

\$1,100,000 - 9731 W Ridge, Anna

MLS® #20753208

\$1,100,000

4 Bedroom, 2.10 Bathroom, 2,724 sqft

Residential on 14.00 Acres

ABS A0555 LONSON MOORE SURVEY,
SHEET 3, TRACT, Anna, TX

This Collin County ranch is privately tucked away among towering pecan trees at the end of a shared gated private road. Ranch ready, currently ag exempt, with manicured acreage, no exaggeration to say this land is gorgeous! Family friendly home was created for comfortable entertaining with spacious rooms, spectacular natural light, and showcases those panoramic views throughout! The main living area is massive as is the bonus room. Full of charm with walls of windows, great flow throughout this custom home. Kitchen features beautiful cabinetry, tons of counter space, large pantry, big island is definitely the gathering space and connects to large dining area. 4 BR are equally spacious, Main BR ensuite with separate tub and shower. Office adds homeschool or work from home solution. Combo mudroom, laundry with half bath and sink, practical for ranch life. Geothermal HVAC with zone controls, 1 year roof, & sprinkler system. Two barns and shop, all with electricity, the main feeding barn has water. Barns are all well maintained, ready for the next rancher's needs. This unforgettable North Texas ranch can serve the seasoned or beginning rancher, outstanding for those FFA project homes. Wildlife, including deer, are visitors. Property borders beautiful winding creek. Country retreat location, no need to sacrifice convenience or great schools. Located within highly sought after Blue Ridge ISD, near shopping, restaurants and medical



resources in Anna or Melissa. Within an hour to Dallas, less than 30 minutes to McKinney and just minutes away from S HWY 121 or HWY 78. Schedule your private tour today!

Built in 1983

Essential Information

Days on Market	376
Cumulative Days on Market	101
HOA	None
MLS® #	20753208
Price	\$1,100,000
Bedrooms	4
Bathrooms	2.10
Full Baths	2
Half Baths	1
Square Footage	2,724
Acres	14.00
Year Built	1983
Type	Residential
Sub-Type	Farm
Style	Ranch, Traditional
Status	Closed

Community Information

Address	9731 W Ridge
Subdivision	ABS A0555 LONSON MOORE SURVEY, SHEET 3, TRACT
City	Anna
County	Collin
State	TX
Zip Code	75409-7423

Amenities

Utilities	Asphalt, Co-op Electric, MUD Water, Outside City Limits, Septic
# of Garages	2
Garages	Additional Parking, Concrete, Garage Door Opener, 2-Car Single Doors, Private, Circular Driveway, Covered, Detached Carport

Interior

Interior Features	Built-in Features, Cedar Closet(s), Decorative Lighting, High Speed Internet Available, Open Floorplan, Pantry, Walk-In Closet(s), Eat-in Kitchen, Kitchen Island
Kitchen	Built-in Cabinets, Eat-in Kitchen, Kitchen Island, Natural Stone/Granite Type, Pantry, Walk-in Pantr
Bedroom / Bathroom	Ceiling Fan(s), Ensuite Bath, Separate Shower, Walk-in Closet(s)
Specialty Rooms	Bedroom, Bonus Room, Office
Floors	Carpet, Tile, Wood
Heating	Central, Electric, Geothermal, Zoned

Exterior

Exterior Features	Lighting, Private Entrance, Rain Gutters, Private Yard, Stable/Barn
Lot Description	Landscaped, Sprinkler System, Acreage, Agricultural, Lrg. Backyard Grass, Many Trees, Pasture, Rolling Slope
Roof	Shingle
Construction	Rock/Stone, Siding
Foundation	Slab

Listing Details

Listing Agent	Alicia Purser
Listing Office	Keller Williams Realty DPR

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Listing information last updated on October 28th, 2025 at 2:00am CDT