

9651 FM 2153 Aubrey, TX (7 Acres)  
9651 FM 2153  
Aubrey, TX 76227

**\$575,000**  
7± Acres  
Denton County



**9651 FM 2153 Aubrey, TX (7 Acres)**  
**Aubrey, TX / Denton County**

---

**SUMMARY**

**Address**

9651 FM 2153

**City, State Zip**

Aubrey, TX 76227

**County**

Denton County

**Type**

Farms, Residential Property, Horse Property, Recreational Land

**Latitude / Longitude**

33.34636 / -97.071792

**Dwelling Square Feet**

1505

**Bedrooms / Bathrooms**

2 / 2

**Acreage**

7

**Price**

\$575,000



**PROPERTY DESCRIPTION**

Beautiful 7+ acres and unique: Aubrey address, Denton city limits, Sanger ISD; easily accessible to all three towns. Pipe fence on along FM 2183, with barbed wire fencing and trees on 3 other sides. Property is ag exempt, with a pond for your animals. It has private septic, coop water, city trash service and propane tank. Well maintained 1500sqf brick home is ready for updates and your personal touches; 2 bed, 2 bath, 2 car garage. The same family has had the land for 100years and is moving on, making room for you to call home! Window World windows, Leaf Guard gutters, Empire LVP have warranties. 2 storage buildings. Good internet for working from home, but also excellent access for commuting. Most appliances convey. Information deemed reliable but to be verified by buyer and buyer's agent

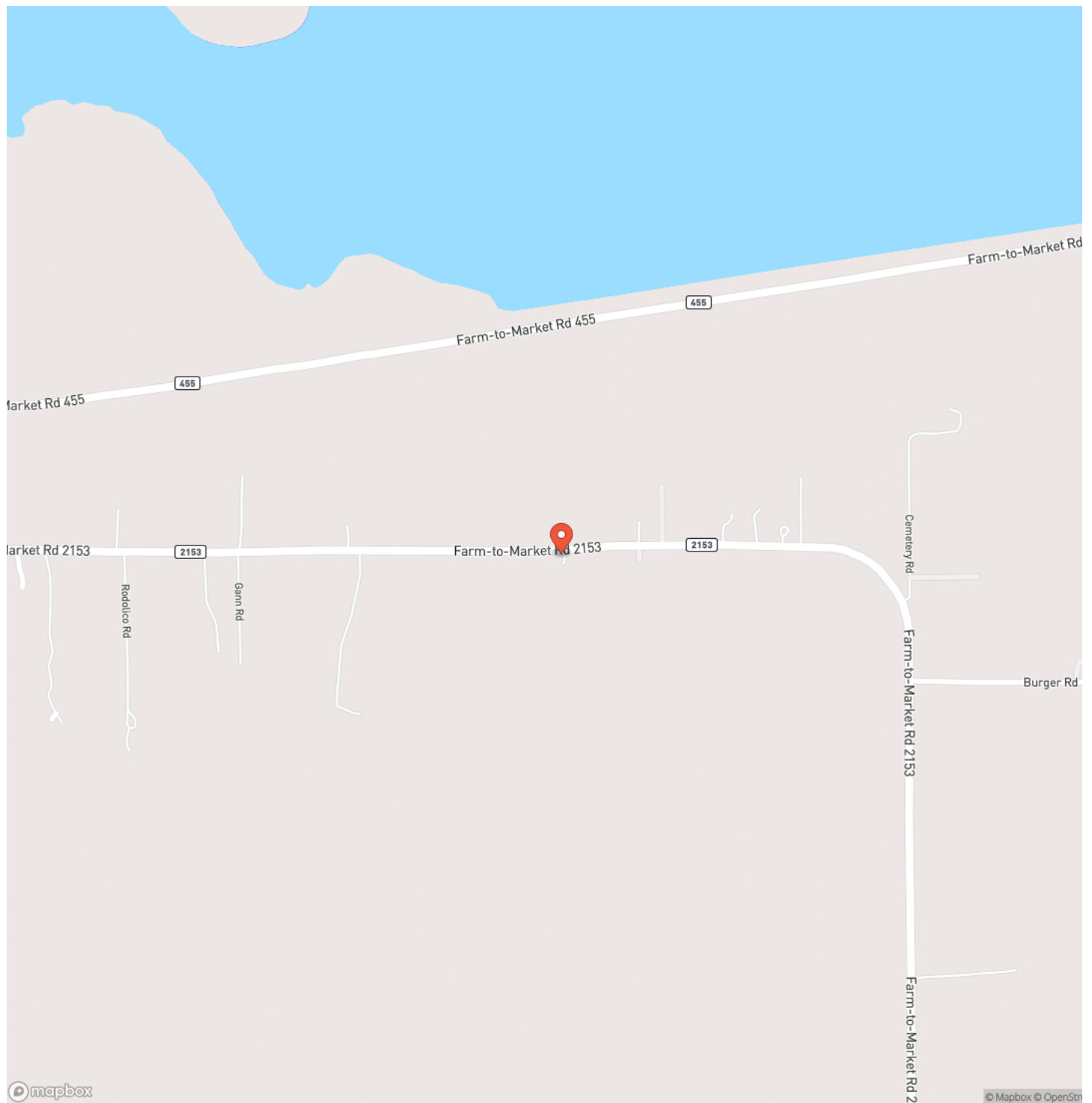


9651 FM 2153 Aubrey, TX (7 Acres)  
Aubrey, TX / Denton County

---



## Locator Map







9651 FM 2153 Aubrey, TX (7 Acres)  
Aubrey, TX / Denton County

## Satellite Map



**9651 FM 2153 Aubrey, TX (7 Acres)**  
**Aubrey, TX / Denton County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Iva Walterscheid

## Mobile

(940) 565-8326

## Email

iva@northtexasrealestate.com

**Address**

3311 I-35

## City / State / Zip

Denton, TX 76207

## NOTES



## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

---

**Newland Real Estate**  
3311 I 35  
Denton, TX 76207  
(940) 594-9882  
[www.northtexasrealestate.com](http://www.northtexasrealestate.com)

---