

55AC Fm-428, Aubrey, Texas 76227

MLS#: 20735465 **N** Active
Property Type: Land

[55AC Fm-428 Aubrey, TX 76227](#)
SubType: Unimproved Land

LP: \$3,615,170



Subdivision: Peter Visor
County: Denton
Country: United States
Parcel ID: [R51406](#)
Parcel ID 2: 537325
Lot: **Block:**
Spcl Tax Auth:

Lst \$/Acre: \$65,000.00

Lake Name:

Plan Dvlpm:

MultiPrcl: Yes **MUD Dst:** No
PID:No

Lots: 2
Rd Front:

Lots Sold Sep: 0
Frontg Ft: 687

Lots Sld Pkg: 2
Rd Asmt: No

Land SqFt: 2,422,720

Acres: 55.618

\$/Lot SqFt: \$1.49

Appraiser:

Subdivided: Yes

Lot Dimen:

Will Subdv: No

Land Leased: No

HOA: None
HOA Dues:

HOA Co:
Phone:

Adult Community: No

General Information

Crop Retire Prog: No
Land Leased: No
AG Exemption: Yes

Lakes: 0
Tanks/Ponds: 1
Wells: 0

Pasture Acres:
Cultivated Acres:
Bottom Land Ac:

School Information

School Dist: Aubrey ISD
Elementary: HI Brockett

Middle: Aubrey

High: Aubrey

Features

Lot Description: Acreage, Irregular Lot, Many Trees, Pasture, Tank/ Pond, Varied
Lot Size/Acres: 50 to =< 100 Acres
Present Use: Cattle, Exotics, Grazing, Livestock, Pasture
Proposed Use: Agricultural, Cattle, Development, Equine, Exotics, Grazing, Horses, Investment, Livestock, Pasture, Ranch, Recreational, Residential, Single Family, Other

Restrictions: Easement(s), Hi Line, Pipeline
Easements: Electric, Pipeline, Utilities
Documents:

Zoning Info: Aubrey ETJ

Type of Fence: Cross Fenced, Fenced, Gate, High Fence, Perimeter, Pipe, Wire

Development: Other

Exterior Bldgs:

Street/Utilities: Asphalt, Co-op Electric, Co-op Water, Electricity Available, Outside City Limits, Overhead Utilities, Septic, No Sewer

Road Front Desc: FM Road

Miscellaneous:

Road Surface: Asphalt

Road Frontage:

Crops/Grasses:

Special Notes: Flood Plain, Highline, Pipeline

Soil: Sandy Loam

Prop Finance: Cash, Conventional, Federal Land Bank

Surface Rights: All

Possession: Other

Horses: Yes **Dock Permitted:**

Lake Pump:

Remarks

Property Description: 55 prime acres with Fm428 (Sherman Drive) frontage and positioned between Aubrey and Denton. This exceptional acreage parcel provides a balance of visibility and privacy enhanced by a scenic mix of trees and pasture. This acreage has a current AG exemption and is fenced and cross-fenced, including a ±20-acre high-fenced wooded area with a pond. The property lies within an area of upscale estates, acreage venues, and a portion borders the sought-after Blackjack Oaks neighborhood. With no deed restrictions, the possibilities for this tract are almost limitless. Being ideally suited for a luxury estate or equestrian property, its prime location on FM428, within the Aubrey ETJ, also offers excellent potential for other options. Property showings are available for approved buyers.

Public Driving Directions: On north side of FM428 just west of Blackjack Oaks

Agent/Office Information

Lst Ofc: KELLER WILLIAMS REALTY

Lst Agt: [DUTCH WIEMEYER](#)

Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 09/21/2024 16:29