

13305 Joe Allen Road, Pilot Point, Texas 76258

MLS#: 20404531 \$ Active

[13305 Joe Allen Road Pilot Point, TX 76258-7623](#)

LP: \$1,337,600

Property Type: Land

SubType: Unimproved Land

Lst \$/Acre: \$80,000.00



Subdivision: I Walters

County: Denton

Country: United States

Parcel ID: [R42985](#)

Lot: Block:

Legal: A1329A I WALTERS, TR 59, 16.72 ACRES, OLD DCA

Unexempt Tx: \$9

Lake Name:

Plan Dvlpm:

MultiPrcl: No MUD Dst: No

Land SqFt: 728,323

Acres: 16.720

\$/Lot SqFt: \$1.84

Appraisr:

Subdivided: No

Lot Dimen:

Will Subdv: Yes

Land Leased: No

HOA: None

HOA Co:

General Information

Crop Retire Prog: No

Land Leased: No

AG Exemption: Yes

Lakes:

Tanks/Ponds: 1

Wells: 0

Pasture Acres:

Cultivated Acres:

Bottom Land Ac:

School Information

School Dist: Pilot Point ISD

Elementary: Pilot Point

Middle: Pilot Point

High: Pilot Point

Features

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

Lot Size/Acres: 10 to < 50 Acres

Restrictions: No Restrictions

Present Use: Other

Easements: 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 limits and ETJ.

Type of Fence: Partial

Development: Unzoned

Exterior Bldgs:

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:

Crops/Grasses:

Special Notes:

Soil: Sandy Loam

Prop Finance:

Surface Rights: All

Possession:

Waterfront:

Showing:

Vegetation: Partially Wooded

Plat Wtrfrn Bnd:

Horses: Yes

Dock Permitted:

Lake Pump:

Remarks

Property Description:

Teeming with possibilities, this unrestricted 16.72-acre tract is 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. The land features a blend of heavily wooded areas with pockets of pasture, a pond, and sandy loam soil. The 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 electricity are available at the road. This prime acreage is also being offered as two separate ±8 acre parcels.

Public Driving Directions:

On the northside of Joe Allen between Fm2931 and Fm1385.

Agent/Office Information

Lst Ofc: KELLER WILLIAMS REALTY

Lst Agt: [DUTCH WIEMEYER](#)