

Prime North Texas Cattle Grazing
Highway 51
Decatur, TX 76234

\$4,508,820
250.490± Acres
Denton County



Prime North Texas Cattle Grazing
Decatur, TX / Denton County

SUMMARY

Address

Highway 51

City, State Zip

Decatur, TX 76234

County

Denton County

Type

Horse Property, Ranches, Recreational Land

Latitude / Longitude

33.393483 / -97.377457

Acreage

250.490

Price

\$4,508,820

Property Website

<https://arrowheadlandcompany.com/property/prime-north-texas-cattle-grazing-denton-texas/84964/>



Prime North Texas Cattle Grazing Decatur, TX / Denton County

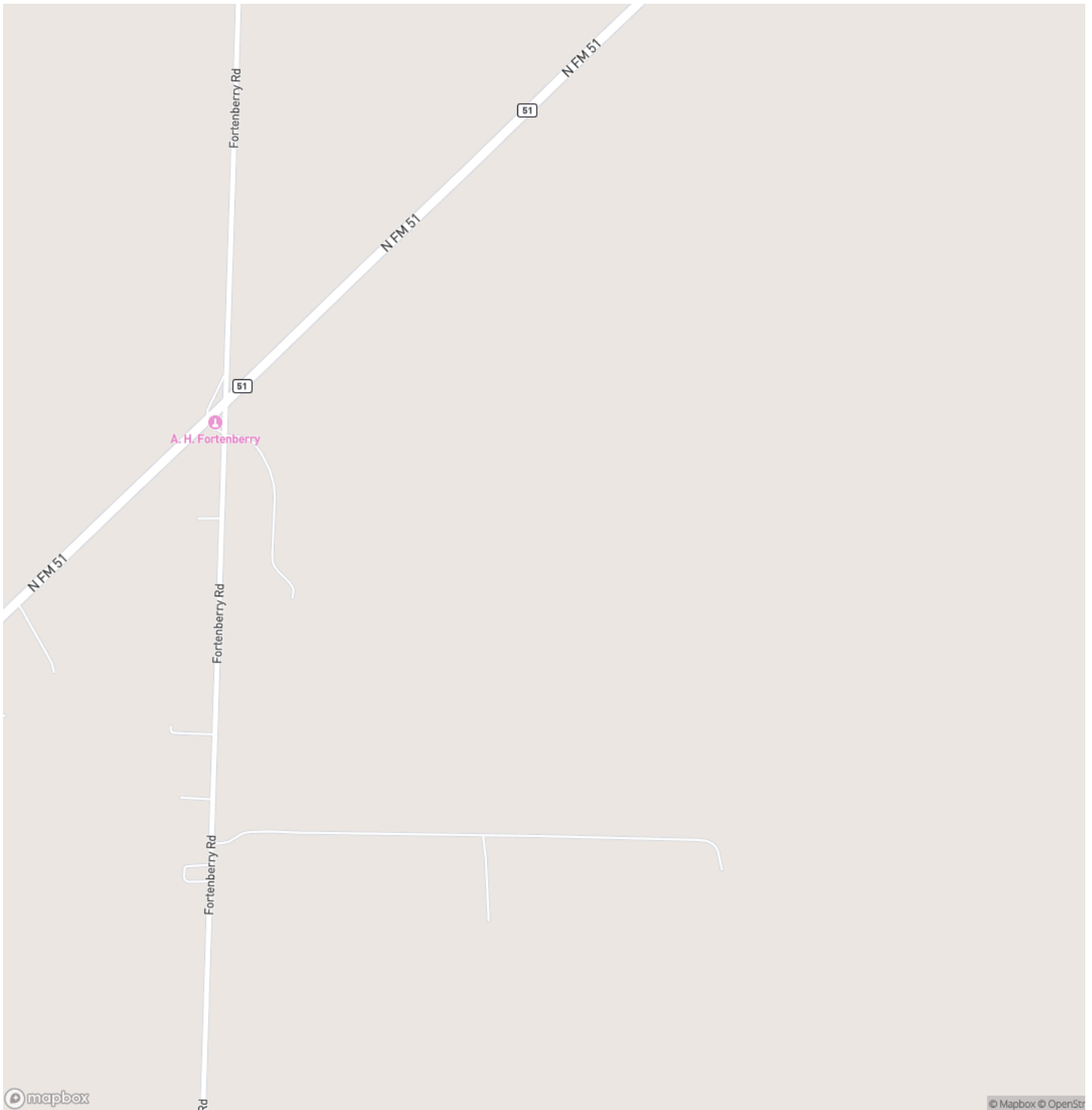
PROPERTY DESCRIPTION

Welcome to this outstanding 250.49 +/- acre tract located in Denton County, Texas! The ranch is currently operated as a purebred cattle operation with lush grazing pastures throughout. The property is thoughtfully cross fenced for rotational grazing. The property features two well-maintained, stocked ponds that serve as both a reliable water source for livestock and a recreational bonus for fishing. The property could also be used for hay production, or establishing a custom homesite on a bigger piece of acreage. With electricity available at the road and excellent highway access, the property is well-positioned for development in one of North Texas' fastest-growing areas. The ranch is conveniently located close by the high-visibility corner of Highway 51 and Fortenberry Road in Denton County, approximately 1 hour from the DFW Metroplex. Its location and its development potential makes it a great long term investment. Whether you're seeking a productive ranch, a development parcel, or a strategic investment, this property checks all the boxes. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Phil Dodd at [\(817\) 915-2502](tel:8179152502).

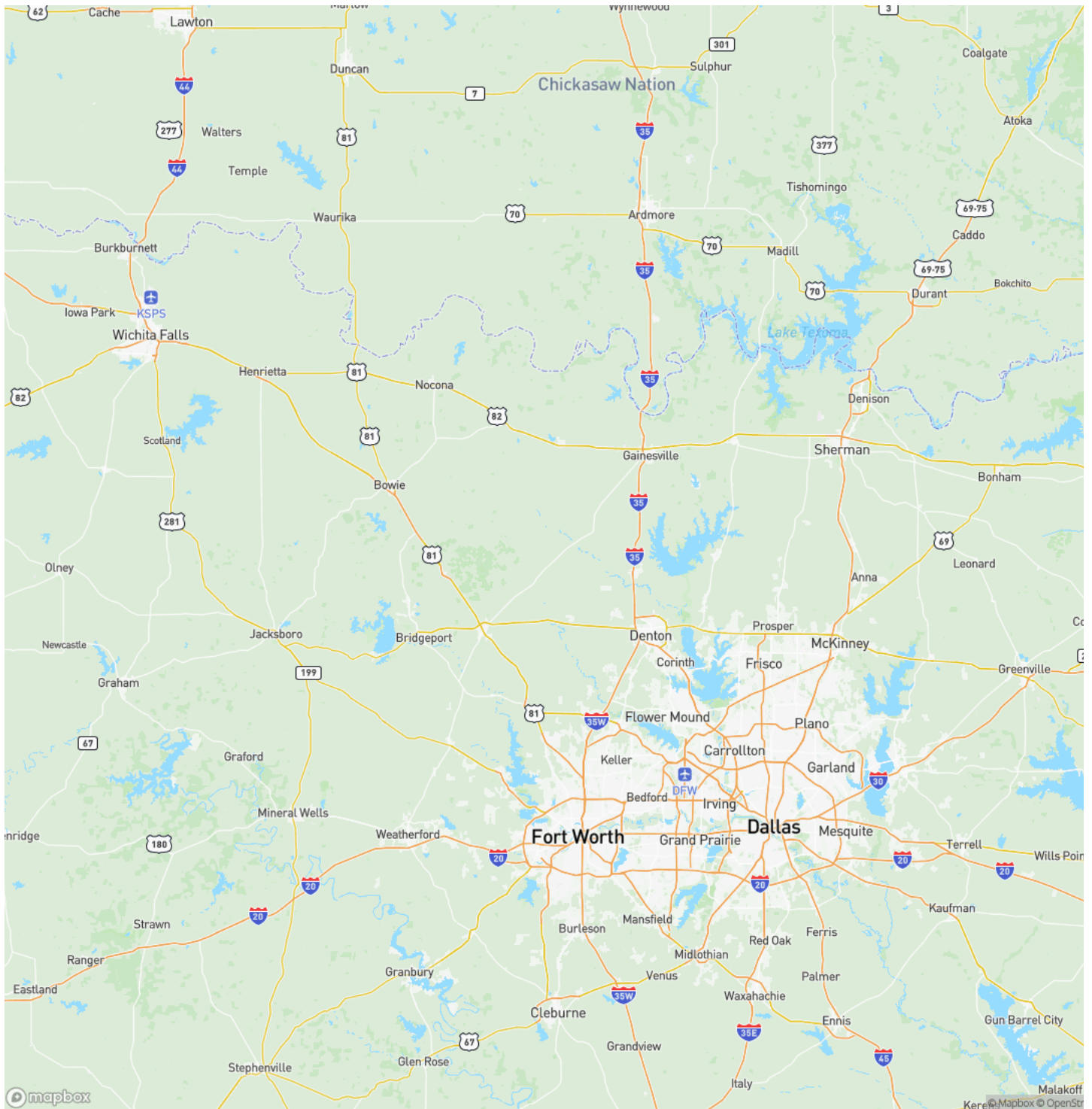
Prime North Texas Cattle Grazing
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Locator Map



Locator Map



Satellite Map



Prime North Texas Cattle Grazing

Decatur, TX / Denton County

LISTING REPRESENTATIVE

For more information contact:



Representative

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(817) 915-2502

Email

phillip.dodd@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

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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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