

CENTURY 21[®]

Judge Fite Company



10570 SAM BASS ROAD

SANGER, TX 76266



\$1,700,000



1 acres

DESCRIPTION

Discover 71 remarkable acres in a highly desirable corridor just minutes from Sanger and convenient to Interstate 35, offering a rare blend of accessibility, privacy, and possibility. This expansive property features gently rolling terrain, open pasture, scattered trees, and a creek corridor creating a natural greenbelt buffer that enhances privacy, wildlife habitat, and scenic character. The low-water crossing and creek area contribute to the property's charm and natural separation, offering a sense of retreat while serving as a buffer from surrounding growth. Ideally positioned near town conveniences yet insulated from urban sprawl, this property offers the feel of a private ranch setting with exceptional access for commuting, recreation, livestock, or a future estate. With abundant space to roam and a setting that balances seclusion with connectivity, this is a rare opportunity to own a significant acreage tract in a sought-after North Texas location.



Jennifer Grimes

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PROPERTY TYPE: Land - Improved Land

MLS STATUS: Active

MLS: 21251709

YEAR BUILT:

COUNTY: Denton

TRACT OR SUBDIVIION: Jg Norris

LIST DATE: 04/27/2026

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 71.19

LOT SIZE (SQFT): 3,101,254

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Agricultural
- Cleared
- Pasture
- Ravine
- Sloped
- FewTrees


FENCING:

- BarbedWire

UTILITIES

UTILITIES:

- ElectricityAvailable
- WaterAvailable

LISTED BY: Jennifer Grimes 

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ADDITIONAL PROPERTY DETAILS

BROKERED BY: CENTURY 21 Judge Fite Co.