

3555 Sauls Road, Aubrey, Texas 76227

MLS#: 20830503 N Active

[3555 Sauls Road Aubrey, TX 76227-4249](#)

LP: \$2,699,000

Property Type: Residential

SubType: Farm/Ranch



Also For Lease: N

Lst \$/SqFt: \$1,389.80

Subdivision: A Petty

County: Denton

Country: United States

Parcel ID: [R98880](#)

Parcel ID 2: R167649

Lot: ----- Block: -

Legal:

Unexempt Tx:

Spcl Tax Auth: No

Lake Name:

Lse MLS#:

Plan Dvlpm:

MultiPrcl: Yes MUD Dst: No

PID:No

Beds: 3

Tot Bth: 2

Liv Area: 2

Fireplc: 1

Full Bath: 2

Din Area: 2

Pool: No

Half Bath: 0

Adult Community:

Smart Home App/Pwd: No

Hdcp Am: No

Horses?: Yes

Attached: No

Acres: 30.456

HOA Dues:

AccUnit SF: 1,088

Garage: No/0

Attch Gar: No

Carport: 0

Cov Prk: 0

Unit Type: Other

SqFt: 1,942/Assessor

Yr Built: 1990/Assessor/Preowned

Lot Dimen:

Subdivide?: No

HOA: None

Access Unit: Yes

School Information

School Dist: Denton ISD

Elementary: Hodge

Middle: Strickland

High: Ryan H S

Rooms

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Living Room	24 x 15 / 1	Built-in Cabinets, Fireplace	Game Room	22 x 21 / 1	
Kitchen	12 x 10 / 1	Breakfast Bar, Built-in Cabinets, Eat-in Kitchen, Granite/Granite Type Countertop, Water Line to Refrigerator	Breakfast Rm	10 x 7 / 1	
Dining Room	16 x 12 / 1		Bedroom-Primary	19 x 15 / 1	Ensuite Bath, Jetted Tub, Walk-in Closet(s)
Bedroom	13 x 12 / 1		Bedroom	13 x 12 / 1	

General Information

Housing Type:	Single Detached	Fireplace Type:	Brick, Insert, Living Room, Wood Burning
Style of House:	Ranch	Flooring:	Laminate, Tile
Lot Size/Acres:	10 to < 50 Acres	Levels:	1
Soil:	Clay, Sandy Loam	Type of Fence:	Barbed Wire, Cross Fenced, Fenced, Gate, Partial, Pipe, Wire
Heating:	Central, Fireplace Insert, Propane	Cooling:	Ceiling Fan(s), Central Air, Electric
Roof:	Shingle	Accessible Ft:	
Windows:	Window Coverings	Cmplx Appv For:	
Construction:	Brick	Patio/Porch:	Front Porch, Patio
Surface Rights:	All	Topography:	
Road Surface:	Asphalt	Road Frontage:	County Road
Crops/Grasses:		Vegetation:	Partially Wooded
Foundation:	Slab	Special Notes:	Deed Restrictions, Flood Plain, Verify Flood Insurance
Basement:	No	Listing Terms:	Cash, Conventional, Federal Land Bank
Possession:	30-60 Days		

Features

Appliances:	Dishwasher, Gas Range, Microwave
Laundry Feat:	Dryer - Electric Hookup, In Hall, W/D - Full Size W/D Area, Washer Hookup
Interior Feat:	Built-in Features, Eat-in Kitchen, Granite Counters, High Speed Internet Available, Walk-In Closet(s)
Exterior Feat:	Covered Patio/Porch, Rain Gutters, RV Hookup, RV/Boat Parking, Stable/Barn, Storage, Storm Cellar
Park/Garage:	Circular Driveway, Converted Garage, Outside
Street/Utilities:	Aerobic Septic, Asphalt, Co-op Electric, Co-op Water, Individual Water Meter, Outside City Limits, Overhead Utilities, Propane, Well, No City Services
Lot Description:	Acresage, Few Trees, Irregular Lot, Pasture, Tank/ Pond, Varied

Proposed Use: Equine, Grazing, Horses, Livestock, Ranch, Recreational, Residential, Single Family
Present Use: Horses, Single Family
Other Structures: Arena, Barn(s), Corral(s), Covered Arena, Mobile Home, Outbuilding, Poultry Coop, RV/Boat Storage, Second Residence, Shed(s), Stable(s), Storage
Restrictions: Deed
Easements: Electric, Utilities
Miscellaneous: Outdoor Arena
Waterfront: Creek

Plat Wtrfn Bnd:

Farm & Ranch Information

Ranch Name:	Valhalla Stables LLC		
# Residences:	1	Pasture Acres:	Crop Retire Prog:
# Tank/Pond:	1	Cultivate Acres:	Aerial Photo Avl: No
# Barns:	6	Bottom Lnd Acres:	AG Exemption: Yes
			Road Frontage:
			Wells: 1

Barns Information

Stable(s) - Stalls/Size: 8/
Stable(s) - Stalls/Size: 8/
Barn(s) - Stalls/Size: 5/
Stable(s) - Stalls/Size: 8/
Stable(s) - Stalls/Size: 7/
Barn(s) - Stalls/Size: 36/
Barn(s) - Stalls/Size: 36/
Horse Amenities: Arena, Barn(s), Electric to Barn, Equipment Barn, Indoor Arena, Loaf Shed(s), Show Barn, Stable(s), Tack Room, Wash Rack, Water to Barn

Remarks

Property Description:	Conveniently located just off Fm428 and a mere 3.5 miles from Loop 288, this versatile 30-acre horse property with a home and large covered arena will cater to a diverse range of interests. Ideally situated between Denton and Aubrey, it serves as an optimal location as a dream equestrian facility, an income-producing property, or a variety of other endeavors. The property's features highlight a nice 3-bedroom ranch-style home, a fabulous 150'x250' covered arena with lights, and an attached 42x84 insulated block barn with 8-12x12 stalls, dual wash bays, and a large tack room with a swing out saddle rack. There's also a separate 36x60 center aisle barn with 8-12x12 stalls, and additional outbuildings housing additional temporary stalls. Further enhancing its appeal, there's an outdoor arena, an office with a full bath, two storage buildings, RV and vendor connections, a concession stand, a public bathroom, and a separate 3-bedroom mobile home. Currently used for boarding and hosting horse show events, the property offers adaptability for personal use or exploring alternative opportunities. The land has lots of character, with a rolling pasture and a creek meandering through a grove of pecan trees in the front half. It is set in a small acreage neighborhood and just off Farm to Market 428, about 5 minutes from Loop 288, which loops around Denton with direct access to I-35, US Hwy 380, shopping, dining, a water park, and Sherman Drive.
Public Driving Directions:	Fm428 between Loop 288 and Aubrey. Turn east on Warschun Rd and go about three-tenths of a mile. Property on the left side after curve. Warschun Rd will change to Sauls Rd.

Agent/Office Information

Lst Ofc: KELLER WILLIAMS REALTY	Lst Agt: DUTCH WIEMEYER
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Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 01/30/2025 11:15