel/Rock, Outside City
-----------	--

	Limits, Septic, Well
# of Garages	2
Garages	Additional Parking, Carport, Covered, Driveway, Garage, Garage Door Opener

Interior

Interior Features	Built-in Features, Central Vacuum, Decorative Lighting, Double Vanity, Eat-in Kitchen, Granite Counters, Paneling
Appliances	Satellite Dish
Heating	Central, Electric, Fireplace(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Brick, Living Room

Exterior

Exterior Features	Awning(s), Covered Porch(es)
Lot Description	Acreage, Cleared, Few Trees, Level, Pasture
Roof	Metal
Construction	Brick
Foundation	Pillar/Post/Pier

School Information

District	Decatur ISD
Elementary	Carson
Middle	Mccarroll
High	Decatur

Listing Details

Listing Agent	Jay Davidson
Listing Office	Parker Properties Real Estate

Users may not reproduce or redistribute the data found on this site. The data is for viewing purposes only. Data is deemed reliable, but is not guaranteed accurate by the MLS or NTREIS.

Listing information last updated on November 21st, 2025 at 11:20am CST