

10595 Gregory Road Sanger, TX 76266  
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Sanger, TX 76266

**\$950,000**  
13.570± Acres  
Denton County





**10595 Gregory Road Sanger, TX 76266**  
**Sanger, TX / Denton County**

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**SUMMARY**

**Address**

10595 Gregory Road

**City, State Zip**

Sanger, TX 76266

**County**

Denton County

**Type**

Residential Property, Horse Property, Ranches, Single Family, Farms

**Latitude / Longitude**

33.418172 / -97.268547

**Dwelling Square Feet**

3452

**Bedrooms / Bathrooms**

5 / 3

**Acreage**

13.570

**Price**

\$950,000

**Property Website**

<https://northtexasrealestate.com/property/10595-gregory-road-sanger-tx-76266-denton-texas/83885/>



**PROPERTY DESCRIPTION**

A RARE FIND!! Secluded Gem with Scenic Views and No Mosquitoes!

Discover a one of a kind property offering privacy, beauty, and comfort on 13.5 picturesque acres. Nestled on a hilltop with mature trees overlooking a serene stocked pond; this 5 bedroom, 3 bathroom home is a hidden gem set a half-mile off the road for unmatched seclusion and peace.

Not many homes offer the lack of mosquitoes while relaxing on your porch or entertaining by the sports pool. The property includes: 45' x 50' shop with 16-foot ceilings and three oversized roll-up doors (a dream setup for hobbies, storage, or a home business). An additional shed perfect for extra storage, an invisible fence for dogs within the pipe fence and barbed wire fence, and a chicken coop for fresh eggs and backyard farming. Inside, the open-concept layout features a vaulted living room ideal for family gatherings. Recent upgrades add tremendous value, including: Two new AC units, new interior and exterior paint (interior excludes bedrooms and game room), new microwave, new well pump, and brand new energy efficient windows installed in May 2025 with a transferable lifetime warranty

The foundation has been professionally inspected and repaired for peace of mind, which is also warranted. Additional adjoining 15 acres can be part of any offer done at price per acre. Total acreage would be around 28.6 acres.

This peaceful retreat offers space, functionality, and a sense of freedom truly a must-see to appreciate what it has to offer!!

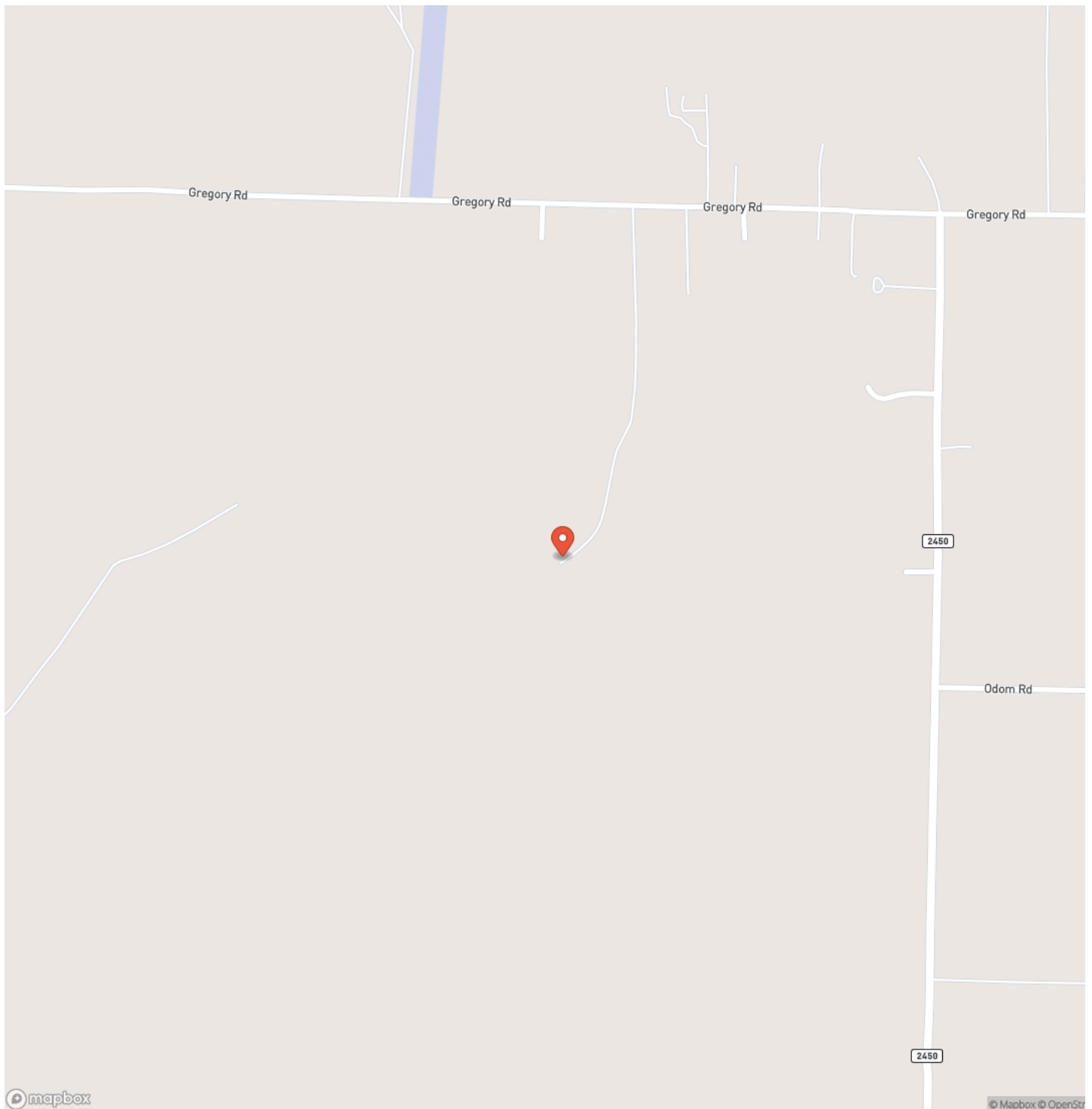
<https://www.hommati.com/3DTour-AerialVideo/unbranded/10595-Gregory-Rd-Sanger-Tx-76266--HPI55449189>



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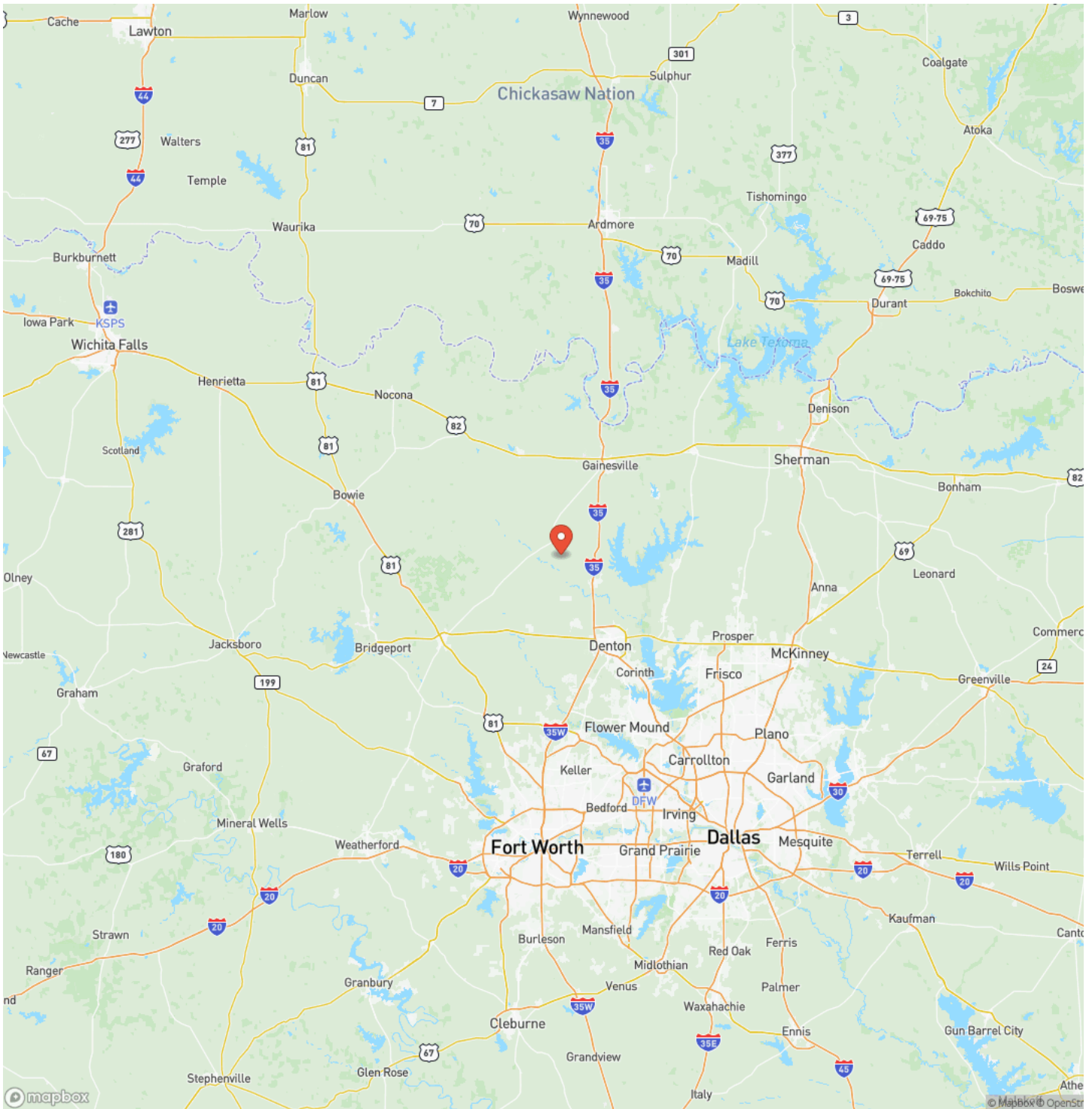


## Locator Map



## Sanger, TX / Denton County

## Locator Map





10595 Gregory Road Sanger, TX 76266  
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## Satellite Map



**10595 Gregory Road Sanger, TX 76266**  
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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Jeff Higgs

## Mobile

(940) 206-7540

## Email

jhiggs@northtexasrealestate.com

**Address**

3311 I-35

## City / State / Zip

## 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**

Access easement available and inspection report ordered by Seller available provided upon request. Propane tank is leased.  
All information to be verified by Buyer and Buyer's agent.





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

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