

**Walcott Ranch**  
701 W Walcott Street  
Pilot Point, TX 76258

**\$6,490,000**  
58± Acres  
Denton County



**Walcott Ranch**  
**Pilot Point, TX / Denton County**

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**SUMMARY**

**Address**

701 W Walcott Street

**City, State Zip**

Pilot Point, TX 76258

**County**

Denton County

**Type**

Farms, Hunting Land, Ranches, Recreational Land

**Latitude / Longitude**

33.39795 / -96.970908

**Acreage**

58

**Price**

\$6,490,000

**Property Website**

<https://ttranchgroup.com/property/walcott-ranch-denton-texas/107309/>



## **Walcott Ranch**

### **Pilot Point, TX / Denton County**

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#### **PROPERTY DESCRIPTION**

Walcott Ranch is a beautifully renovated Mediterranean-style estate situated on 58± acres in the highly desirable countryside of Pilot Point, Texas. Perched atop rolling terrain, the property captures panoramic views of Lake Ray Roberts while offering a rare combination of luxury living, room to breathe, and endless possibilities just minutes from a marina and downtown Pilot Point.

Originally built in 1998 and extensively renovated in 2025, the ranch is centered around a 5,760± square-foot Mediterranean-style residence featuring warm stucco exteriors, tile roofing, a porte cochere, private courtyard, four fireplaces, a balcony, and sweeping hilltop views. Complementing the main home are a guest house, an approximately 45' x 50' shop with a half bath, dog kennels, livestock-ready pastures, and two ponds, including a stocked fishing pond with a private island. Located outside the city limits with an agricultural exemption and no restrictions, Walcott Ranch offers exceptional flexibility for a private family compound, luxury retreat, event venue, bed and breakfast, or continued ranch operation.

#### **Location & What's Nearby:**

Walcott Ranch sits in the highly desirable countryside outside Pilot Point, Texas - a community known for its small-town character and proximity to Lake Ray Roberts. The property is minutes from a marina and downtown Pilot Point while remaining within comfortable driving distance of the greater DFW Metroplex. Despite its accessibility, the elevated homesite delivers a level of privacy and long-range views rarely found this close to the city.

#### **Improvements:**

##### **Main House & Casita**

The centerpiece of Walcott Ranch is a beautifully renovated 5,760± square-foot Mediterranean-style residence with an attached one-bedroom, one-bath casita featuring authentic Saltillo tile. Originally constructed in 1998 and extensively renovated in 2025, the home offers four bedrooms, three full bathrooms, one half bath, three spacious living areas, multiple flex rooms, a wet bar, four fireplaces, a three-car garage, and a porte cochere. The kitchen is appointed with quartzite countertops, a Sub-Zero refrigerator, and a Viking gas range.

Distinctive Mediterranean architecture, warm stucco exteriors, tile roofing, and a private courtyard create a setting rarely found in North Texas ranch properties. Large windows capture sweeping views of Lake Ray Roberts and the surrounding countryside, while quality finishes and modern updates provide a comfortable yet refined living experience.

The courtyard serves as the heart of the outdoor living space, framed by mature landscaping, covered gathering areas, and authentic architectural details that create a secluded setting for entertaining or relaxing. A built-in grilling area further enhances the outdoor experience, making the home equally suited for intimate evenings with family or hosting guests.

The home is serviced by a private deep well with an 18,000-gallon holding tank, providing a reliable water source for the residence and ranch improvements. A FEMA-certified safe room offers additional peace of mind and security. The property also benefits from access to public sewer and water along Walcott Street, providing future flexibility for ownership and potential development.

##### **Guest House**

A separate 738± square-foot guest house provides additional accommodations for family and guests. The improvement includes one bedroom, one bathroom, and an attached two-car garage, offering privacy and flexibility for guest accommodations, a home office, or creative workspace.

##### **Shop & Additional Improvements**

A well-maintained approximately 45' x 50' shop provides ample space for equipment storage, ranch operations, projects, and hobbies. The shop includes a convenient half bath and is complemented by dog kennels and additional ranch infrastructure supporting both recreational and agricultural uses.



## **Land & Topography:**

The 58± acres feature rolling pastureland, mature trees, scenic water features, and approximately 50 feet of elevation change. The elevated homesite provides exceptional long-range views and a level of privacy and seclusion uncommon this close to the Metroplex.

The property is fully fenced with pipe fencing and cross-fenced for livestock, creating a highly functional layout for agricultural use. Currently utilized for longhorn cattle, the land is well suited for livestock, recreation, or continued agricultural production.

## **Water:**

Two ponds are located throughout the property, including a stocked fishing pond featuring its own private island. These water features enhance both the beauty and recreational appeal of the ranch while providing valuable water resources for livestock and wildlife.

The ranch is serviced by a private deep well and substantial holding tank, providing a dependable water source for the residence, guest improvements, and ranch operations. Underground utilities further enhance the property's functionality and aesthetics.

## **Additional Highlights:**

Highlights include an automatic gated entrance with keypad access, full pipe fencing, cross-fenced pastures, underground utilities, a private deep well with an 18,000-gallon holding tank, access to public sewer and water along Walcott Street, a FEMA-certified safe room, outdoor grilling area, dog kennels, productive livestock pastures, and panoramic hilltop views overlooking Lake Ray Roberts.

Whether envisioned as a full-time residence, family compound, weekend retreat, or event venue, Walcott Ranch represents a rare opportunity to own a highly improved property in one of North Texas' most sought-after locations.

## **Taxes:**

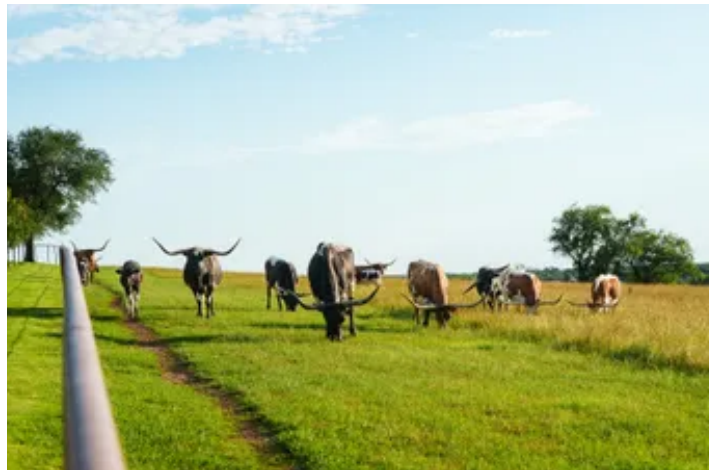
The property currently benefits from an agricultural tax exemption.

## **Other:**

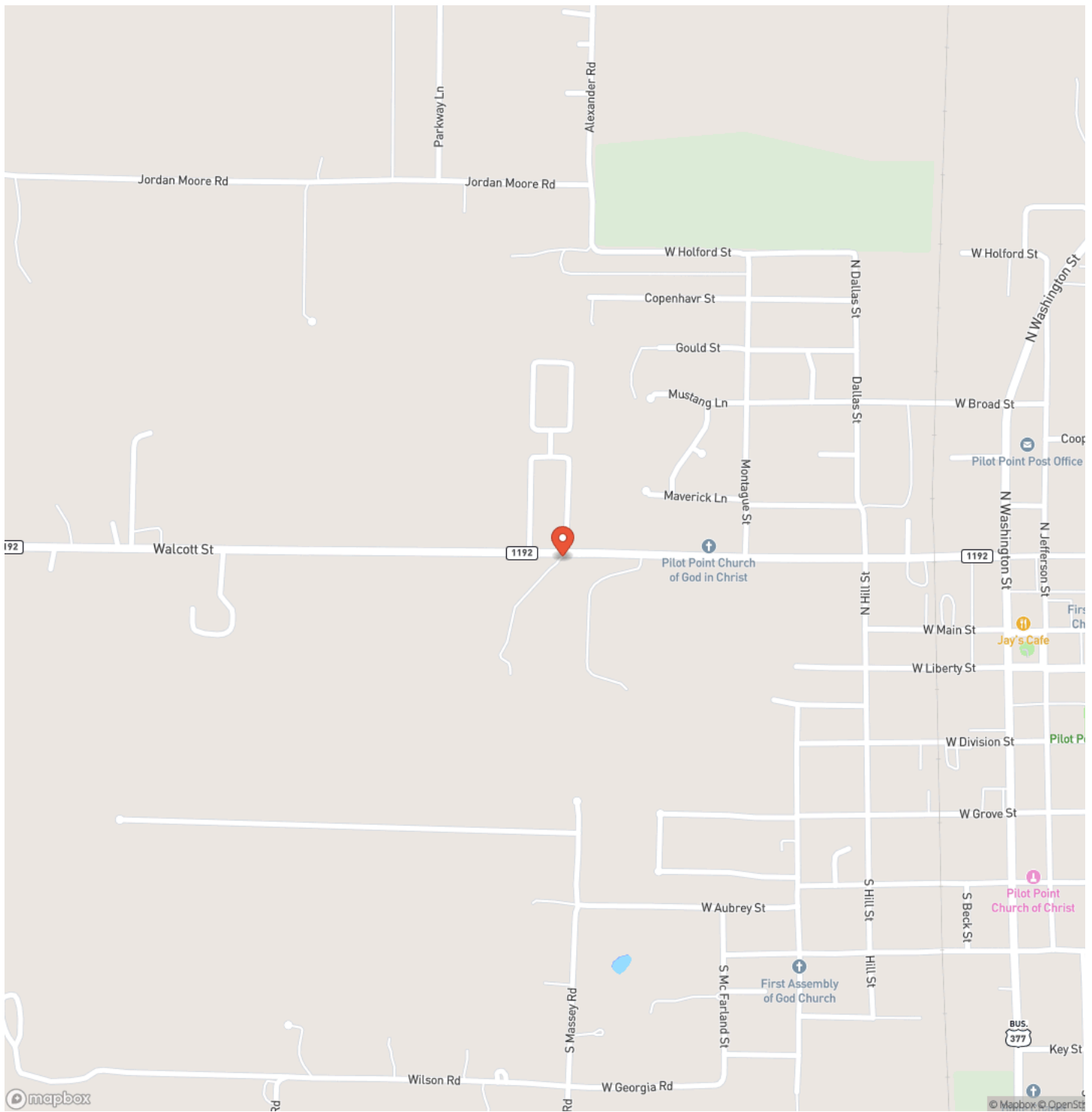
Located outside city limits with no restrictions.



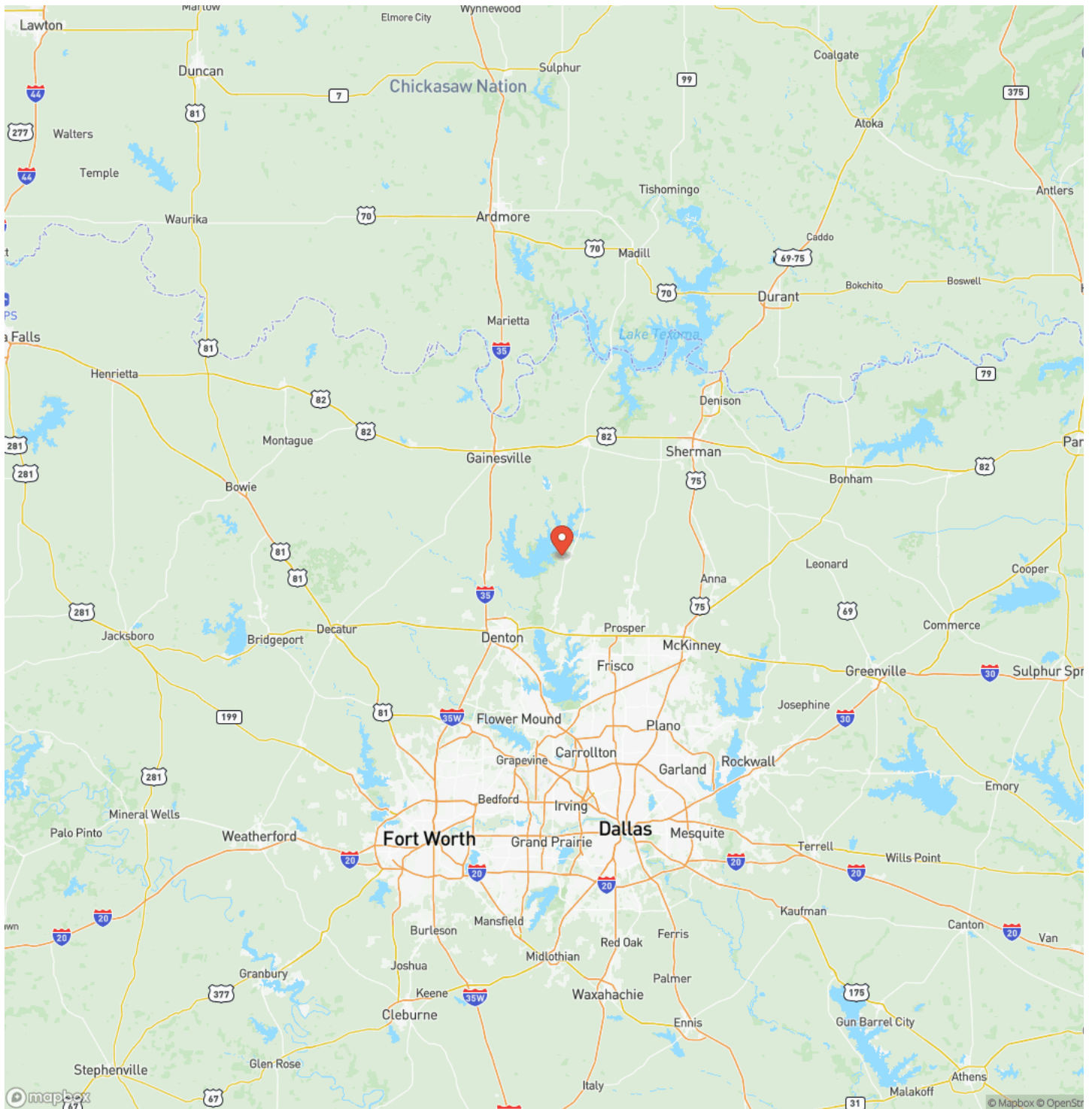
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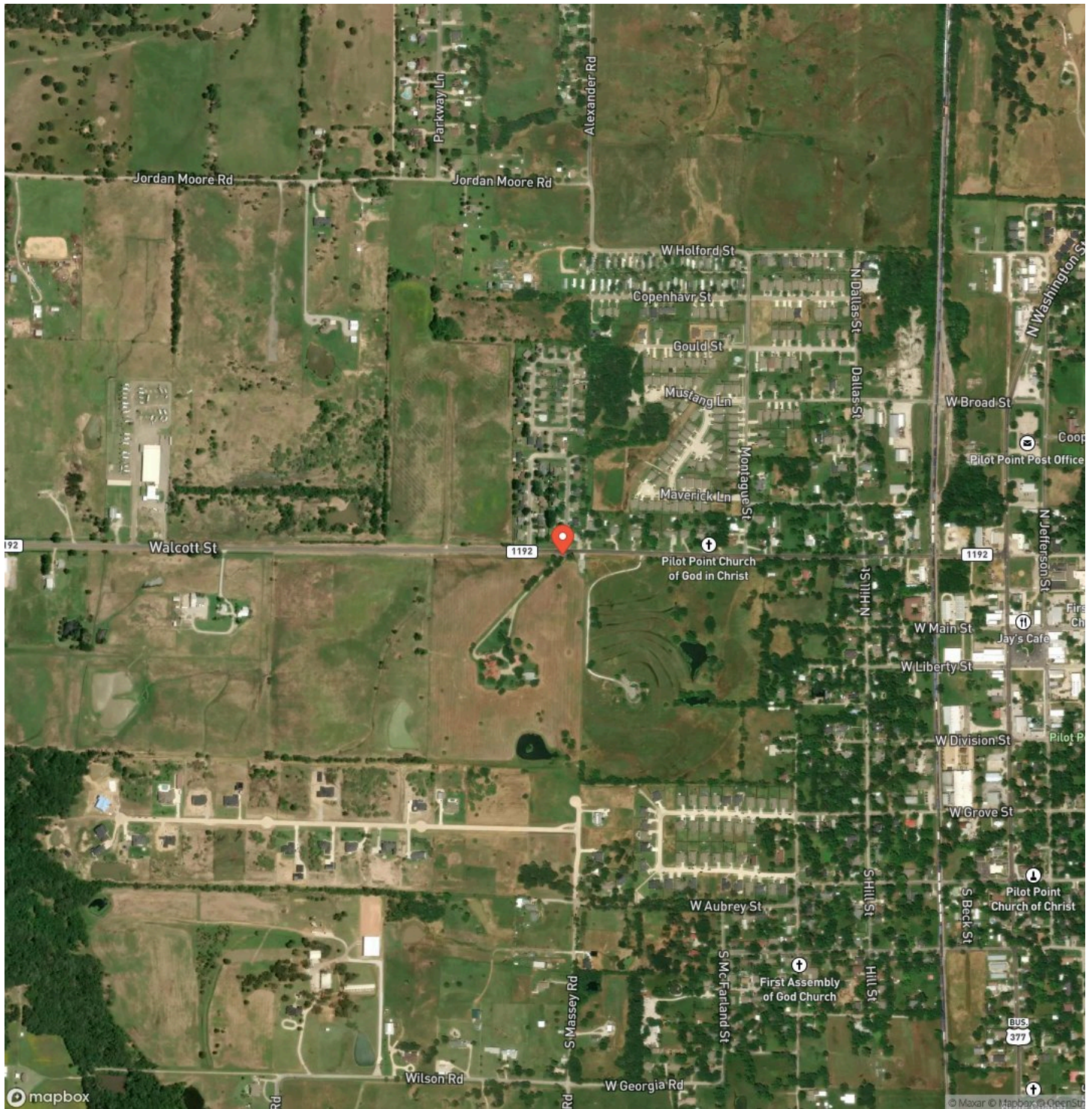
# Locator Map



# Locator Map



## Satellite Map







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