

5165 HARTLEE FIELD RD DENTON, TX 76208

247 ACRES



REMARKABLE HARTLEE FIELD ESTATE

"Breathtaking acres featuring four residences and luxury ranch living."



EXCEPTIONAL RANCH LIVING



Just minutes from downtown Denton, this extraordinary 247 acre ranch represents a rare opportunity to own a large, private estate in the direct path of North Texas growth. Combining a beautifully designed residential compound, productive pastureland, abundant wildlife habitat, and long-term investment potential, the ranch is ideally suited for a multi-generational family legacy property, luxury retreat, or future development opportunity.



The property blends the privacy and character of a classic Texas ranch with the convenience of immediate access to Denton's vibrant community, universities, and expanding infrastructure.

The 247 acres feature rolling terrain with a balanced mix of improved pasture, scattered hardwoods, and open grazing land. The property has been meticulously maintained, resulting in clean pastures and a visually striking landscape that reflects pride of ownership.

EXCEPTIONAL FEATURES



A 247-acre North Texas estate offering privacy, luxury, and unmatched versatility—perfect as a family compound, legacy property, or strategic investment.

- **Four Residences – Privacy + shared spaces**
- **Resort-Style Pool – Entertain & relax**
- **Pastures – Scenic & fenced**
- **Ponds – Water for wildlife & livestock**
- **Clear Creek – Wildlife & hunting**
- **Barn & Shop – Equipment & projects**
- **Recreation – Dirt bike track**
- **Location – Minutes from Denton**

A rare opportunity to own a legacy North Texas ranch combining lifestyle, luxury, and investment potential.



ADDITIONAL PHOTOS





ABOUT THE RANCHMAN PROPERTIES TEAM

Ranchman Properties is a real estate team designed to give our clients the absolute best possible experience in the Texas and Oklahoma farm and ranch real estate market. Whether it's a hunting property, equine property, production property, or residential estate, we have you covered!

We place the utmost importance on client communication and satisfaction with their total experience. Our desire is to create relationships that last well beyond the purchase or sale of your home or property. Ranchman Properties promises to ethically represent your interests while together we navigate one of the biggest financial and emotional decisions in your life.

Ranchman Properties is a premiere farm and ranch brokerage in North and Central Texas. With 9 land agents across the state, Ranchman Properties has catapulted themselves as one of the leading land brokerages in Texas since 2015. With over half a billion in sales volume, the team at Ranchman Properties has the expertise to facilitate any size land transaction with integrity and the knowledge to get it across the finish line.



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