

TBD Old Stoney Rd.
TBD Old Stoney Rd.
Ponder, TX 76259

\$6,500,000
290.420± Acres
Denton County



**TBD Old Stoney Rd.
Ponder, TX / Denton County**

SUMMARY

Address

TBD Old Stoney Rd.

City, State Zip

Ponder, TX 76259

County

Denton County

Type

Hunting Land, Ranches, Recreational Land, Undeveloped Land,
Riverfront

Latitude / Longitude

33.213605 / -97.384406

Acreage

290.420

Price

\$6,500,000

Property Website

<https://ranchmanproperties.com/detail/tbd-old-stoney-rd-denton-texas/67477/>



PROPERTY DESCRIPTION

This 290 acre ranch is a beautiful slice of Texas countryside located just 9 miles outside of Ponder, TX, perfect for those seeking a peaceful retreat or a great investment. With rolling hills and 100 foot elevation changes, it offers stunning views and a variety of landscapes to explore. Denton Creek runs for over a mile along the east side of the property, creating a scenic backdrop with tall, mature trees lining the waterway.

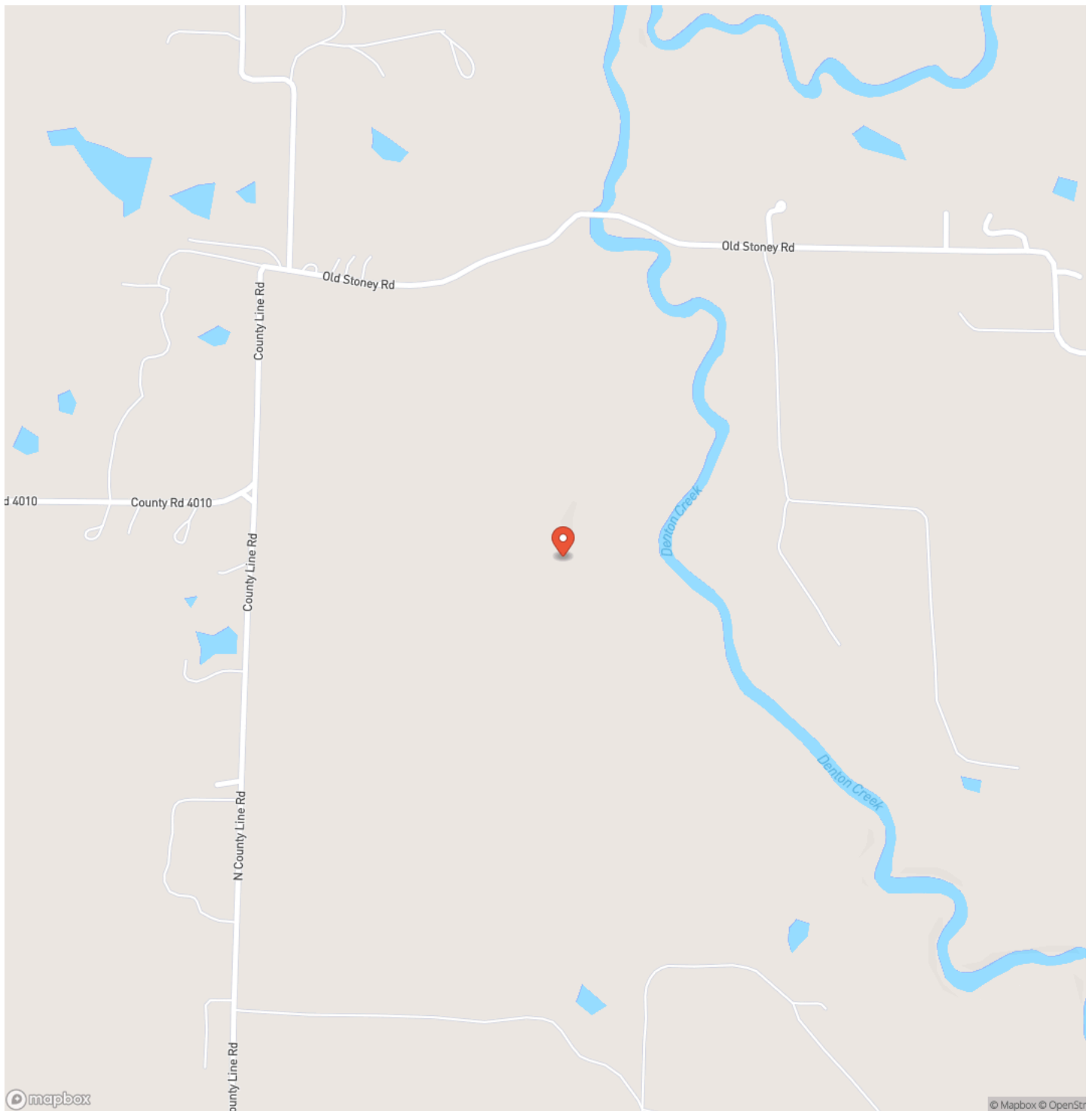
The ranch is rich in wildlife, making it ideal for outdoor lovers and hunters alike. You'll find trophy whitetail deer, wild turkeys, and hogs roaming the property, adding to the land's natural appeal. The mix of open spaces and wooded areas provides plenty of room for cattle grazing, hiking, ATV trails, and other outdoor activities. There are several locations on the ranch that will be perfect to build your dream home.

This ranch could be a perfect family getaway, where you can create lasting memories surrounded by nature. For investors, it's also an excellent buy and hold opportunity, with potential for appreciation over time due to its size, natural beauty, and valuable features.

Whether you're looking for a recreational retreat or an investment, this property offers a rare combination of peace, beauty, and potential.

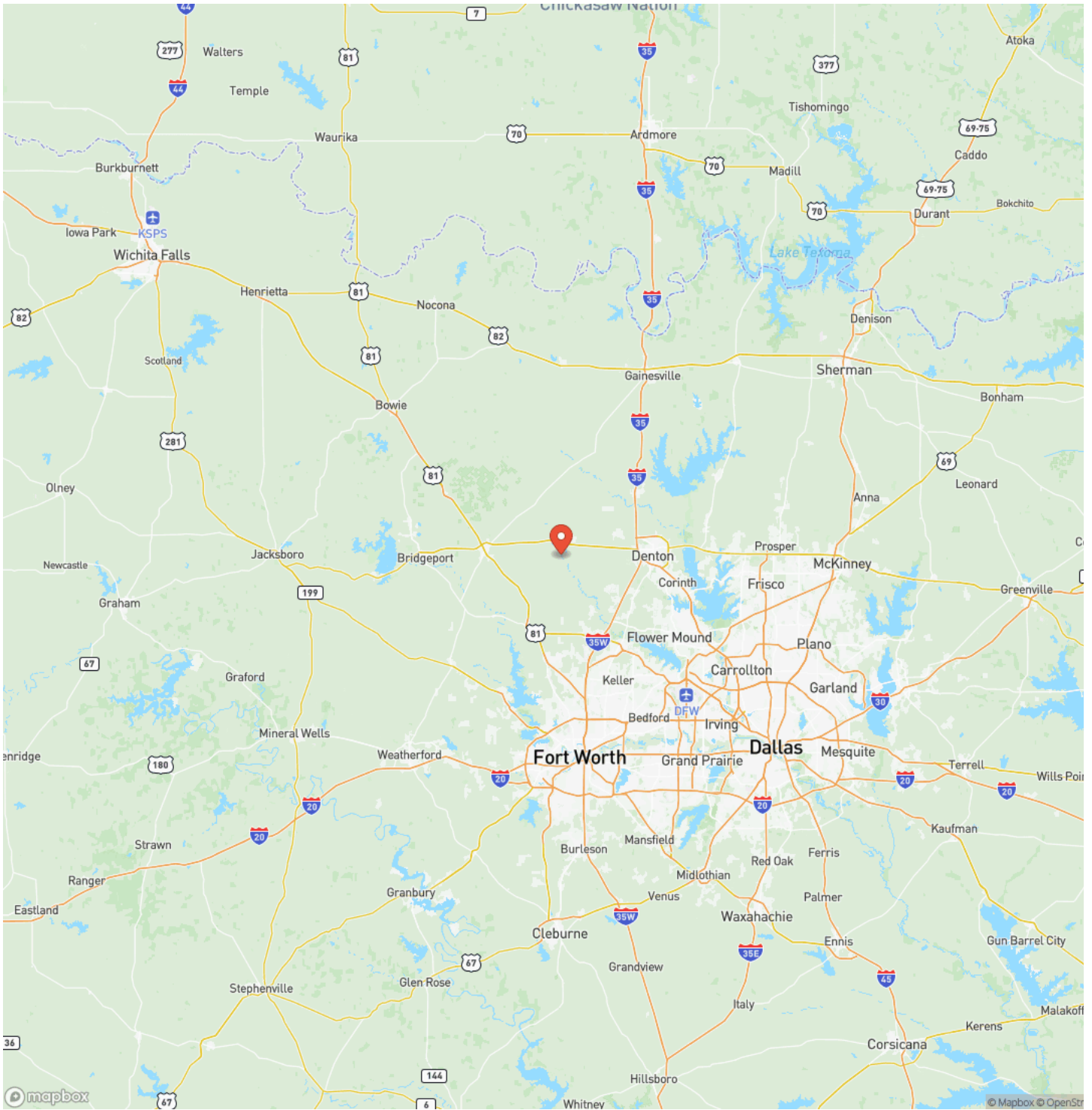


Locator Map

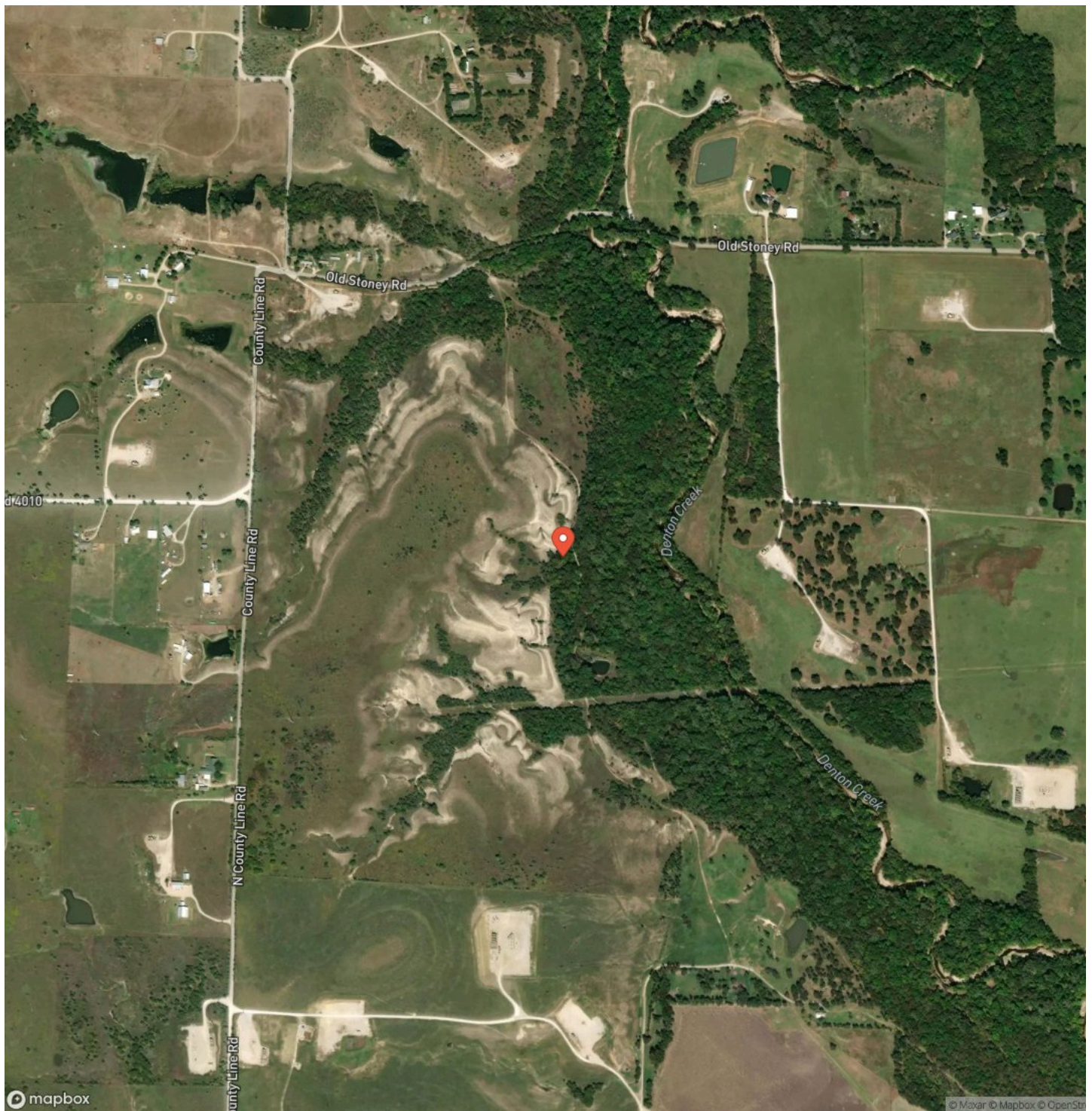


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Locator Map



Satellite Map



**TBD Old Stoney Rd.
Ponder, TX / Denton County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Jason Trosper

Mobile

(940) 300-8385

Email

jason@ranchmanproperties.com

Address

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

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RanchmanProperties.com

DISCLAIMERS

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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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