



For Sale on Market

\$2,150,000

Call 7133771022 Today!

1640 E JETER RD, BARTONVILLE, TX 76226

Discover a rare 7.36-acre luxury estate opportunity located in Bartonville, Texas with NO HOA! Located just one mile from Lantana Town Center and its shops, dining, and everyday conveniences. This ag-exempt, fully fenced tract offers the ideal setting for a private, gated estate with room for a grand main residence, guest house, pool, barn, or equestrian amenities. Bring your horses, livestock, or hobby-farm animals and enjoy the freedom and space this property provides. Bring your own builder and design the estate that reflects your vision. Let your imagination run wild—whether you're planning a statement-making residence, a purpose-built equestrian layout, or a multi-generational living arrangement with thoughtfully designed guest accommodations. Multiple prime building sites allow you to tailor the land to your lifestyle, from expansive outdoor living to functional accessory structures. This property also presents a compelling buy-and-hold investment opportunity, with the agricultural exemption offering exceptionally low carrying costs while the area continues to grow in demand and value. Enjoy the privacy and openness of true acreage living while staying close to the suburban conveniences that make this location so desirable. Situated within Denton ISD, the property offers a blend of seclusion, accessibility, and long-term appeal. Electric and Cross Timbers Water are available at the road; septic required. Large parcels this close to Lantana amenities are exceptionally rare. Whether your vision leans toward luxury living, equestrian use,

GENERAL DESCRIPTION

- Subdivision:** Bbb & Crr
- Property Type:** Land / Unimproved Land
- Lotsize:** 320,994 / ASSESSOR
- MLS# / Area:** NTREIS-21229984



Presented By
Chad Sayles

Walzel Properties - Spring 7133771022

Listing Broker
Newland Real Estate, Inc.

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Visit <https://www.har.com/NTREIS-21229984> for more information