

For Sale on Market

# \$4,350,000

Call 7138840322 Today!

## GENERAL DESCRIPTION

**Subdivision:** Bbb & Crr

**Property Type:** Land / Unimproved Land

**Lotsize:** 1,860,010 / PUBREC

**MLS# / Area:** NTREIS-21160097

## LAND / UNIMPROVED LAND

Escape to a rare opportunity where wide-open skies, premier equestrian facilities & refined residential living come together on approximately 42 acres just minutes from Denton & US-380, offering prime frontage & sweeping views of rolling pastures, mature trees + 3 serene ponds. Included on the 42 acres is 2751 Mitchell Rd, a Residential home built in 2008 w-over 5,600 SF, 4 bed, 3.5 bath ranch designed for both everyday comfort & effortless entertaining, featuring a dedicated home office, gourmet kitchen flowing into formal & casual dining spaces, great sized bedrooms & entertainment-ready spaces including a fully equipped media + game rm w-wet bar. Step outside to a 40,000-gallon saltwater pool, perfectly positioned for relaxing under the Texas sun while taking in peaceful, panoramic views of the land. This exceptional property is equally equipped for serious equestrian or ranch use, showcasing a 200X150 arena, 23 indoor stalls w-potential to expand to 40, and over 9,000 SF of covered barn & support space. The nearly all-connected barn complex includes a heated & air-conditioned 50X40 front barn, west stalls measuring 30X30, a 40X10 wash room w-mini-split & water heater, a spacious tack area w-both enclosed & under-roof space featuring dual mini-split systems, a 50X100 covered stall area w-water, electric + lighting to each stall, a 24x20 shop with propane heater & attached 30x40 awning, a 10x40 Conex container w-window AC & electric + a small shed connected to the west stalls.



Presented By  
**Alyssa Lienau**

Century 21 Lucky Money

7138840322

TBD Mitchell Rd, Krum, TX 76249

Visit <https://www.har.com/NTREIS-21160097> for more information

Listing Broker  
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