

8243 Rector Rd, Sanger
8243 Rector Road
Sanger, TX 76266-7324

\$1,299,000
24.655 +/- acres
Denton County



8243 Rector Rd, Sanger
Sanger, TX / Denton County

SUMMARY

Address

8243 Rector Road

City, State Zip

Sanger, TX 76266-7324

County

Denton County

Type

Single Family, Ranches

Latitude / Longitude

33.327301 / -97.190907

Dwelling Square Feet

2235

Bedrooms / Bathrooms

4 / 3

Acreage

24.655

Price

\$1,299,000

Property Website

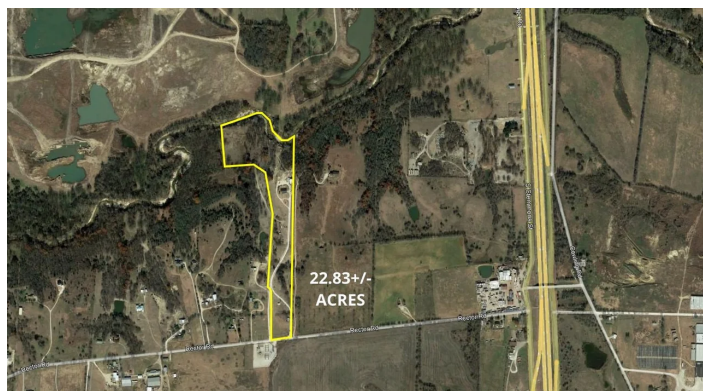
<https://northtexasrealestate.com/property/8243-rector-rd-sanger-denton-texas/25595>



PROPERTY DESCRIPTION

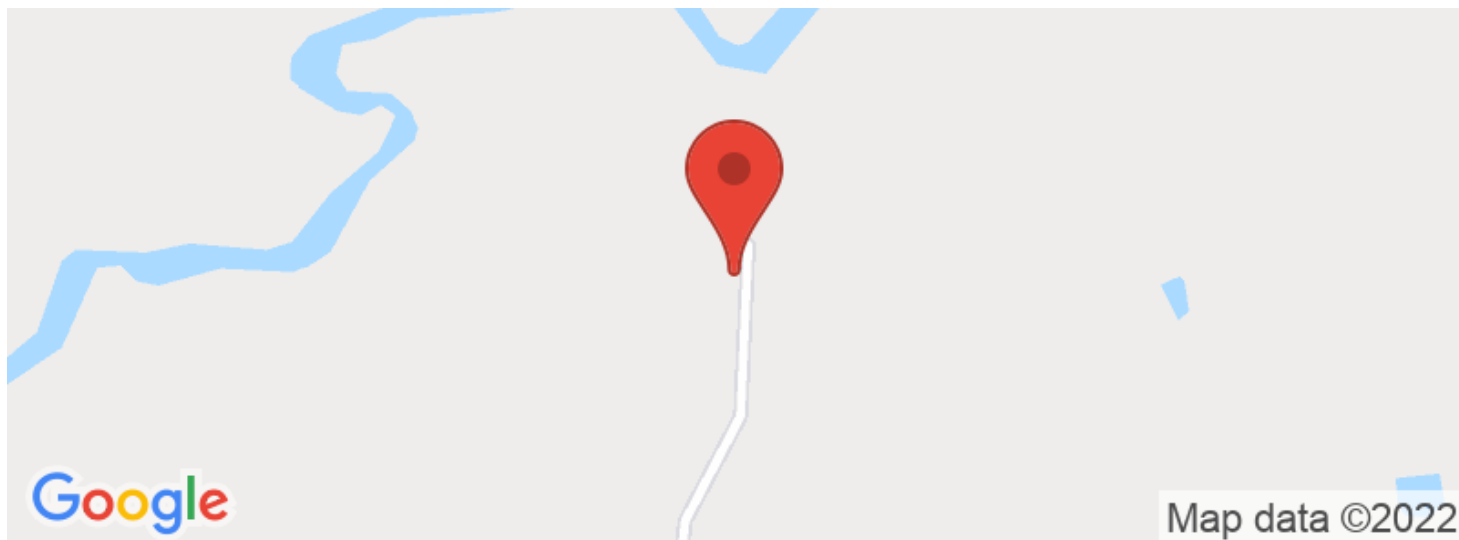
Fantastic location just minutes from I-35 between Sanger and Denton with over twenty four acres and over 1500 feet of Clear Creek frontage. Beautiful acreage offers trophy whitetail deer, mature hardwoods, 75 foot elevation change with incredible views and open meadow. The four bedroom, three bath home features vaulted ceilings, rock fireplace, spacious kitchen, split bedroom arrangement and covered patios. Property also features a 30 x 40 workshop with electricity and water, attached RV parking, fenced and cross fenced with loafing shed. Information deemed reliable but not guaranteed. Buyer and Buyer's agent to verify that all information contained herein is accurate.

8243 Rector Rd, Sanger
Sanger, TX / Denton County





Locator Maps



Aerial Maps



8243 Rector Rd, Sanger
Sanger, TX / Denton County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jeff Higgs

Mobile

(940) 206-7540

Email

jhiggs@northtexasrealestate.com

Address

3311 I-35

City / State / Zip

Denton, TX 76207

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.

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
