



Approximately 42.3 Acres

For Sale on Market

\$799,000

Call 7138840322 Today!

### GENERAL DESCRIPTION

- Subdivision:** G-0326 DUGAN GEORGE G A-G0326, ACRES 42.3
- Year Built:** 1997
- Lotsize:** 1,842,590 / ASSESSOR
- MLS# / Area:** NTREIS-21189995

Are you searching for a tranquil and picturesque property that truly offers the best of both worlds. Conveniently located just off Hwy. 69 and set down a private road, this stunning 42.3-acre parcel is nestled halfway between Denison and Bells, within the highly rated Bells ISD. The land itself is a scenic masterpiece, featuring rolling hills, majestic oak and pecan trees scattered throughout, and a beautiful, tree-filled creek bottom that attracts a variety of wildlife—perfect for outdoor enthusiasts, especially those who enjoy spotting deer. Whether you are seeking a peaceful weekend getaway or a place to live while you build your dream home, this property delivers. The move-in ready 2-bedroom, 2-bath mobile home was completely renovated down to the studs in 2024 and now boasts foam insulation in the walls and a modern mini-split system for efficient heating and cooling. What makes this property even more appealing is the functioning deep well that supplies drinking water to the home, which could also serve for garden irrigation or livestock needs. The land is fully fenced and cross-fenced, offering abundant pastureland with mixed loam soil—ideal for horses or other livestock. In addition, there’s a barn and two stock tanks, one is in great shape, ready for your animals. You’ll love the blend of seclusion and convenience, as the property is close to Sherman and Denison while still providing the peaceful privacy of country living. With multiple scenic building sites available, this is a hidden gem waiting to be discovered, all



Presented By  
**Alyssa Lienau**

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Visit <https://www.har.com/NTREIS-21189995> for more information  
**Listing Broker FRONTIER PROPERTIES REAL ESTATE, LLC**