

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 001 HOLFORD

PILOT POINT, TX 76258



\$2,530,000



1 acres

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## DESCRIPTION

Private lakefront property on approximately 20 acre lake. Great ranch or development property with beautiful acreage. Minutes from downtown Pilot Point City Center and less than 2 miles from Ray Roberts Lake State Park, the most visited State Park last year with 885,000 visitors! Front (south) acreage of property is in city limits and back (north) piece of property is in Denton County, allowing flexibility for access to utilities. Electrical and sewer accessibility available at Holford St. Ag exempt. This listing can be combined with MLS# 20538203, 59.83 acres for approximately 105 acres total.

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**800.451.8055**

**PROPERTY TYPE:** Land - Unimproved Land  
**MLS STATUS:** Pending  
**MLS:** 20538226  
**YEAR BUILT:**  
**COUNTY:** Denton  
**TRACT OR SUBDIVIION:** J Jeffries  
**LIST DATE:** 06/05/2024

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 45.16  
**LOT SIZE (SQFT):** 1,967,169

## INTERIOR FEATURES

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Acreage
- Agricultural
- Waterfront

## UTILITIES

### UTILITIES:

- ElectricityAvailable
- SewerAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** KIM STEVENSON 

**PHONE:** 214.697.6270

**BROKERED BY:** Real T Team by eXp