

14410 W FM 455, Decatur, TX
14410 W FM 455
Decatur, TX 76234

\$1,850,000
72.520± Acres
Denton County



14410 W FM 455, Decatur, TX
Decatur, TX / Denton County

SUMMARY

Address

14410 W FM 455

City, State Zip

Decatur, TX 76234

County

Denton County

Type

Farms, Horse Property, Residential Property, Recreational Land,
Ranches

Latitude / Longitude

33.36000876 / -97.36075772

Dwelling Square Feet

4183

Bedrooms / Bathrooms

5 / 4.5

Acreage

72.520

Price

\$1,850,000

Property Website

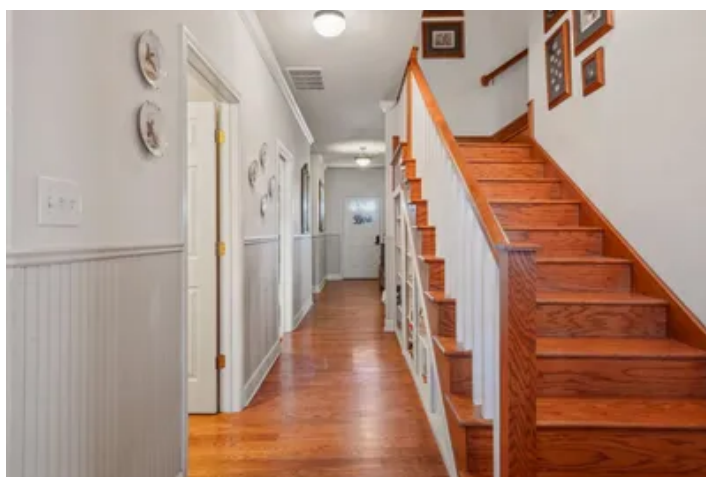
<https://northtexasrealestate.com/property/14410-w-fm-455-decatur-tx-denton-texas/77354/>



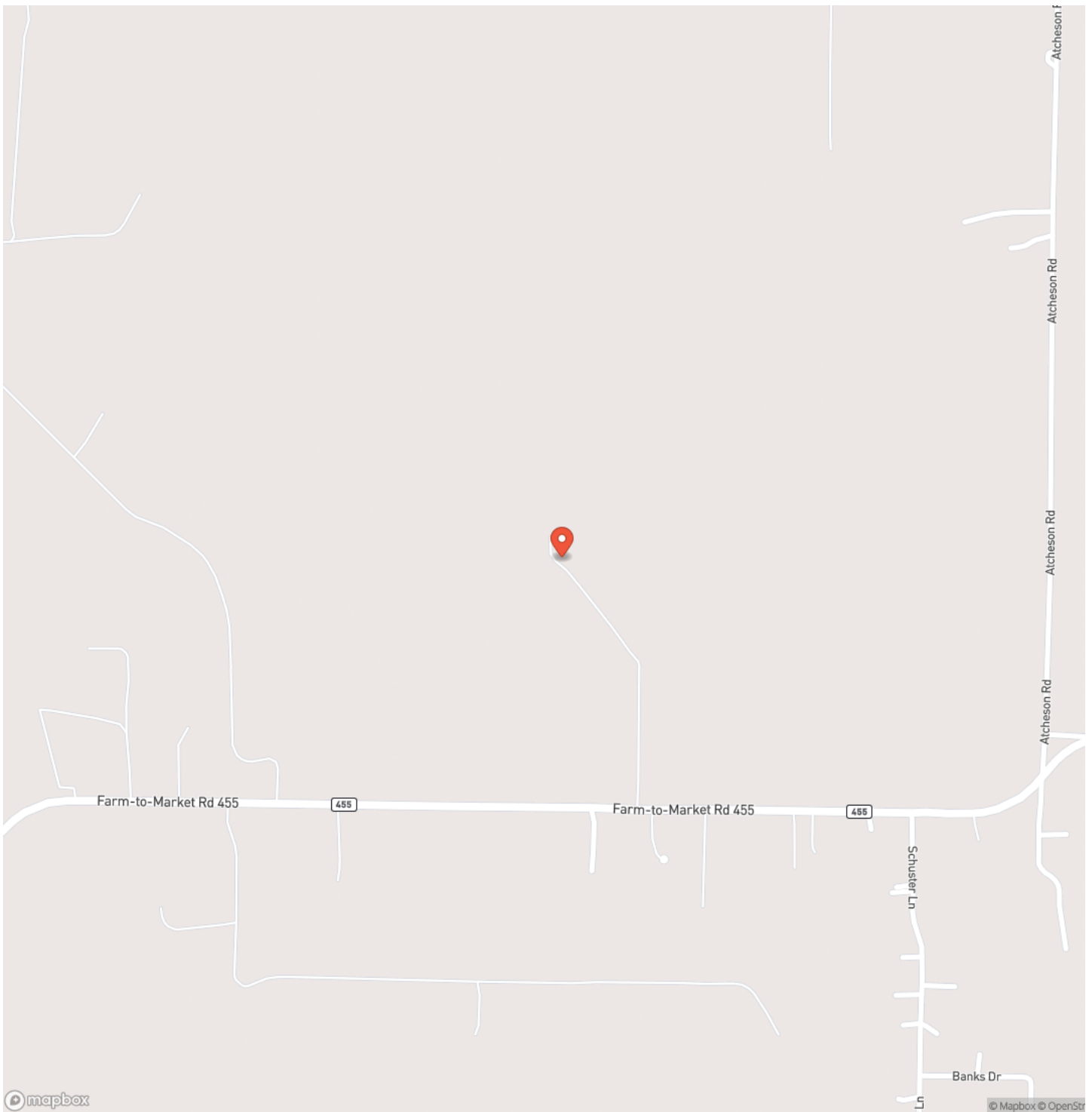
PROPERTY DESCRIPTION

Nestled on approximately 72 acres, this stunning two-story ranch style home offers the perfect country retreat! Located in the desirable 2A Slidell school district....soon to feature a brand-new school....this well-maintained home combines comfort, accessibility, and scenic beauty. Designed with an open and wheelchair friendly layout, the home features a large porch leading to an in ground lap pool, ideal for relaxation and entertaining. The attached carport includes a spacious storage area, adding convenience to the property. Beyond the home, this extraordinary estate boasts four ponds, a barn, and two rainwater harvesting tanks for irrigation, making it a haven for nature lovers and those seeking country living. Whether you're looking for breathtaking views, wide open spaces, or endless potential, this slice of Texas paradise is here waiting for you to call it home!

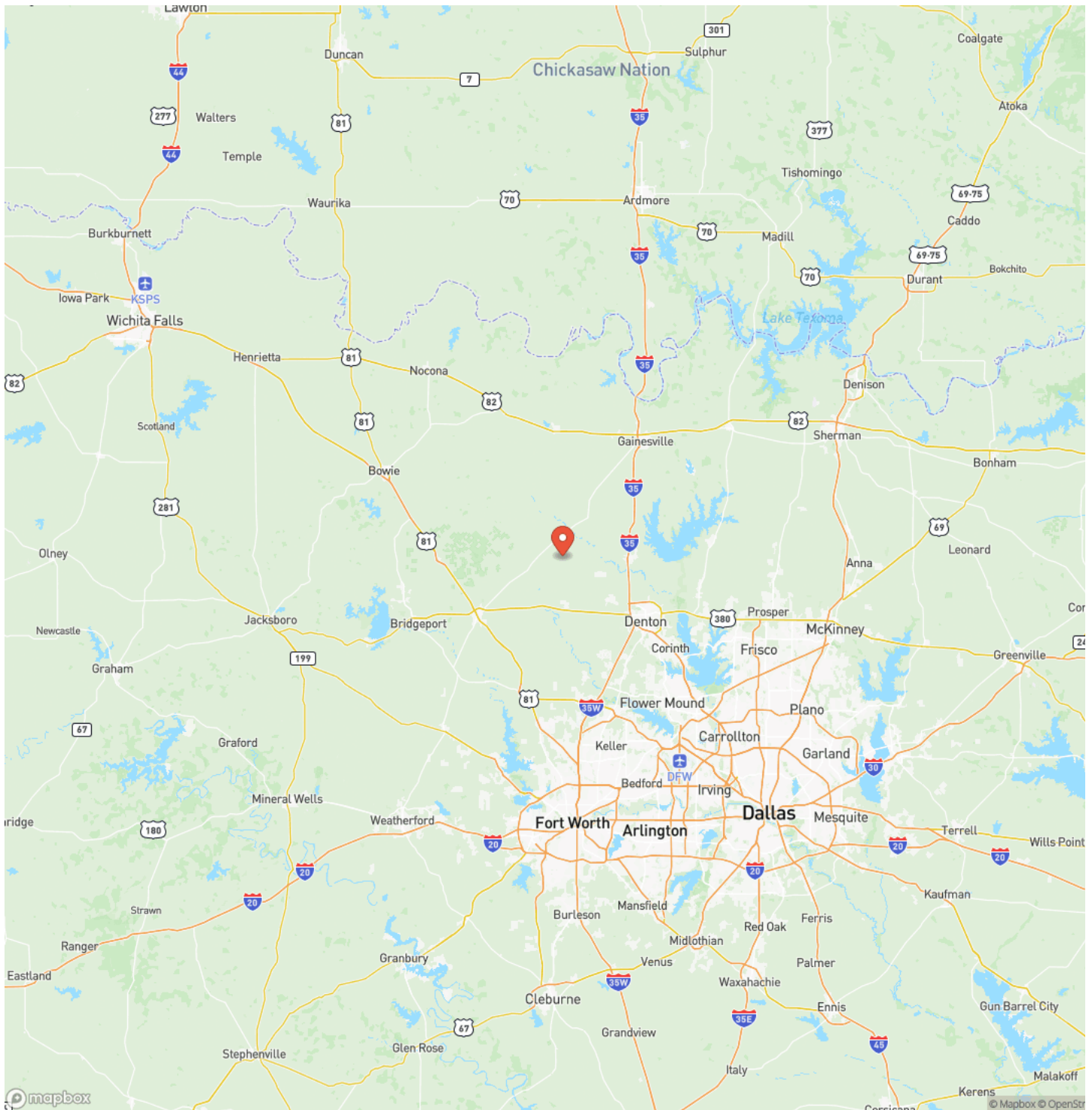
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Locator Map

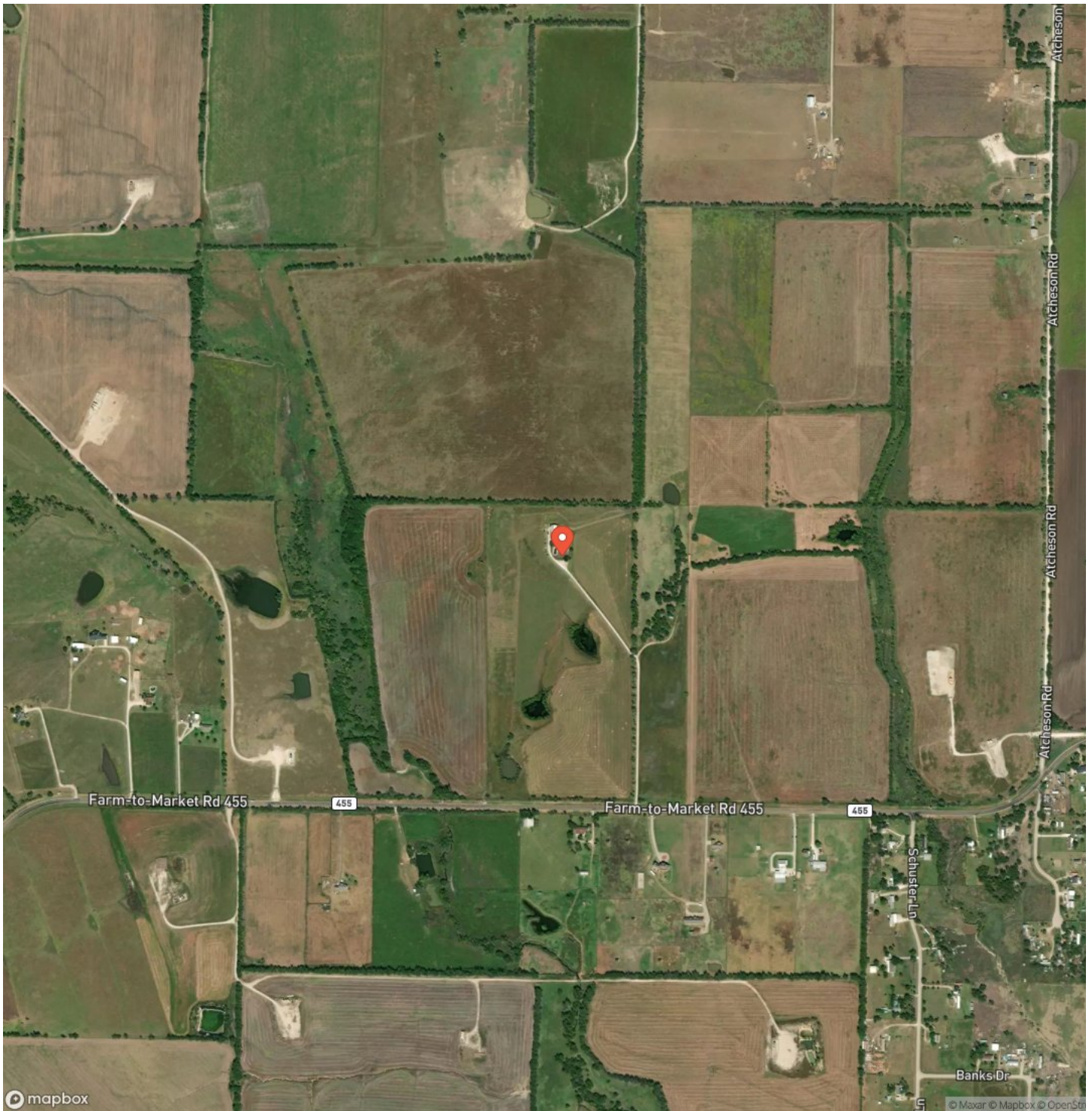


Locator Map



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Satellite Map



14410 W FM 455, Decatur, TX
Decatur, TX / Denton County

LISTING REPRESENTATIVE

For more information contact:



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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

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.



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