

# CENTURY 21<sup>®</sup>

Judge Fite Company



## RECTOR ROAD

SANGER, TX 76266



\$2,200,000



1 acres

## DESCRIPTION

Discover 130+ Acres of versatile land located outside of city limits, and just half a mile from the new expansion bridge on I-35. This property, currently classified as Agricultural Exempt, is bordered by Clear Creek and offers abundant wildlife, including deer, making it ideal for hunting, recreational activities, and outdoor enjoyment. The land is well-suited for agriculture, recreation, or investment opportunities. Please note, the parcel is prone to flooding due to its flood plain designation, which enhances its natural beauty and wildlife habitat but should be considered for any future plans. Don't miss this unique opportunity to own a spacious, wildlife-rich property with excellent access and proximity to Denton and Sanger. Information deemed reliable, but not guaranteed. Buyer and Buyer's Agent to verify that all information contained herein is accurate.

**PROPERTY TYPE:** Land - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 21056950  
**YEAR BUILT:**  
**COUNTY:** Denton  
**TRACT OR SUBDIVIION:** Coker  
**LIST DATE:** 09/19/2025

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**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 135  
**LOT SIZE (SQFT):** 5,880,600

## INTERIOR FEATURES

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Acreage
- Wooded

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** George Wiley 

**BROKERED BY:** North Texas Realty & Auction,