



For Sale on Market

\$5,000,000

Call 7138840322 Today!

COUNTRY HOMES/ACREAGE

SITUS: 2995 HARTLEE FIELD RD DENTON 76208 Discover nearly 18 acres of ag-exempt land in Denton County, located just minutes from downtown Denton. This expansive tract offers open pasture with gentle terrain, ideal for grazing, farming, or a future homesite. Located outside city limits and in unincorporated Denton County, the property provides privacy and flexibility with minimal restrictions. A utility easement with Aqua Texas, Inc. is in place, and electricity is available at the road. With over 17 acres of prime Texas land, this is a rare opportunity to build your dream ranch, barndominium, or private retreat. Easy access to I-35, Loop 288, and Denton conveniences. Size: 17.9033 acres Ag Exemption: Yes Utilities: Aqua Texas easement, electricity available Zoning: Unincorporated, outside city limits Topography: Flat to gently sloped

GENERAL DESCRIPTION

Subdivision: A1417A H.B. WILLIAMS, TR 18, 17.9033 ACRES, OLD DC

Property Type: Country Homes/Acreage

Lotsize: 779,868

MLS# / Area: NTREIS-21052954



Presented By
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Century 21 Lucky Money

7138840322

Listing Broker
Texas Ally Real Estate Group

2965 HARTLEE FIELD Rd, Denton, TX 76208

Visit <https://www.har.com/NTREIS-21052954> for more information