

10904 Metz Road, Sanger, TX 76266  
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Sanger, TX 76266

**\$485,500**  
4.850± Acres  
Denton County



**10904 Metz Road, Sanger, TX 76266**  
**Sanger, TX / Denton County**

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**SUMMARY**

**Address**

10904 Metz Road

**City, State Zip**

Sanger, TX 76266

**County**

Denton County

**Type**

Single Family, Horse Property, Farms

**Latitude / Longitude**

33.373264 / -97.194118

**Dwelling Square Feet**

1668

**Bedrooms / Bathrooms**

2 / 1.5

**Acreage**

4.850

**Price**

\$485,500

**Property Website**

<https://northtexasrealestate.com/property/10904-metz-road-sanger-tx-76266-denton-texas/55238/>





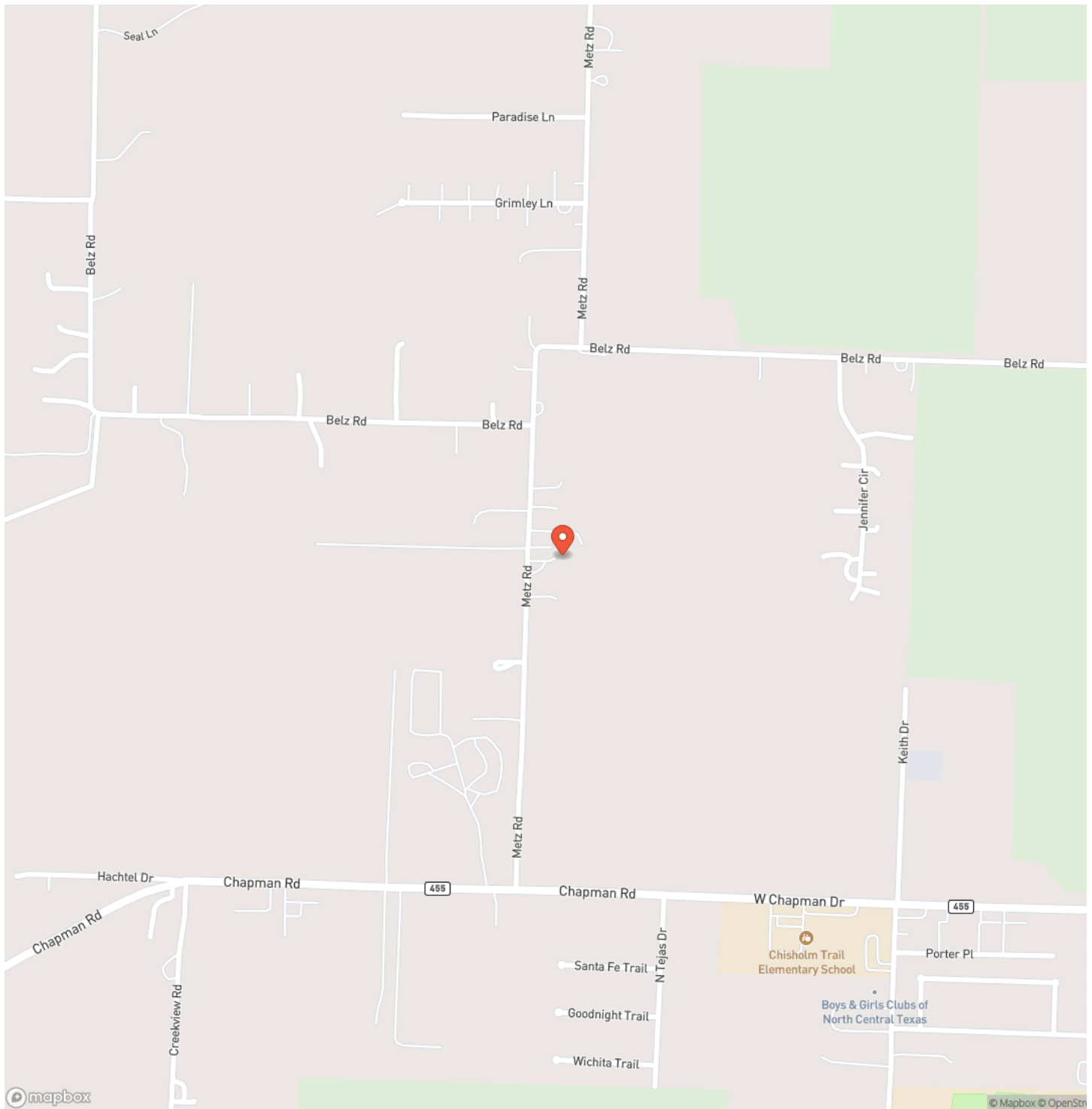
**PROPERTY DESCRIPTION**

Hard to Find 4.85 acres in Sanger city limits minutes from I 35. Unique A frame stone home accents the front of the property along with a beautiful pasture at the back. Home is a 2 bedroom, 1.5 half bath with a loft that would be perfect for an office space. Home features new windows, doors, roof and septic system. Nice metal 40 x 50 workshop offers office with bathroom, water, electricity, storage areas and 12 and 14 foot roll up doors. 30 x 48 hay barn with tractor and equipment storage. Another 40 x 40 horse barn has 4 stalls and a tack room which leads out to a beautiful fenced pasture and pipe and cable round pin. All information herein deemed reliable but not guaranteed. Buyer and Buyer's Agent to verify all information.

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## Locator Map









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## Satellite Map



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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Jeff Higgs

## Mobile

(940) 206-7540

## Email

[jhiggs@northtexasrealestate.com](mailto:jhiggs@northtexasrealestate.com)

**Address**

3311 I-35

## City / State / Zip

Denton, TX 76207

## NOTES



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## **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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