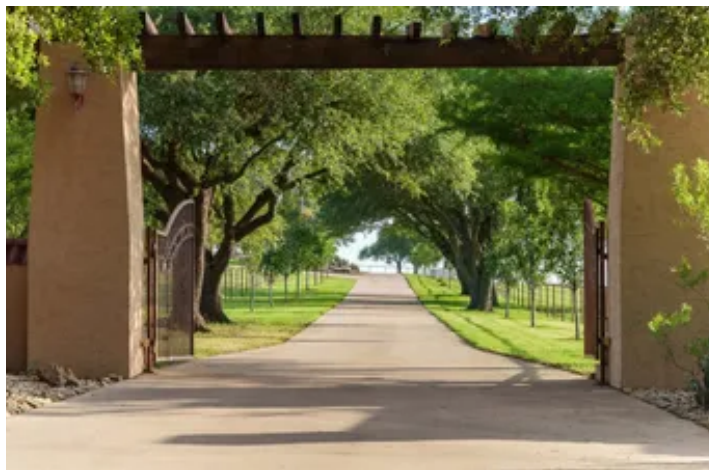


Walcott Ranch
701 W Walcott Street
Pilot Point, TX 76258

\$3,950,000
15± Acres
Denton County



Walcott Ranch
Pilot Point, TX / Denton County

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

15

Price

\$3,950,000

Property Website

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



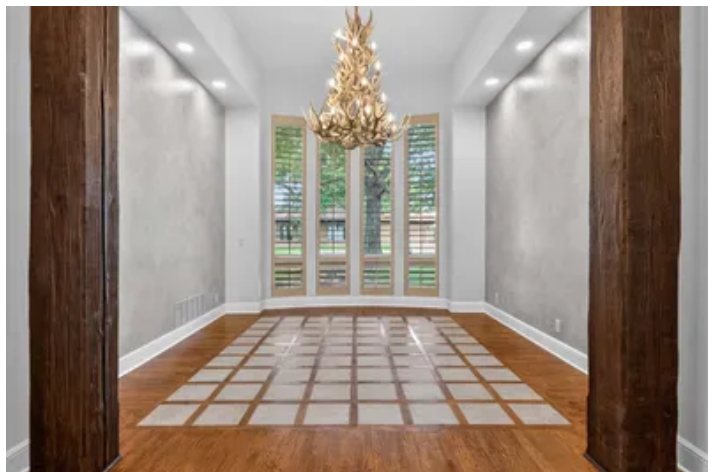
PROPERTY DESCRIPTION

AUCTION: Bidder Registration Deadline September 16th

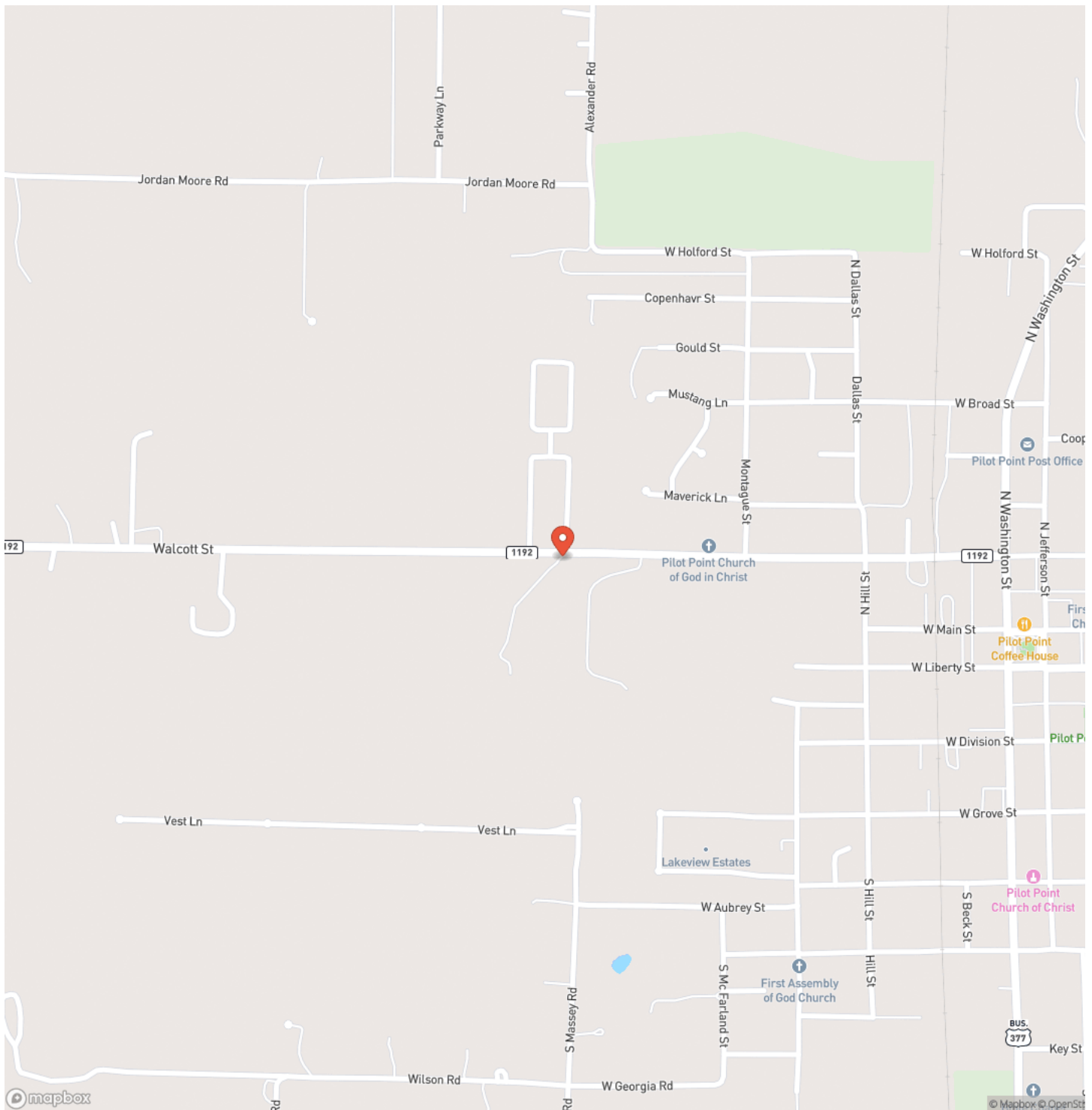
Perched atop rolling terrain with panoramic views of Lake Ray Roberts, this beautifully renovated estate spans 15 private acres in North Texas. Built in 1998 and renovated in 2025, the residence showcases stucco exteriors, tile roofing, a porte cochere, courtyard, four fireplaces, and a balcony framing hilltop views. Extensive living spaces unfold upon updated features that are complemented by an attached one-bedroom casita finished in Saltillo tile. Additional improvements include a guest house, a workshop, dog kennels, and cross-fenced pastures. A private well, safe room, and gated entrance provide security, while fifty feet of elevation change and mature trees round out the setting. Minutes from downtown Pilot Point and marinas, this offers rare privacy.

More Info:

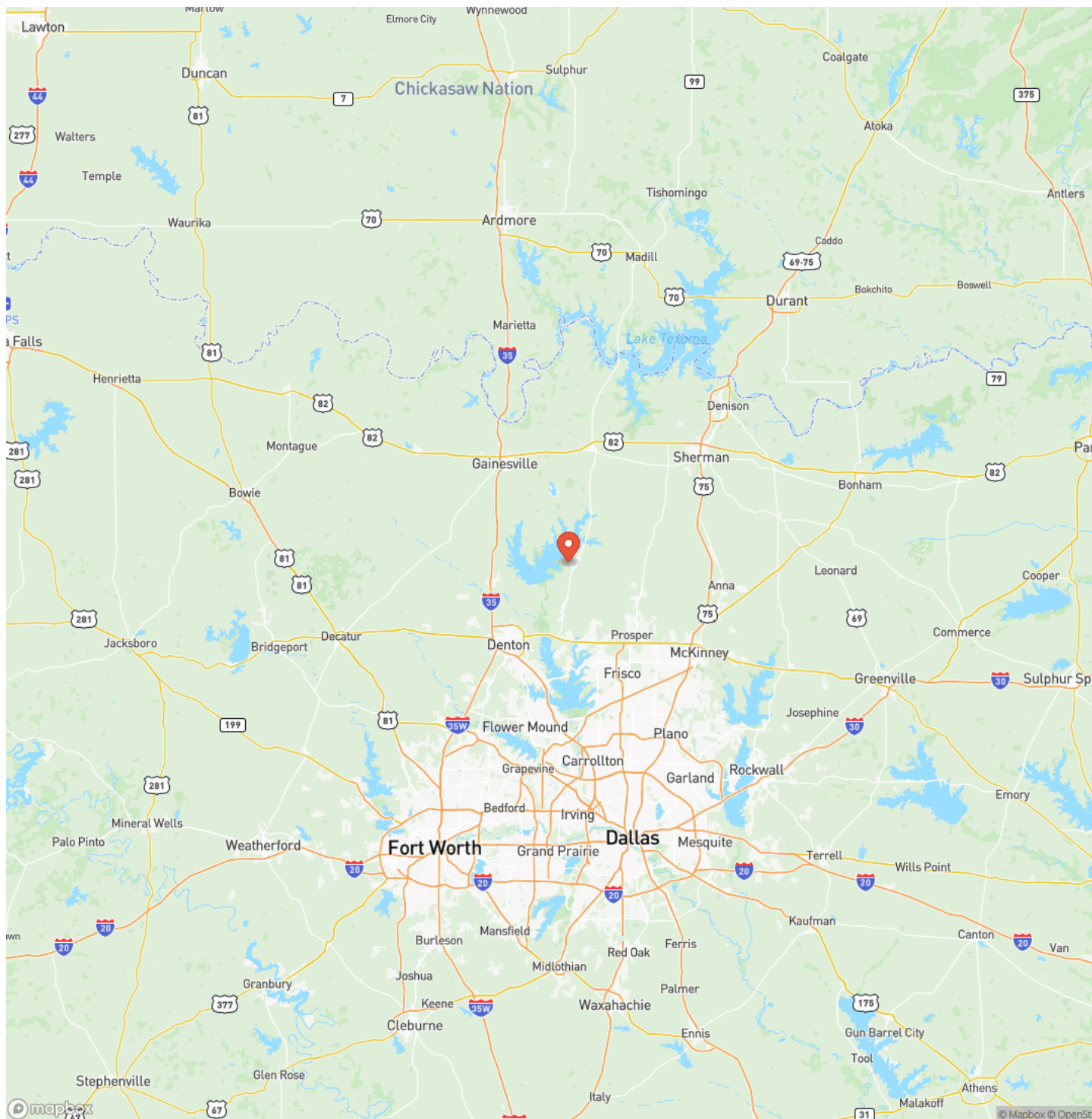
Call Concierge Auctions at **646.760.8109** or visit **conciergeauctions.com** for auction details and bidder registration.



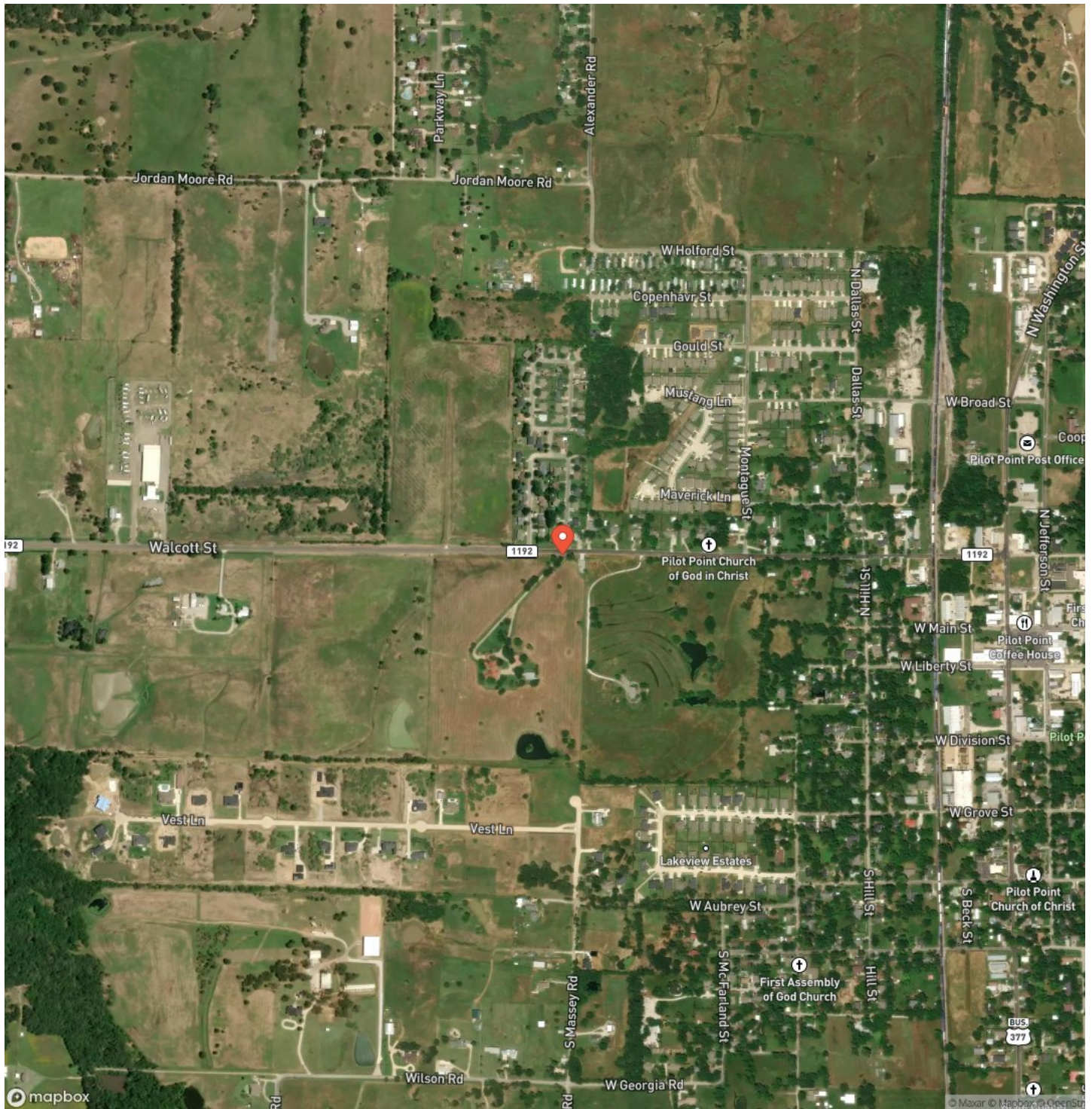
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

TT Ranch Group

Mobile

(214) 396-9692

Office

(214) 396-9692

Email

info@ttranchgroup.com

Address

3131 Turtle Creek Blvd.

City / State / Zip

Dallas, TX 75219

NOTES

[illegible]

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.



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