

2869 Ranch Road, Whitesboro, Texas 76273

MLS#: 21254269 \$ Active

Property Type: Residential

[2869 Ranch Road Whitesboro, TX 76273-8306](#)

SubType: Single Family

LP: \$489,000

OLP: \$565,000

Recent: 08/14/2026 : DOWN : \$529,000->\$489,000



SqFt: 1,512/Owner

Yr Built: 2021

Lot Dimen:

Subdivide?: Subdivided

HOA: None

HOA Mgmt Email:

Also For Lease: N

Subdivision: SCARBOROUGH C

County: Grayson

Country: United States

Parcel ID: [439819](#)

Parcel ID 2: 111551

Lot: Block:

Legal: G-1535 SCARBOROUGH C A-G1535, TRACT 1 IMPS ON

Unexempt Tx: \$2,232

Spcl Tax Auth: No

Lst \$/SqFt: \$323.41

Lake Name:

Lse MLS#:

Plan Dvlpm:

MultiPrcl: Yes MUD Dst: No

PID:No

Beds: 3

Tot Bth: 2

Liv Area: 1

Fireplc: 0

Full Bath: 2

Din Area: 1

Pool: No

Half Bath: 0

Adult Community:

Smart Home App/Pwd: No

Hdcp Am: No

Garage: No

Prop Attached: No

Carport: 3

Acres: 10.250

Cov Prk: 3

Gar Size:

HOA Co:

HOA Website:

School Information

School Dist: Whitesboro ISD

Elementary: Whitesboro

Middle: Whitesboro

High: Whitesboro

Rooms

Room	Dimen / Lvl	Features
Bedroom-Primary	0 x 0 / 1	
Kitchen	0 x 0 / 1	

Room	Dimen / Lvl	Features
Bedroom	0 x 0 / 1	
Living Room	0 x 0 / 1	

General Information

Housing Type: Mobile Doublewide w/Land
Style of House: Traditional
Lot Size/Acres: 10 to < 50 Acres
Heating: Central, Electric
Construction:
Basement: No
Possession: Closing/Funding

Fireplace Type:
Flooring:
Levels: 1
Cooling: Ceiling Fan(s), Central Air, Electric
Patio/Porch: Covered, Deck, Front Porch, Rear Porch
Listing Terms: Cash, Conventional

Features

Appliances: Dishwasher, Gas Oven, Gas Range
Laundry Feat: In Utility Room, W/D - Full Size W/D Area
Interior Feat: Built-in Features, Decorative Lighting, Eat-in Kitchen, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Exterior Feat: Covered Deck, Covered Patio/Porch, Outdoor Kitchen, Private Entrance, RV Hookup, RV/Boat Parking, Storage
Park/Garage: Additional Parking, Carport, Covered, Driveway
Street/Utilities: Co-op Electric, Co-op Water, Electricity Available, Electricity Connected
Lot Description: Acreage, Interior Lot
Other Equipment: Generator

Remarks

Property Description: Enjoy peaceful country living with plenty of space, modern conveniences, and thoughtful upgrades ready to go. This well-kept manufactured home sits on a newly installed concrete pad under warranty until June 2027, offering stability and peace of mind from day one. Inside, the open-concept layout is bright and comfortable, with a roomy kitchen flowing into the living area—perfect for daily life, cooking, and gatherings. Step out to the back patio for serene pond views, ideal for quiet mornings, sunset watching, or simply relaxing in nature. The outdoor space is designed for both leisure and productivity, featuring a covered living and cooking area for entertaining, canning, or preparing homegrown goods. An underground container just off the porch doubles as extra storage or a storm shelter. This property is ready for homesteading or hobby farming, complete with a greenhouse for year-round growing, a shop, tractor shed, and large carport for tools and equipment. An RV hookup with water and electricity offers flexibility for guests or travel, while a 24kW generator ensures backup power. Frost-free hydrants provide water year-round, and a hot tub with a two-year warranty is perfect for unwinding after a busy day. Sitting on 10.25 usable acres, it's a place where you can expand, customize, and enjoy the privacy and freedom of rural life, whether you're chasing a self-sufficient lifestyle or simply a quiet retreat.

Public Driving GPS address
Directions:

Financial Information

Loan Type: Treat As Clear	Bal:	Payment:	
Pmt Type:	Lender:	Orig Date:	2nd Mortg: No
Seller Concessions: Yes			

Agent/Office Information

CDOM: 110	DOM: 110	LD: 04/29/2026	XD: 09/25/2026
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List Type: Exclusive Right To Sell

List Off: [Texas Homes and Land](#) (TXHL01C) 214-908-5468

LO Addr: 147 N Ohio St Celina, Texas 75009

List Agt: [Coryann Johnson](#) (0450333) 214-908-5468

LA Email: coryann@texashomesandland.com

LA Website: www.texashomesandland.com

Off Web: <http://www.texashomesandland.com>

Pref Title Co: Secured Title-Samantha

LO Fax: **Brk Lic:** 9012589

LO Email: coryann@texashomesandland.com

LA Cell: 214-908-5468 **LA Fax:**

LA Othr: **LA/LA2 Texting:** Yes/

LO Sprvs: **Coryann Johnson (0450333) 214-908-5468**

Location: 109 Gene Autry Dr, Tioga 469-310-0533

Showing Information

Call: Showing Service, Agent	Appt: (800) 257-1242	Owner Name: Kenny Perry
Keybox #: 0000	Keybox Type: Combo	Seller Type: Standard/Individual
Show Instr:		
Show Allowed: Yes		
Show Srvc: BrokerBay		
Showing: Appointment Only, Showing Service		

Prepared By: Coryann Johnson Texas Homes and Land on 08/17/2026 09:09

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