

90.54 +/- ACRES 14134 Cashes Mill Rd. Sanger, TX 76266
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Sanger, TX 76266

\$1,720,260
90.540± Acres
Denton County



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Sanger, TX / Denton County

SUMMARY

Address

90.54 +/- ACRES 14134 Cashes Mill Rd.

City, State Zip

Sanger, TX 76266

County

Denton County

Type

Ranches, Business Opportunity, Undeveloped Land

Latitude / Longitude

33.418003 / -97.236014

Acreage

90.540

Price

\$1,720,260

Property Website

<https://northtexasrealestate.com/property/90-54-acres-14134-cashes-mill-rd-sanger-tx-76266-denton-texas/84991/>



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PROPERTY DESCRIPTION

Welcome to 14134 Cashes Mill Rd where country charm meets endless possibilities.

This picturesque 90.54 acre gem, tucked beneath a canopy of pecan trees along a storybook driveway, is the perfect canvas for your rural dreams. Fully cleared and agriculturally zoned, it's ready for horses, homesteads, or hobby farms..whatever your vision may be. Just a short drive from the buzz of Dallas Fort Worth, you'll enjoy peaceful seclusion without sacrificing convenience.

Whether you're dreaming of building a custom home, exploring ag exemptions, or just want wide-open space to breathe, this land delivers.

a beautiful, cleared 9-acre tract with a charming pecan-lined driveway, agricultural benefits, and versatile land use. It's ideal for someone seeking a rural retreat within reach of Dallas-Fort Worth, offering room for a home, animals, and privacy in Sanger's serene countryside. or build plans!

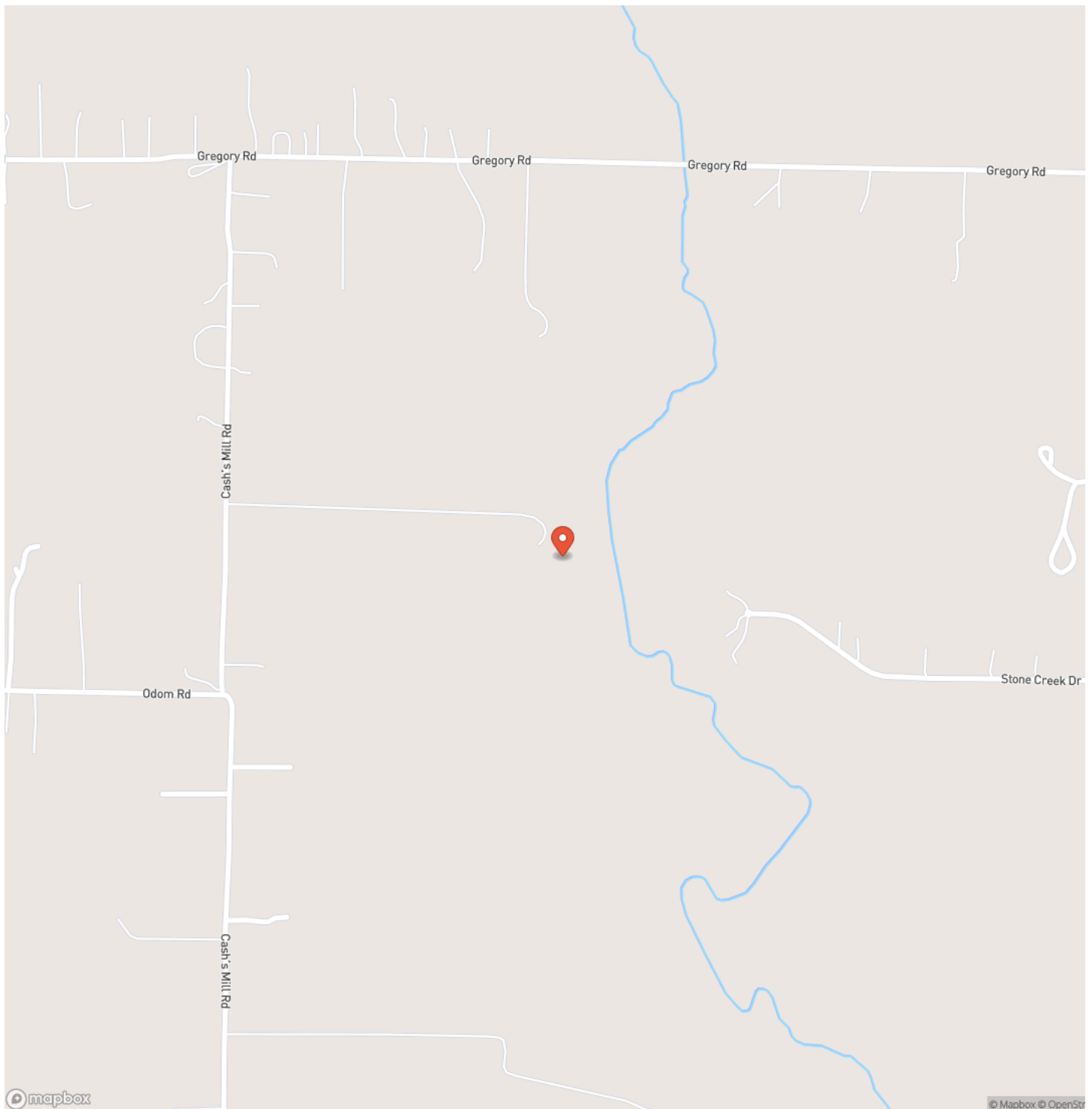


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Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Everette Newland

Mobile

(940) 390-3410

Office

(940) 565-8326

Email

ew@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

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

