

3606 Blagg Rd. Denton, TX  
3606 Blagg Rd.  
Denton, TX 76208

**\$6,250,000**  
126.620± Acres  
Denton County





**3606 Blagg Rd. Denton, TX**  
**Denton, TX / Denton County**

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## **SUMMARY**

### **Address**

3606 Blagg Rd.

### **City, State Zip**

Denton, TX 76208

### **County**

Denton County

### **Type**

Hunting Land, Ranches, Residential Property, Single Family

### **Latitude / Longitude**

33.225395 / -97.074782

### **Dwelling Square Feet**

4930

### **Bedrooms / Bathrooms**

3 / 4

### **Acreage**

126.620

### **Price**

\$6,250,000

### **Property Website**

<https://ranchmanproperties.com/detail/3606-blagg-rd-denton-tx-denton-texas/33744/>



**PROPERTY DESCRIPTION**

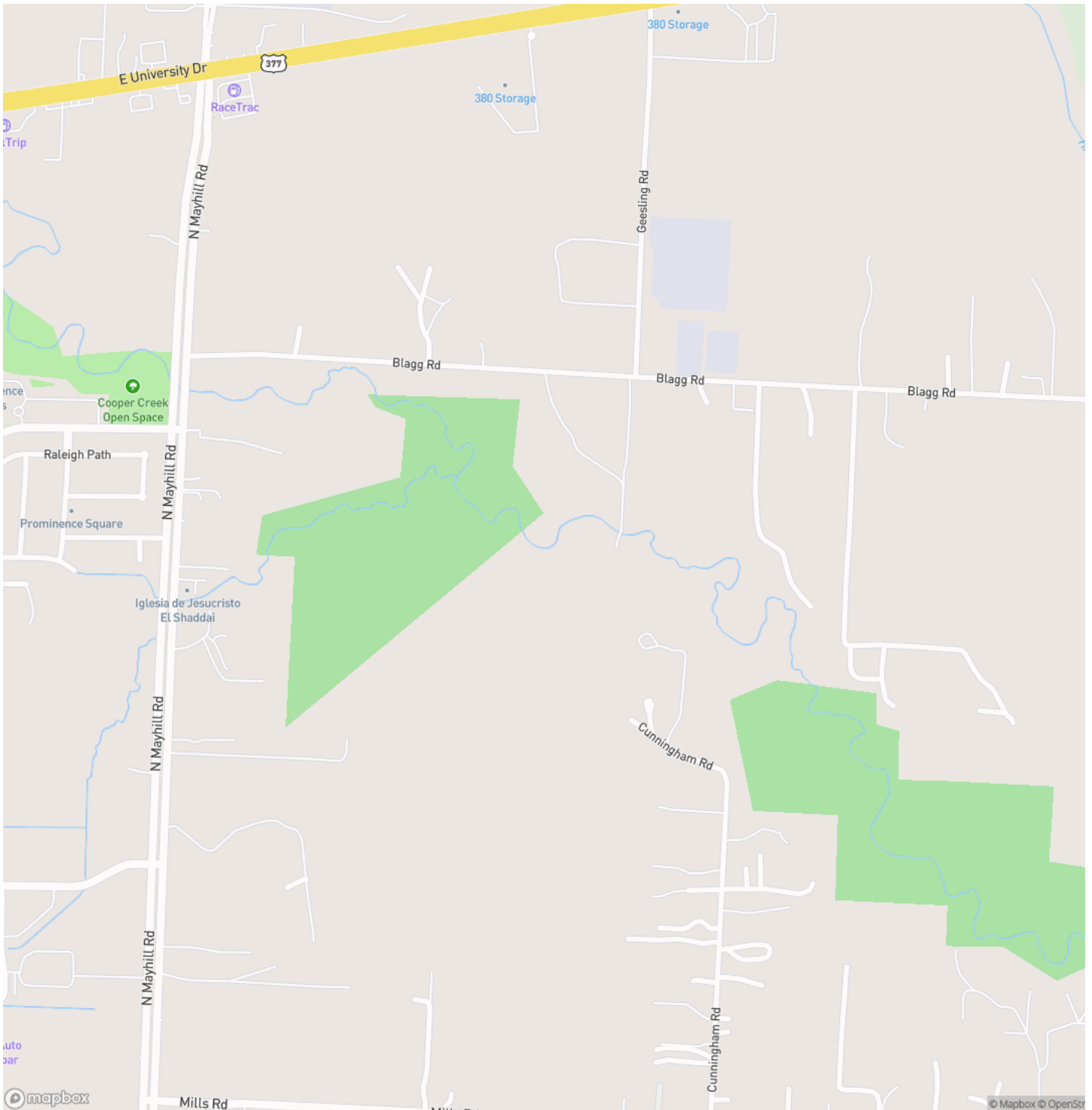
One-of-a-kind property in the heart of Denton, TX. This 126-acre ranch is ideal for those who want to live the ranch life and be close to all the amenities. There is over 70 ft of elevation change throughout the ranch and tons of mature oak and pecan trees. Cooper Creek meanders through the northern part of the property with beautiful exposed 20 ft rock walls giving it beauty and character. As you cross the creek on the engineered concrete bridge, you begin to ascend to the secluded park-like estate featuring a 4,930 sqft custom home. As you walk out the side of the home you are greeted by the pool and cabana, where you can relax by the fireplace or grill for your company. A short walk south of the home, you'll find a full tennis court lighted for evening matches and another tennis cabana for guests to relax and watch the match! 40x40 shop with electricity. Tons of wildlife roam the property, including whitetail deer. There are development opportunities with the ranch as well.



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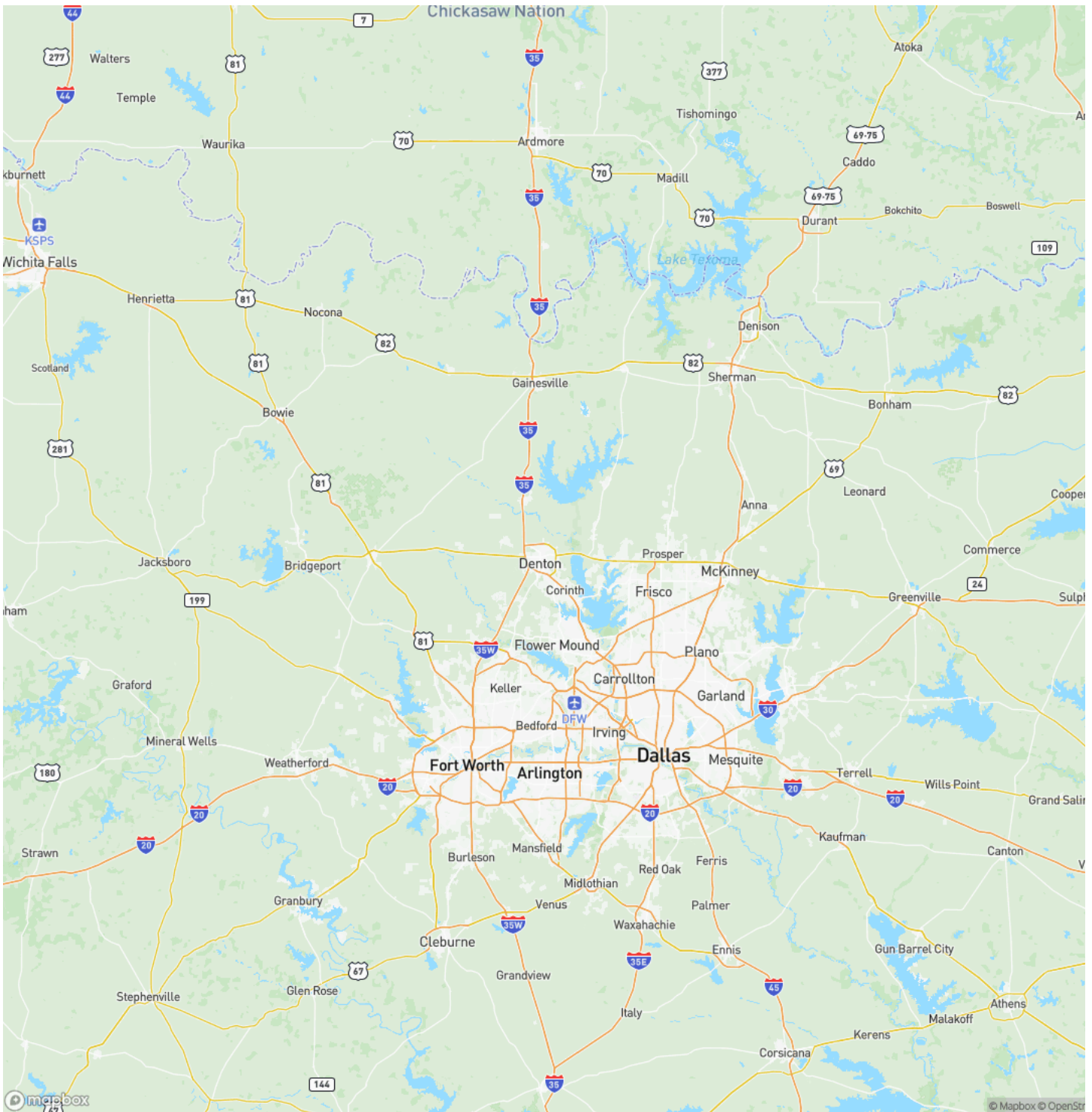


## Locator Map





## Locator Map





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## Satellite Map



**3606 Blagg Rd. Denton, TX**  
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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Ben Clark

## Mobile

(940) 206-9745

## Office

(940) 320-9181

## Email

ben@ranchmanproperties.com

**Address**

2434 Lillian Miller Pkwy

## City / State / Zip

## NOTES





## This image shows a blank 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.



**MORE INFO ONLINE:**  
**RanchmanProperties.com**

## **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.





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**Ranchman Properties**  
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Denton, TX 76205  
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