FOR SALE

16.7 Acres Split into Two Tracts

13305 Joe Allen Rd Pilot Point, Texas



Teeming with possibilities, these two exceptional adjacent tracts, each unrestricted and spanning ±8 acres are situated approximately 9 miles north of Hwy380, and conveniently located just west of Fm1385 on a peaceful paved road with minimal traffic.

Part of a larger 16.72-acre parcel, this prime acreage is being offered as two separate parcels. The western tract boasts 8 acres, while the east tract, with a stock pond, offers approximately 8.72 acres. Take advantage of the opportunity to acquire each tract individually or the entire 16.72 acres.

The land features a blend of heavily wooded areas with pockets of pasture, and sandy loam soil. The combined acreage benefits from an existing wildlife exemption and approximately 725 feet of frontage along Joe Allen Road. Essential access to a Mustang Water line and electric are available at the road.

West Tract 8 Acres | East Tract 8.72 Acres | Both Tracts 16.72 Acres | \$116,000 per Acre





Dutch and Cheryl Wiemeyer REALTORS® Direct/Text (940) 391-9092 Office (940) 365-4687 info@texasliving.com www.texasliving.com 7/3/23, 4:57 PM Matrix

13305 Joe Allen Road Unit#East Tract, Pilot Point, Texas 76258 **Listing ID:** 20370601



7/3/23, 4:57 PM Matrix

13305 Joe Allen Road Unit#East Tract, Pilot Point, Texas 76258

Listing ID: 20370601







7/3/23, 4:01 PM Matrix

13305 Joe Allen Road Unit#East Tract, Pilot Point, Texas 76258

MLS#: 20370601 N Active 13305 Joe Allen Road #East Tract Pilot Point, TX 76258-7623 **LP:** \$1,011,520

SubType: Unimproved Land Property Type: Land

Lst \$/Acre: \$116,000.00

\$2.66

Yes

Subdivision: I Walters

County: Denton **Lake Name:**

Country: United States

Plan Dvlpm: Parcel ID: R42985

Lot: Block: MultiPrcl: No MUD Dst: No Legal: A1329A I WALTERS, TR 59, 16.72 ACRES, OLD DCA

Unexmpt Tx: \$9

Land SqFt: 379,843 Acres: 8.720

\$/Lot SqFt: Appraisr: Subdivided:

Lot Dimen: Will Subdv: Subdivided Land Leased: No

HOA Co: HOA: None

General Information -

Crop Retire Prog: No # Lakes: **Pasture Acres:** Land Leased: No # Tanks/Ponds: 1 **Cultivated Acres:** AG Exemption: Yes # Wells: **Bottom Land Ac:**

School Information School Dist: Pilot Point ISD

Elementary: Middle: Pilot Point High: Pilot Point Pilot Point

Features

Lot Description: Acreage, Many Trees, Native - Cedar, Native - Mesquite, Native - Oak, Pasture, Tank/ Pond, Varied

Lot Size/Acres: 5 to < 10 Acres Restrictions: No Restrictions

Present Use: Fasements: Other Utilities

Proposed Use Documents: Agricultural, Barndominium, Cattle, Equine,

Exotics, Grazing, Horses, Livestock, Manufactured Home, Mobile Home, Poultry, Recreational, Residential, Sheep/Goats, Single

Family, Unimproved, Vacant, Other

Zoning Info: Unzoned. Outside city limiuts and ETJ. This lot Type of Fence: **Partial**

option has not been platted.

Development: Exterior Bldgs: Unzoned

Street/Utilities: Asphalt, Co-op Electric, Co-op Water, Electricity Available, Outside City Limits, Overhead Utilities, Sewer Not

Available, Unincorporated, No City Services

Road Front Desc: County Road Miscellaneous: Road Surface: **Asphalt** Road Frontage:

Soil: **Prop Finance:** Sandy Loam Cash, Conventional, Federal Land Bank

Surface Rights: Possession: ΑII Closing/Funding

Waterfront:

Showing: Go Show-No Appt. Needed Vegetation: Wooded

Plat Wtrfn Bnd:

Horses: Yes **Dock Permitted:** Lake Pump:

Remarks

Property Description: Teeming with possibilities, these two exceptional adjacent tracts, each unrestricted and spanning ±8 acres are situated approximately 9 miles north of Hwy380, and conveniently located just west of Fm1385 on a peaceful paved road with minimal traffic. Part of a larger 16.72-acre parcel, this prime acreage is being offered as two separate parcels. The western tract boasts 8 acres, while the east tract, with a stock pond, offers approximately 8.72 acres. Take advantage of the opportunity to acquire each tract individually or the entire 16.72 acres. The land features a blend of heavily wooded areas with pockets of pasture, and sandy loam soil. The combined acreage benefits from an existing wildlife exemption and approximately 725 feet of frontage along Joe Allen Road. Essential access to a Mustang Water line and electric are available at the road. This listing is for the 8.72 acre east tract, which does have some floodplain in the northeast portion.

Public Driving

On the northside of Joe Allen between Fm2931 and Fm1385.

Directions:

Agent/Office Information -

Lst Ofc: KELLER WILLIAMS REALTY Lst Agt: DUTCH WIEMEYER 7/3/23, 3:59 PM Matrix

13305 Joe Allen Road Unit#West Tract, Pilot Point, Texas 76258

MLS#: 20370592 N Active 13305 Joe Allen Road #West Tract Pilot Point, TX 76258-7623 LP: \$928,000

SubType: Unimproved Land Property Type: Land

Lst \$/Acre: \$116,000.00

Lake Name:

Cash, Conventional, Federal Land Bank

Subdivision: I Walters

County: Denton

Country: United States

Plan Dvlpm: Parcel ID: R42985

Lot: Block: MultiPrcl: No MUD Dst: No Legal: A1329A I WALTERS, TR 59, 16.72 ACRES, OLD DCA

Unexmpt Tx: \$9

Land SqFt: 348,480 Acres: 8.000 \$/Lot SqFt: \$2.66

Appraisr: Subdivided: Yes Lot Dimen: Will Subdv: Yes Land Leased: No

HOA Co: HOA: None

General Information -

Crop Retire Prog: No # Lakes: **Pasture Acres:** Land Leased: No # Tanks/Ponds: 0 **Cultivated Acres: Bottom Land Ac:** AG Exemption: Yes # Wells:

School Information

School Dist: Pilot Point ISD

Elementary: Middle: Pilot Point High: Pilot Point Pilot Point

- Features

Lot Description: Acreage, Many Trees, Native - Cedar, Native - Mesquite, Native - Oak

Lot Size/Acres: 5 to < 10 Acres Restrictions: No Restrictions Present Use: Other Fasements: Utilities

Documents: Proposed Use Agricultural, Barndominium, Cattle, Equine,

> Exotics, Grazing, Horses, Livestock, Manufactured Home, Mobile Home, Poultry, Recreational, Residential, Sheep/Goats, Single

Family, Unimproved, Vacant, Other

Zoning Info: Unzoned. Outside city limiuts and ETJ. This lot Type of Fence: **Partial**

option has not been platted.

Development: Exterior Bldgs: Unzoned

Street/Utilities: Asphalt, Co-op Electric, Co-op Water, Electricity Available, Outside City Limits, Overhead Utilities, Sewer Not

Available, Unincorporated, No City Services

Road Front Desc: County Road Miscellaneous: Road Surface: **Asphalt** Road Frontage:

Soil: **Prop Finance:** Sandy Loam

Surface Rights: Possession: ΑII Closing/Funding

Waterfront:

Showing: Go Show-No Appt. Needed

Horses: Lake Pump: Yes **Dock Permitted:**

Remarks

Property Description: Teeming with possibilities, these two exceptional adjacent tracts, each unrestricted and spanning ±8 acres are situated approximately 9 miles north of Hwy380, and conveniently located just west of Fm1385 on a peaceful paved road with minimal traffic. Part of a larger 16.72-acre parcel, this prime acreage is being offered as two separate parcels. The western tract boasts 8 acres, while the east tract, with a stock pond, offers approximately 8.72 acres. Take advantage of the opportunity to acquire each tract individually or the entire 16.72 acres. The land features a blend of heavily wooded areas with pockets of pasture, and sandy loam soil. The combined acreage benefits from an existing wildlife exemption and approximately 725 feet of frontage along Joe Allen Road. Essential access to a Mustang Water line and electric are available at the road. This listing is for the 8-acre west tract option.

Public Driving

On the northside of Joe Allen between Fm2931 and Fm1385.

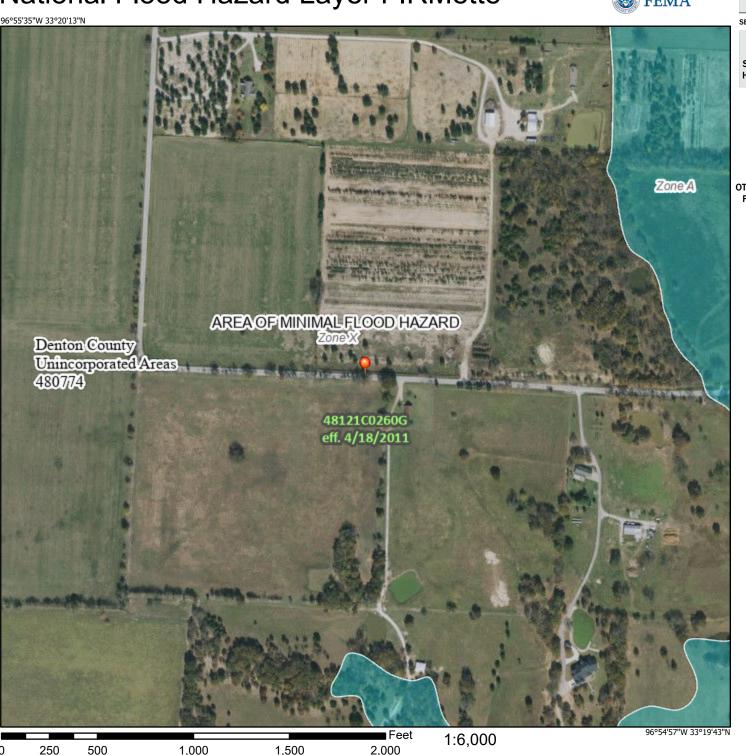
Directions:

Agent/Office Information -

Lst Ofc: KELLER WILLIAMS REALTY Lst Agt: DUTCH WIEMEYER

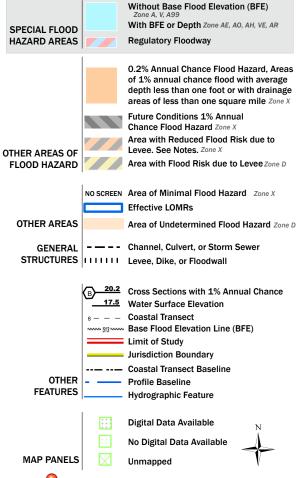
National Flood Hazard Layer FIRMette





Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The pin displayed on the map is an approximate point selected by the user and does not represent

an authoritative property location.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/27/2023 at 7:57 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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