

For Sale on Market

**\$44,900**

Call 7133771022 Today!

## LAND / UNIMPROVED LAND

Two beautiful adjoining lots totaling .4 acres offer the perfect canvas to build the home you've always imagined. Set among mature trees and surrounded by hundreds of acres of Corps of Engineers land, this property delivers the peace, privacy, and natural beauty that make Lake Whitney such a sought-after escape. The lake itself wraps the area, and you're only about a mile from a convenient boat ramp, making fishing, swimming, and boating an easy part of everyday life. Despite the secluded feel, you're never far from what you need. Two championship golf courses are just ten minutes away, the town of Whitney is five miles down the road, Waco is within a forty-five-minute drive, and the DFW metroplex is roughly an hour out. It's an ideal balance of quiet living with quick access to larger cities. Whether you want both lots for extra space or prefer to purchase just one, the flexibility is yours. It's a rare opportunity to claim a double lot in such a scenic, well-positioned location and create something truly special. Seller clearing trees is an option.

### GENERAL DESCRIPTION

**Subdivision:** Ranch Harbor Estate #2

**Property Type:** Land / Unimproved Land

**Lotsize:** 17,424

**MLS# / Area:** NTREIS-21217727



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

Listing Broker  
**Weichert, Realtors - The Eastland Group**

TBD Barnacle, Whitney, TX 76692

Visit <https://www.har.com/NTREIS-21217727> for more information