

\$2,399,900 - 6087 Business 78, Nevada

MLS® #20891949

\$2,399,900

3 Bedroom, 2.00 Bathroom, 2,896 sqft

Residential on 57.86 Acres

A0790, Nevada, TX

RARE OPPORTUNITY! APPROXIMATELY 2 MILES FROM LAKE LAVON! ALL INVESTORS, RANCH ENTHUSIASTS, AND DEVELOPERS MUST SEE! Multiple living quarters with pool, workshop, garage, and barn. 7191 square feet under roof not including the barn! Current agricultural exemption on all parcels. Parcels located in the county with no restrictions. Home is cozy with good bones, and with renovation; an original farmhouse could be modernized and evolve into an extraordinary retreat! Commercial grade shop with living quarters above and below currently used as a nice man cave. Rent the other 1100 square foot home for additional income or provide living quarter for a ranch hand! Approximate 100-150 foot tall cellular tower on property and is granted a permanent easement. Current owners state that tower crew maintenance is minimal. A far north entrance and alleyway could possibly be developed for privacy and easy access, as the tower sits near the north property line. Over 57 acres here so the possibilities are endless! All information to be verified by buyer and or buyer's agent. All appointments must be scheduled 24 hour in advance. Please do not visit property unannounced and block driveways as there are some shop work and agricultural operations going on daily. Thank you for viewing this property.

Built in 1950



Essential Information

MLS® #	20891949
Price	\$2,399,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,896
Acres	57.86
Year Built	1950
Type	Residential
Sub-Type	Farm
Style	Traditional
Status	Active

Community Information

Address	6087 Business 78
Subdivision	A0790
City	Nevada
County	Collin
State	TX
Zip Code	75173

Amenities

Utilities	Electricity Available, Individual Gas Meter, Individual Water Meter, Propane, Septic
# of Garages	6
Garages	Additional Parking, Workshop in Garage
Is Waterfront	Yes
Waterfront	Creek
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Built-in Features, Decorative Lighting, Eat-in Kitchen, High Speed Internet Available, Kitchen Island, Paneling, Pantry
Heating	Central, Natural Gas

Exterior

Exterior Features	Balcony, Covered Deck, Covered Porch(es), Lighting, Private Entrance,
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	RV/Boat Parking
Lot Description	Acreage, Agricultural, Cleared, Greenbelt, Many Trees, Pasture, Tank/ Pond, Waterfront
Roof	Composition, Shingle
Construction	Wood
Foundation	Bois D'Arc Post, Pillar/Post/Pier

School Information

District	Farmersville ISD
Elementary	Farmersville
High	Farmersville

Listing Details

Listing Agent	Stanley Sheffield
Listing Office	Coldwell Banker Realty

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