

HillTop Ranch - 72 Acres Denton County
8292 FM 455 W
Sanger, TX 76266

\$1,390,000
72 +/- acres
Denton County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

HillTop Ranch - 72 Acres Denton County Sanger, TX / Denton County

SUMMARY

Address

8292 FM 455 W

City, State Zip

Sanger, TX 76266

County

Denton County

Type

Recreational Land, Residential Property,
Timberland

Latitude / Longitude

33.3583 / -97.2644

Dwelling Square Feet

4148

Bedrooms / Bathrooms

5 / 4

Acreage

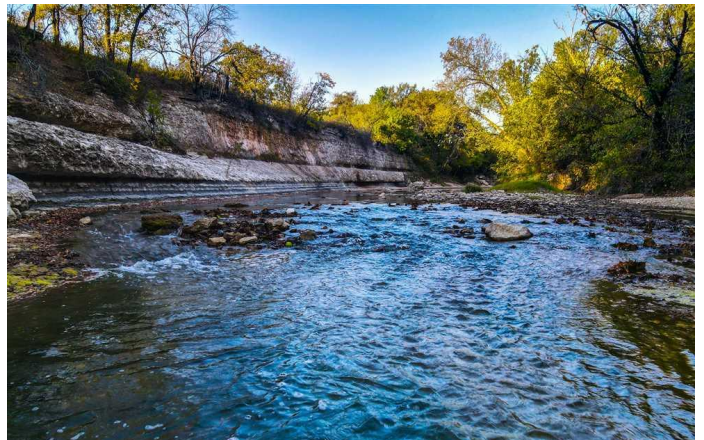
72

Price

\$1,390,000

Property Website

<https://moreoftexas.com/detail/hilltop-ranch-72-acres-denton-county-denton-texas/11174/>



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PROPERTY DESCRIPTION

Gorgeous 72 acre paradise conveniently located minutes from Sanger and Denton. This property offers scenic views, with over 80 feet of elevation change from the house to Clear Creek, picturesque running water, and outstanding hunting and recreational opportunities. The hilltop views will leave you speechless, and the 5 bedroom, 4 and a half bath, 4100+ sf custom built home provides a daily escape from the hustle and bustle. With trails cut through the property along clear creek, the hunting, trail riding and hiking will create memories for years to come.

LOCATION:

- 12 miles from Denton
- 48 miles from Fort Worth
- 55 miles from Dallas

WATER:

- 3/4 mile of Clear Creek runs through the property
- 1/4 mile Broom Branch creek

CLIMATE:

- Average 39 inches of rain per year
- Average 228 sunny days in Cisco

UTILITIES:

- Septic System
- Well Water

WILDLIFE:

- World class whitetail deer and hog hunting

MINERALS:

- No minerals conveyed with the property

VEGETATION:

- 5 acres of pasture
- 65 acres of hardwood timber

TERRAIN:

- 80 foot of elevation change

SOILS:

- 27+/- acres of Somervell Loam
- 45 +/- acres of Sandy Loam

IMPROVEMENTS:

- 4100+ sf custom built home
- 5 bedrooms, 4 bath, 1 half bath, 2 car garage
- 2 stories



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- Covered and enclosed back patio
- 40x60 barn with large office, conference room, and half bath
- Automatic gate
- Trail infrastructure

CURRENT USE:

- Full time residence

POTENTIAL USE:

- Full time residence
- Weekend getaway
- Hunting retreat
- Investment

TAXES

- Wildlife Exemption

NEIGHBORS:

- Four neighbors adjacent to the property

FENCING:

- Good condition in most areas, some fences in poor condition

ACCESS:

- Two gates on FM 455 provide access to the property

EASEMENTS:

- No easements in place

LEASES:

- No leases in place

SHOWINGS:

- Buyers agent must be identified on first contact and must be present at initial showing of the property listing to the prospective buyer in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of the listing agent.

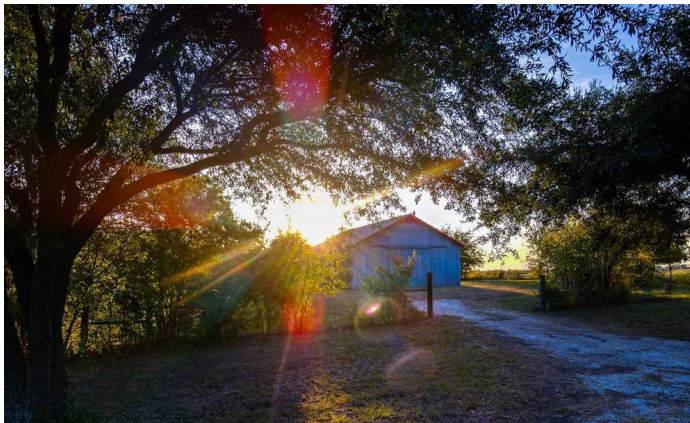
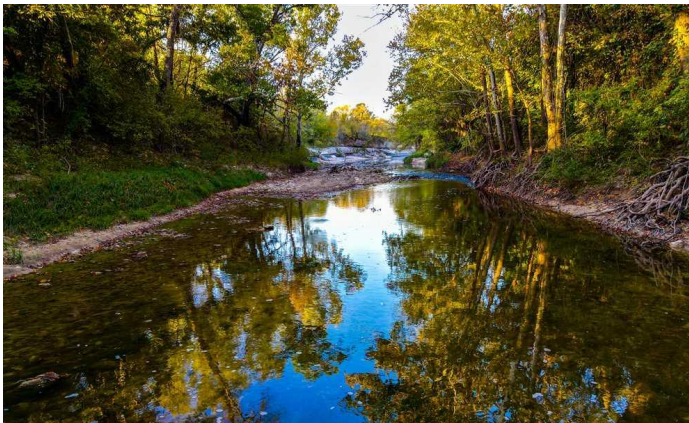


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Locator Maps



Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

Keaton Livingston

Mobile

(469) 734-3112

Office

(469) 734-3112

Email

klivingston@mossyoakproperties.com

Address

4000 W University Dr

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.



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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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Mossy Oak Properties of Texas

4000 W University Dr

Denton, TX 76207

(833) 466-7389

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