

LAND AUCTION



82.565 AC± | 1 TRACT | GRAYSON CO, TX

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 4/8/26 **AUCTION TIME:** 5 PM CT

AUCTION HELD AT: ONSITE, 1922 BETHEL CANNON RD, WHITEWRIGHT, TX 75491

PROPERTY PREVIEW: 3/20 | 4 PM-6 PM AND 3/28 | 10 AM - 12 NOON
AT 1933 BETHEL CANNON RD, WHITEWRIGHT, TX 75491

This 82.565± acre property is located in Grayson County, Texas and offers a combination of residential, agricultural, recreational, and commercial event-related improvements. The property includes a custom main residence, guest house, bunkhouse, wedding and event chapel, barn, lake, fenced pastures, and supporting infrastructure. The layout and existing improvements allow for a wide range of uses, subject to county zoning and permitting requirements.

The primary residence is a 5,912±-square-foot custom-built home featuring a mix of stone, stucco, and wood siding. Interior finishes include stone tile flooring throughout, vaulted ceilings, custom lighting, and custom wood accents. A grand formal dining room includes a wood-burning fireplace, a custom wood mantel, stone tile floors, vaulted ceilings, a custom chandelier, and two sets of French doors that open to a large rear patio.

The home includes four bedrooms, three full bathrooms, and two half bathrooms. The primary suite features vaulted ceilings, a sitting room with a wood-burning fireplace, French doors leading to the patio and pool area, a large walk-in closet with a dressing and makeup area, and a bathroom with a large jet tub.

The gourmet commercial-style kitchen is designed for high-capacity use and includes a large island with stone fascia, Zline double ovens, gas cooktop, vent hood, bar sink, serving pass-through with wine cooler and ice maker, butler's pantry, mail desk, walk-in pantry and prep room, stone tile countertops, granite double sink, under-cabinet lighting, and vaulted ceilings.

Outdoor living features include a large rear patio, a courtyard area, an in-ground swimming pool with an attached hot tub, and multiple access points from the home.

Additional residential and event-related improvements include a 1,200-square-foot guest house with one bedroom and one full bathroom. A separate bunkhouse provides group accommodations with sleeping capacity for up to 21 individuals. The bunkhouse includes a large bar area with a full kitchen, restroom facilities with four sinks, two showers, and two separate toilet rooms, as well as a large event space connected to the bar area. A conference room and a stand-alone office or studio building are also located on the property, offering flexible workspace or meeting areas.

A 4,000± square foot wedding and event chapel is equipped with seating for over 150 people, a bridal suite, restrooms, and a food preparation room. This structure supports potential uses such as weddings, corporate retreats, nonprofit functions, or private events, subject to local approvals.

Agricultural and recreational improvements include a 52x54-foot barn, fenced pastures, a skeet shooting range, an interior road system, and an approximately 2-acre lake. The gated entrance and approximately 1,700 feet of road frontage provide controlled access and visibility. Utilities include public water, electricity, and septic systems.

The property is conveniently located near the communities of Van Alstyne, Sherman, Trenton, and Anna, with an approximate one-hour drive to Dallas and major airports. The surrounding area offers access to regional lakes and additional recreational opportunities.

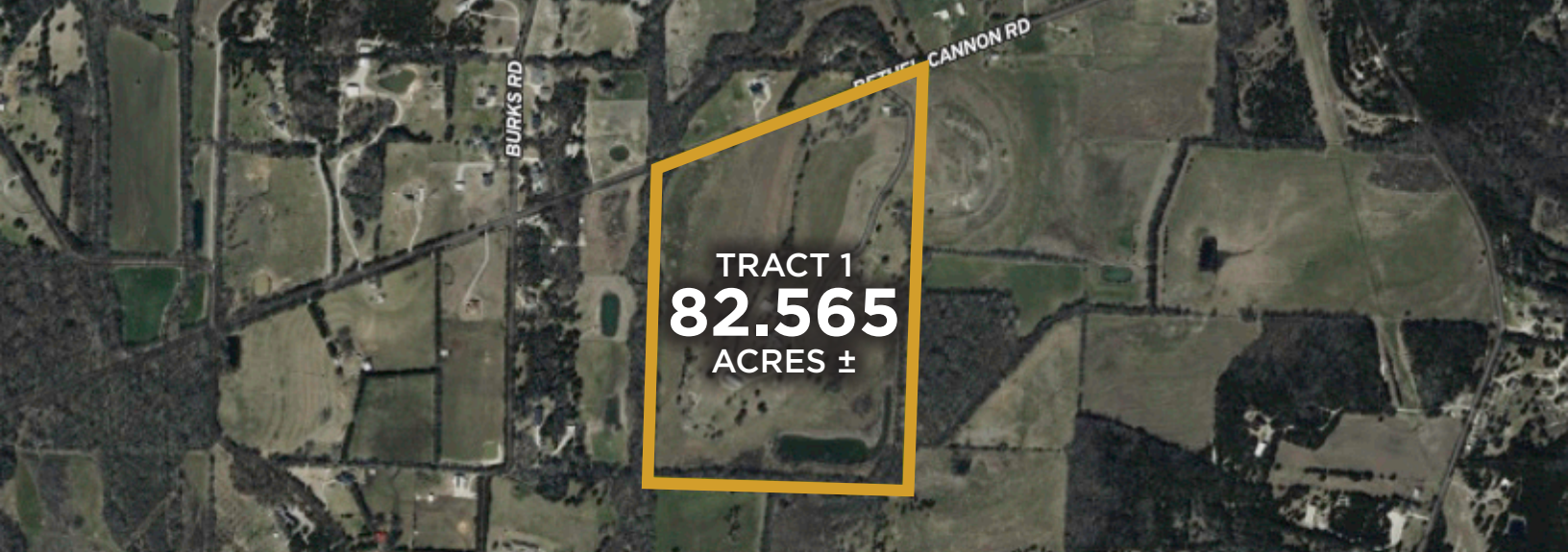
This Grayson County property combines acreage, improvements, and infrastructure that support a variety of residential, agricultural, recreational, and business uses. Buyers are encouraged to confirm zoning, permitted uses, and development options with local authorities.



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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Ranch & Farm Auctions, LLC - Joey Bellington, Broker | Whitetail Properties Real Estate, LLC - Joey Bellington, Broker | Cody S. Lowderman, Auctioneer, Lic # 16991



TRACT 1
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Deeded Acres: 82.565± acres
Possession: Immediate possession at closing
Survey Needed?: No survey needed
Brief Legal: 1922 Bethel Cannon Rd, Whitewright, TX, 75491
PIDs: 359859, 133155
Lat/Lon: 33.44835, -96.4362
Zip Code: 75491

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