

Clear Creek Haven
6219 Klein Rd
Sanger, TX 76266

\$850,000
30.17± Acres
Denton County



Clear Creek Haven
Sanger, TX / Denton County

SUMMARY

Address

6219 Klein Rd null

City, State Zip

Sanger, TX 76266

County

Denton County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Timberland, Horse Property, Single Family

Latitude / Longitude

33.3057 / -97.1316

Dwelling Square Feet

1,010

Bedrooms / Bathrooms

2 / 1

Acreage

30.17

Price

\$850,000

Property Website

<https://arrowheadlandcompany.com/property/clear-creek-haven/denton/texas/108504/>



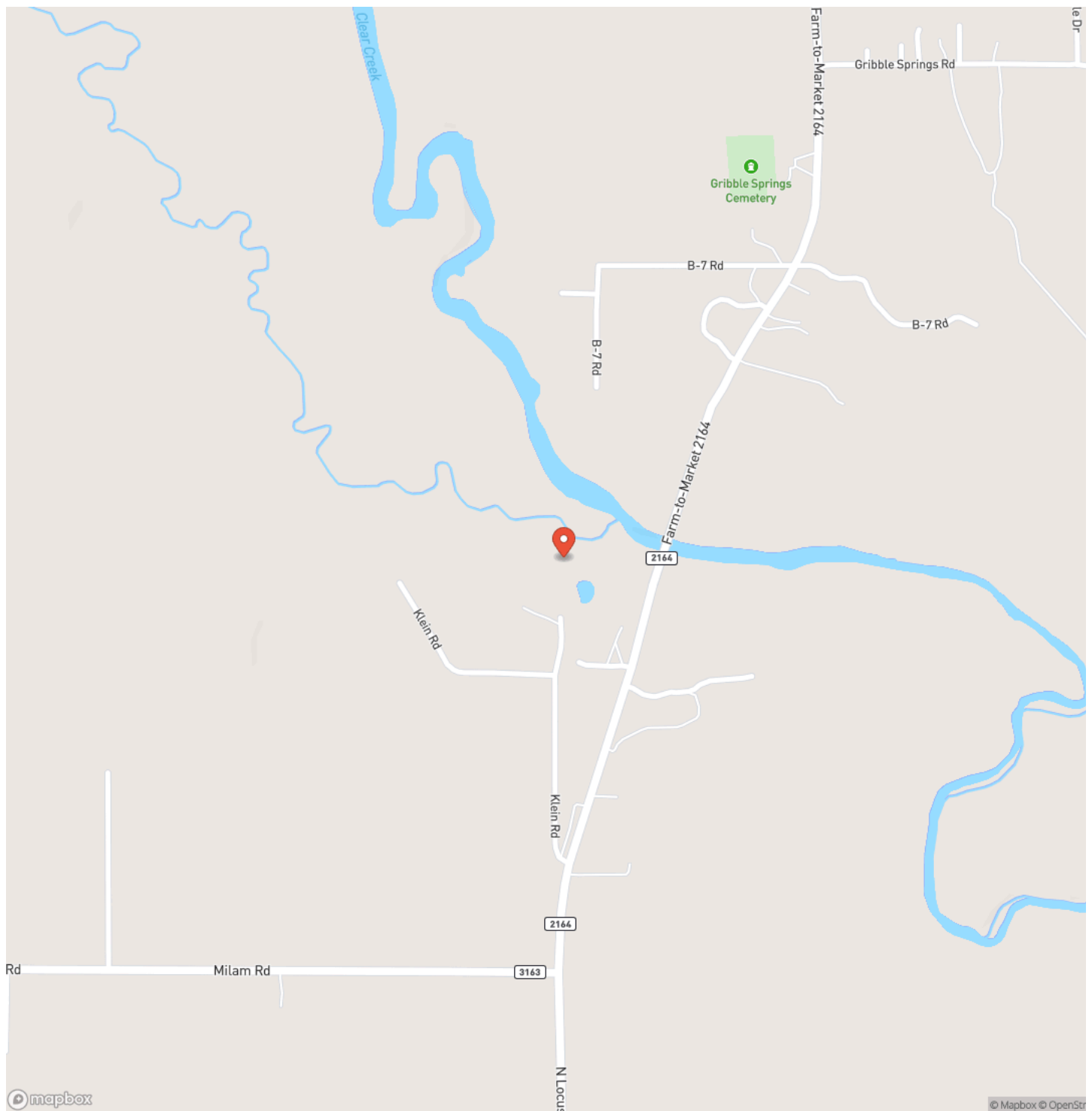
PROPERTY DESCRIPTION

Welcome to Clear Creek Haven, a beautiful 30.17± acre recreational and country living property just minutes from Sanger and Denton, Texas! Offering a rare combination of water, wildlife, improvements, and convenience in Denton County, this property is perfectly suited for those looking for a private homestead, weekend retreat, or hunting getaway. The property features a 1,010± square foot home with 2 bedrooms and 1 bathroom, complete with central HVAC for year-round comfort. With updates made, this home has the potential to be a great full time residence or a comfy getaway place. A 150± square foot carport provides covered parking, while the impressive 2,450± square foot barn offers ample space for equipment storage, livestock, workshop use, or recreational needs. Water is a standout feature on Clear Creek Haven! The property includes a stocked pond along with approximately 0.37 +/- miles of Clear Creek frontage. Adding even more character, Moores Branch winds through the property before feeding into Clear Creek, creating exceptional wildlife habitat, scenic views, and year-round enjoyment. Outdoorsmen will appreciate the excellent hunting opportunities, with healthy populations of whitetail deer, hogs, and small game frequently seen throughout the property. The combination of creek frontage, timber, water sources, and open areas creates an ideal environment for wildlife. The property is fully fenced and accessed through a gated electric entrance, providing privacy and security. Utilities are already in place, including water, electric, and septic, making this a true turn-key opportunity. This property is conveniently located just +/- 10 minutes from Lake Ray Roberts, +/- 13 minutes from Denton, +/- 14 minutes from Sanger, and 1 hour from Dallas. Whether you're searching for a peaceful country residence, recreational retreat, hunting property, or investment in one of North Texas' most desirable areas, Clear Creek Haven offers a unique opportunity to own a beautiful property with outstanding improvements and easy access to city amenities. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Joe Marzahl at [\(469\) 596-9016](tel:4695969016) . Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

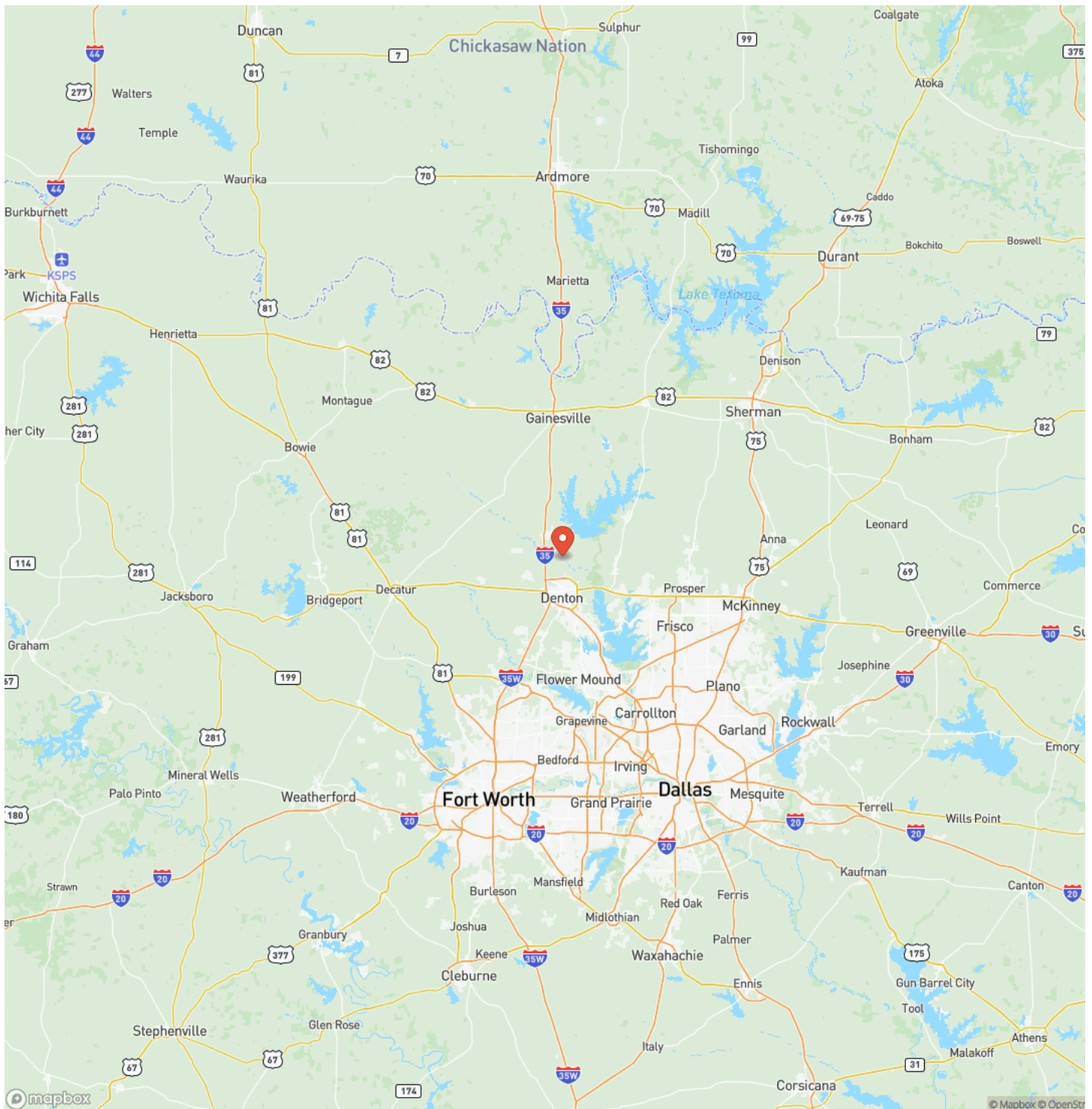
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Sanger, TX / Denton County



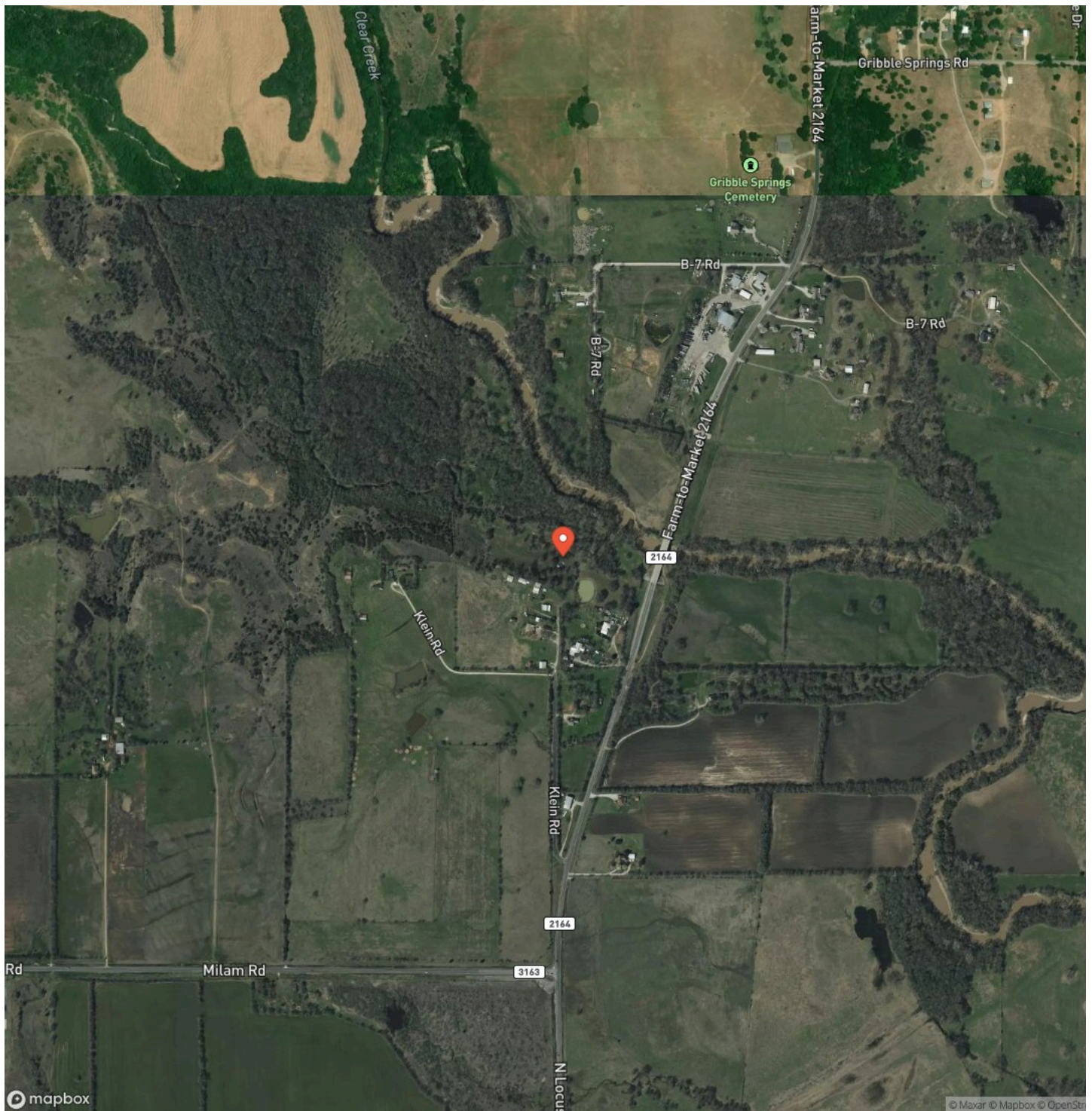
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Joe Marzahl

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Address

City / State / Zip

Dallas, TX 75248

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.

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<https://arrowheadlandcompany.com/>

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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