FOR SALE

55.618 Acres Listed for \$65,000 per Acre

Fm 428 - W Sherman Dr Aubrey, Texas



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.





Dutch and Cheryl Wiemeyer REALTORS® Direct/Text (940) 391-9092 Office (940) 365-4687 info@texasliving.com www.texasliving.com MLS#: 20735465 N Active Property Type: Land

55AC Fm-428 Aubrey, TX 76227 SubType: Unimproved Land

LP: \$3,615,170

Martine -									
		County: Country Parcel I Parcel I Lot: Spcl Tax	 United States D: <u>R51406</u> D 2: 537325 Block: c Auth: 	Denton United States : <u>R51406</u> 2: 537325 Block:		Lst \$/Acre: \$65,000.00 Lake Name: Plan Dvlpm: MultiPrcl: Yes MUD Dst: No PID:No			
	-	# Lots: Rd Fron		Sold Sep: tg Ft:	0 687	Lots Sld Pkg: Rd Asmt:	2 No		
A sector of the			Ft: 2,422,720 Ac	cres: 55.6		\$/Lot SqFt: Subdivided: Will Subdv: Land Leased:	\$1.49 Yes No		
HOA: Non	e	HOA Co:							
HOA Dues:		Phone: Genera	al Information	Adult C	ommun	ity: No			
Crop Retire Pro Land Leased: N AG Exemption:	0	# Lakes: # Tanks/Ponc # Wells:	0	Cultiva	e Acres: ted Acre Land A				
School Dist:	Aubrey ISD	Middles			A I.				
Elementary:	HI Brockett	Middle: Aubro	ey Features	High:	Aubr	ey			
Lot Size/Acres:	50 to =< 100 Acr		e, Tank/ Pond, Varied Restrictions:	Easement	:(s), Hi Li	ine, Pipeline			
Present Use: Proposed Use	Cattle, Exotics, G Agricultural, Cattl Exotics, Grazing, Livestock, Pasture Residential, Single	es razing, Livestock, Pasture e, Development, Equine, Horses, Investment, e, Ranch, Recreational,	Restrictions: Easements: Documents:	Electric, P	Pipeline, l		Fanca		
Present Use: Proposed Use Zoning Info:	Cattle, Exotics, G Agricultural, Cattl Exotics, Grazing, Livestock, Pasture	es razing, Livestock, Pasture e, Development, Equine, Horses, Investment, e, Ranch, Recreational,	Restrictions: Easements:	Electric, P	Pipeline, U ced, Fen	Utilities ced, Gate, High F	-ence,		
Zoning Info: Development: Street/Utilities:	Cattle, Exotics, G Agricultural, Cattl Exotics, Grazing, Livestock, Pasture Residential, Single Aubrey ETJ Other Asphalt, Co-op Ele	es razing, Livestock, Pasture e, Development, Equine, Horses, Investment, e, Ranch, Recreational,	Restrictions: Easements: Documents: Type of Fence: Exterior Bldgs:	Electric, P Cross Fen Perimeter	vipeline, U ced, Fen ; Pipe, W	Utilities ced, Gate, High F lire			
Present Use: Proposed Use Zoning Info: Development: Street/Utilities: Road Front Des Road Surface: Crops/Grasses: Soil: Surface Rights:	Cattle, Exotics, G Agricultural, Cattl Exotics, Grazing, Livestock, Pasture Residential, Single Aubrey ETJ Other Asphalt, Co-op Ele C: FM Road Asphalt Sandy Loam All	es razing, Livestock, Pasture e, Development, Equine, Horses, Investment, e, Ranch, Recreational, e Family, Other ectric, Co-op Water, Electr	Restrictions: Easements: Documents: Type of Fence: Exterior Bldgs: icity Available, Outsid Miscellaneous: Road Frontage: Special Notes: Prop Finance: Possession:	Electric, P Cross Fen Perimeter le City Limits Flood Plai	ripeline, l ced, Fen ; Pipe, W s, Overhe n, Highlii	Utilities ced, Gate, High F lire	tic, No Sewe		
Present Use: Proposed Use Zoning Info: Development: Street/Utilities: Road Front Deso Road Surface: Crops/Grasses: Soil:	Cattle, Exotics, G Agricultural, Cattl Exotics, Grazing, Livestock, Pasture Residential, Single Aubrey ETJ Other Asphalt, Co-op Ele C: FM Road Asphalt Sandy Loam	es razing, Livestock, Pasture e, Development, Equine, Horses, Investment, e, Ranch, Recreational, e Family, Other ectric, Co-op Water, Electr	Restrictions: Easements: Documents: Type of Fence: Exterior Bldgs: ricity Available, Outsic Miscellaneous: Road Frontage: Special Notes: Prop Finance:	Electric, P Cross Fen Perimeter le City Limits Flood Plai Cash, Cor	ripeline, l ced, Fen ; Pipe, W s, Overhe n, Highlii	Utilities ced, Gate, High F l'ire ead Utilities, Sept ne, Pipeline	tic, No Sewe		
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Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 09/21/2024 16:29

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EXHIBIT A

CEDE

DCAD 51406

2 TRACTS DCAD 51406 and 537325 ±55.618 ACRES

OAKSDR

WSHERMAN



Barnett_1950 W Sherman Texas, 55.62 AC +/-





Fence
 Pipeline
 Transmission
 Line

Dutch and Cheryl WiemeyerP: 940-391-9092www.texasliving.com806 S Hwy 377, Aubrey TX 76227

Stream

Boundary



The information contained herein was obtained from sources deemed to be reliable. Land idTM Services makes no warranties or guarantees as to the completeness or accuracy thereof.

| Boundary 55.66 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
13	Birome-Rayex-Aubrey complex, 2 to 15 percent slopes	16.28	29.24	0	30	7s
12	Birome fine sandy loam, 3 to 5 percent slopes	14.56	26.15	0	40	3e
23	Callisburg fine sandy loam, 1 to 3 percent slopes	13.46	24.18	0	46	2e
35	Gasil fine sandy loam, 1 to 3 percent slopes	6.79	12.2	0	47	2e
20	Bunyan fine sandy loam, frequently flooded	3.93	7.06	0	41	5w
51	Konsil fine sandy loam, 3 to 8 percent slopes	0.38	0.68	0	47	4e
36	Gasil fine sandy loam, 3 to 8 percent slopes	0.26	0.47	0	45	4e
TOTALS		55.66(*)	100%	-	39.51	3.96

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability									
	1	2	3	4	5	6	7	8	
'Wild Life'	•	•	٠	•	٠	٠	٠	٠	
Forestry	٠	٠	٠	•	٠	٠	٠		
Limited	•	•	٠	•	٠	٠	٠		
Moderate	٠	٠	٠	•	٠	٠			
Intense	٠	٠	٠	•	٠				
Limited	٠	٠	٠	•					
Moderate	٠	•	٠						
Intense	٠	•							
Very Intense	٠								
5									

Grazing Cultivation

- (c) climatic limitations (e) susceptibility to erosion
- (s) soil limitations within the rooting zone (w) excess of water



U.S. Fish and Wildlife Service National Wetlands Inventory

1950 W Sherman Dr., Aubrey TX EXHIBIT C



September 11, 2024

Wetlands



Estuarine and Marine Deepwater

Estuarine and Marine Wetland

- And Freshwater Forested/Shrub Wetland
 - Freshwater Pond

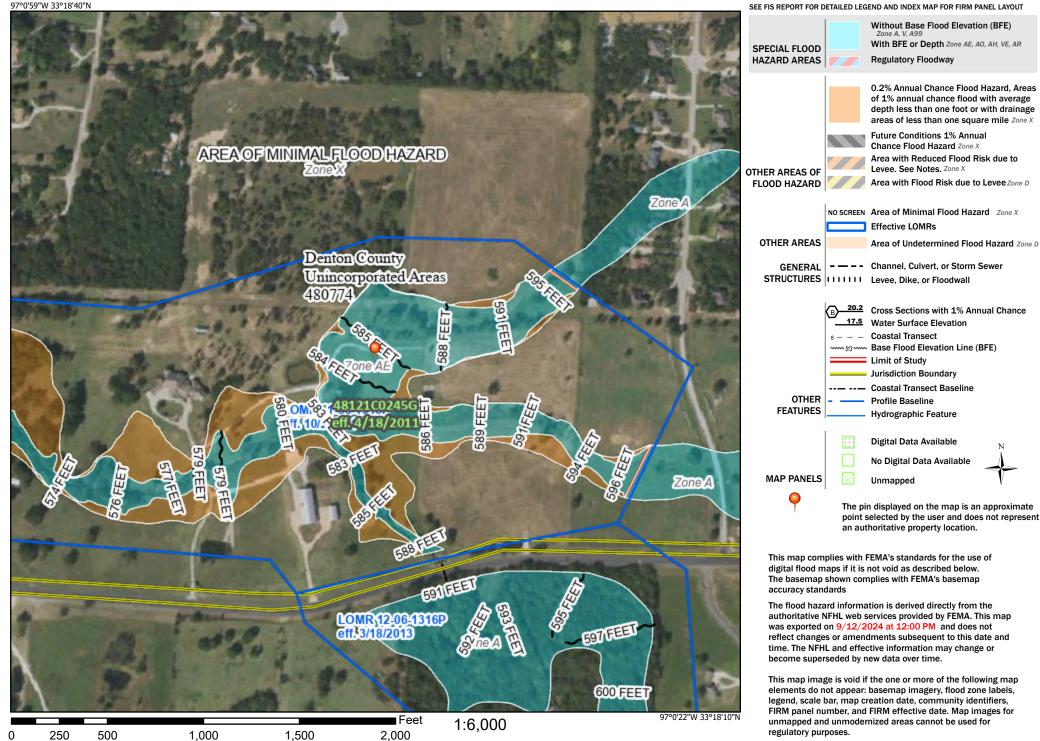
Freshwater Emergent Wetland

Lake Other Riverine This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Flood Hazard Layer FIRMette



Legend



Basemap Imagery Source: USGS National Map 2023