

RIEFLER RANCH

12± ACRES | DENTON COUNTY, TEXAS



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Property Features

- Sanger, Texas
- Two homes connected by a breezeway
- 1,296± sq/ft horse barn with stables
- 1,600± sq/ft shop with a carport
- Low fenced with cross fencing
- Hay field with income-generating potential
- 42± miles from DFW
- Current owner holds homestead & Ag exemptions





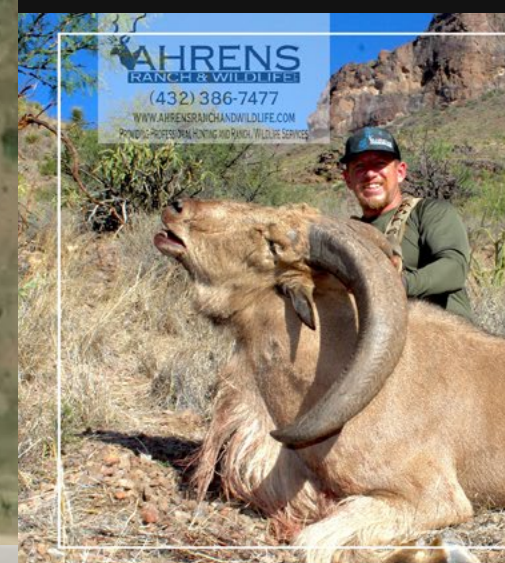
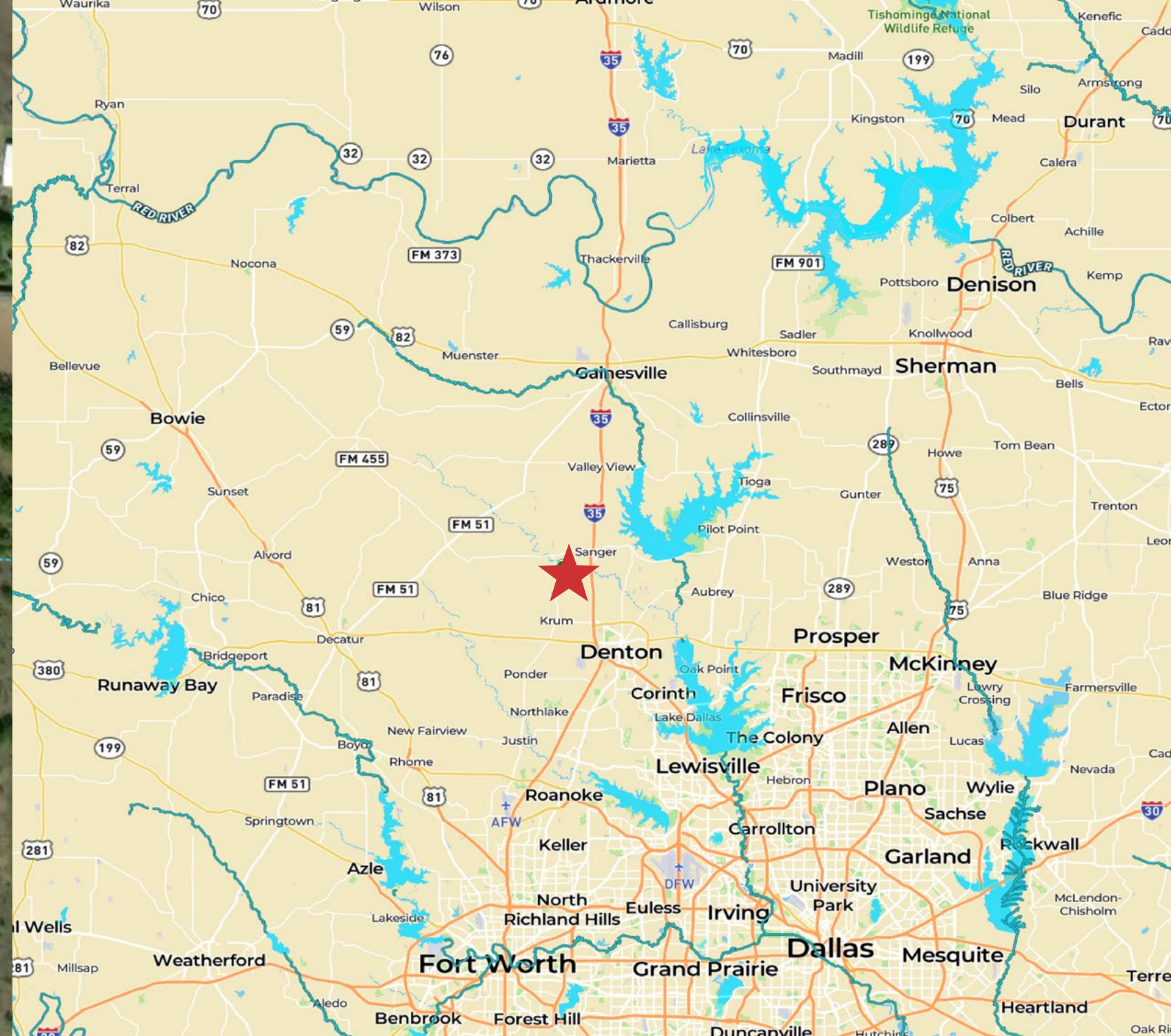
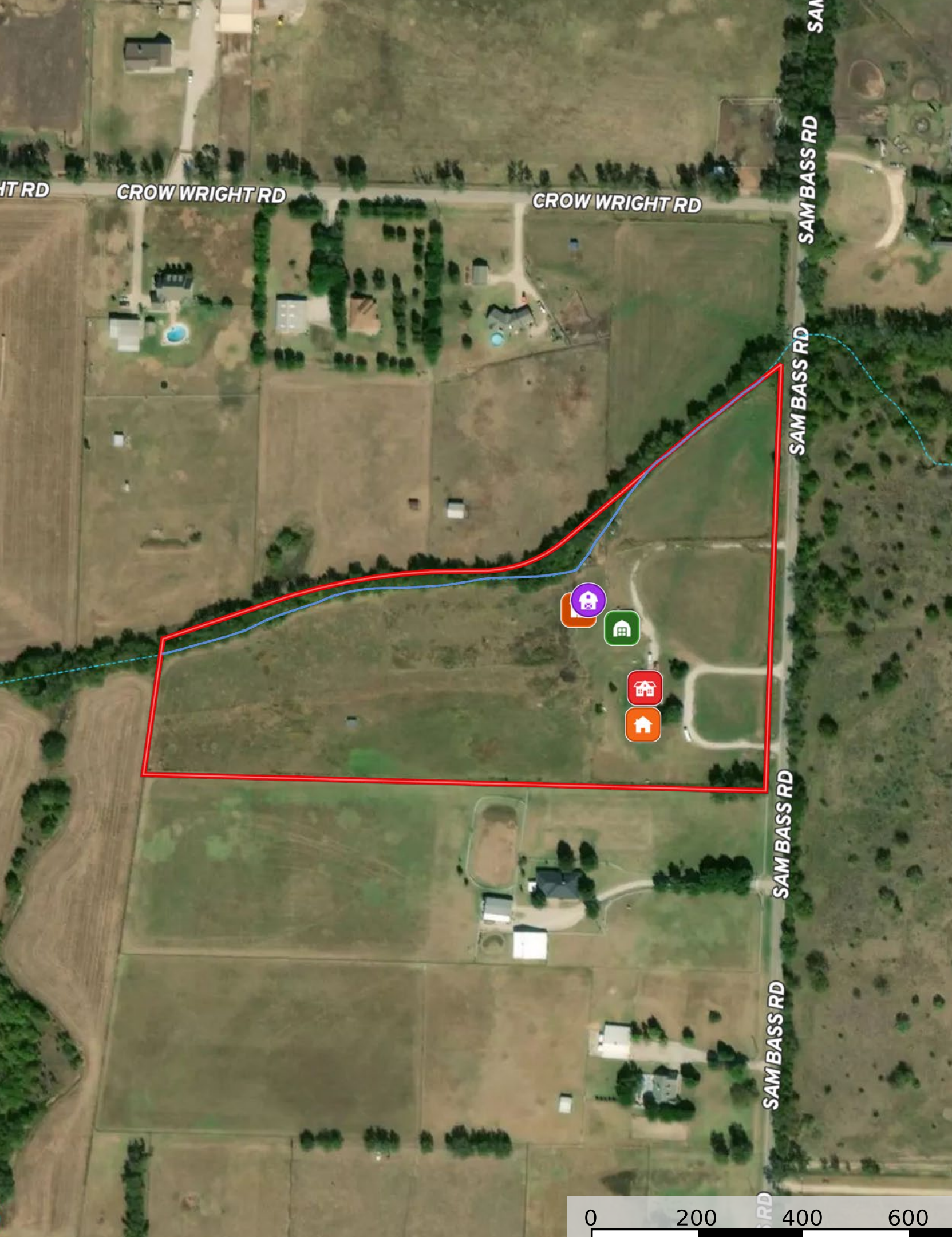
Property Information

Location: Riefler Ranch is a charming 12± acre property for sale in Denton County, Texas, located four miles from Sanger. This property backs up to Ironhead Airport, a small private airstrip. Enjoy the tranquility of rural living while only 15± miles from Ray Roberts Lake and 42± miles from DFW Airport, ensuring both seclusion and accessibility. With frontage on Sam Bass Rd and easy access to I-35, this property offers the perfect blend of country charm and modern convenience, set in a rapidly growing area.

Improvements & Utilities: The ranch features two well-maintained residences connected by a breezeway. The main residence is a 1,716± sq/ft, 4BR/2BA, recently renovated with new carpeting and a new roof. The second is a 1,498± sq/ft, 2BR/2BA, ADA-accessible home, ideal for a mother-in-law suite. Both homes have separate patios, propane fireplaces, and new A/C units. Additional facilities include a 1,296± sq/ft horse barn with stables and a 1,600± sq/ft shop with an attached carport, suitable for RV or camper storage. Power and water are readily available, with electric connections extended to the shop.

Land & Water: The property is low-fenced and divided into three pastures with a hay field on the front portion of the property offering potential for additional income. A quarter-mile stretch of wet-weather Clear Creek crosses the property, enhancing the landscape. The land is well-suited for country living and agricultural pursuits, with outdoor recreation opportunities. The current owner holds Agriculture exemption.

Remarks: Riefler Ranch offers a rare combination of natural beauty and modern amenities, ideal for families, investors, or anyone seeking a peaceful retreat from the city. Its convenient location near Sanger and access to major amenities make it appealing. With two homes, equestrian facilities, and open pastureland, this property is ready for immediate use; offering room for future improvements. This property is a strong investment in the growing Denton County area.



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