

MOUNTAIN VIEW FARM

DENTON COUNTY | TEXAS

EXCLUSIVELY LISTED BY THE WWG TEAM

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VISUAL OVERVIEW & KEY FACTS



- +/- 14.45 Deeded Acres
- Ag exempt on +/- 13 acres
- 22 Kw Generac Generator
- Five improved Pastures
- 1.85 acres stock tank
- 11 Stalls
- Multiple turn outs
- Pipe and cable & no climb fencing
- 4 place trilogy "Easy Walker"
- Wash stall
- Covered Hay & Equipment storage
- Open arena with improved substrate
- +/- 7 acre improved coastal pasture



EXECUTIVE SUMMARY

Located deep in the heart of North Texas Horse country, this exceptional ranch offers a rare blend of refined living and premier equestrian amenities. The 3,884 sq. ft. residence, originally built in 1999 and renovated in 2022, showcases a thoughtful split-bedroom design, multiple living and entertaining spaces, and a private pool retreat.

A 50' x 100' barn includes 11 stalls, a wash bay with on-demand hot water, a tack room/office, and a private apartment, along with a fast-drying 140' x 140' riding arena, Trojan walker, and improved pastures historically yielding 8,200–11,300 lbs. of forage per acre.

Completing the property, a scenic pond with a private dock and shaded seating area creates the perfect backdrop for fishing, sunset views, or relaxing with friends and family. With its combination of modern comforts, working-ranch functionality, and natural beauty, this property captures the essence of Texas living.



MAIN ESTATE



Constructed in 1999 and fully renovated in 2022, this 3,884 sq. ft. residence perfectly blends classic design with modern updates. Designed around a split-bedroom concept, the layout maximizes both privacy and functionality.

Inside, a formal dining room and living room with a wood-burning fireplace welcome you through the front entry. The west wing features the master suite and a private office overlooking the property, while the east wing houses additional living areas.

The thoughtfully designed kitchen, second living room, breakfast nook, and wet bar form the heart of the home. Upstairs, a private suite includes its own wet bar, bathroom, and over-sized walk-in closet. Additional spaces include a Jack-and-Jill bedroom, a second office, and a total of 5 bedrooms and 4 ½ baths.

Out back, a sparkling pool with its own dedicated bathroom provides the perfect retreat for hot Texas afternoons. Privacy window screens and upgraded high impact shingles complete the home, offering energy efficiency and comfort year-round.





Tucked behind the home, a beautifully updated pool creates the perfect setting for relaxation and entertaining. Completely resurfaced in 2022 and equipped with new AquaTech electronics, it offers effortless control and year-round enjoyment with family and friends.



EQUESTRIAN BARN



Equestrian living takes center stage with a 100' x 50' barn, meticulously designed for both function and comfort. Within, a private 25' x 15' apartment offers additional living space, while dual 12' x 10' powered roll-up doors lead to 11 spacious stalls. A dedicated 12' x 14' wash bay with on-demand hot water, a tack room/office, and a 67' x 15' overhang for hay and grain storage ensure every detail of horse care is thoughtfully addressed. For training and exercise, a Trojan walker and a 140' x 140' fast-drying riding arena provide unmatched convenience, while the cleverly designed pasture layout allows for seamless movement between paddocks.





RANCH & LAND

COMPASS



An aerial photograph of a large farm property. A large, rectangular green field is outlined with a red line, occupying the lower half of the image. To the left of this field is a baseball field and a large barn. To the right is a large pond and a house. The background is filled with dense green trees and other farm buildings.

The property includes +/- 7 acres of improved coastal pasture, historically yielding between 8,200 and 11,300 pounds of forage per acre. Ideal for self-sufficiency or supplemental income, this land offers the flexibility to produce your own hay or market it for sale.

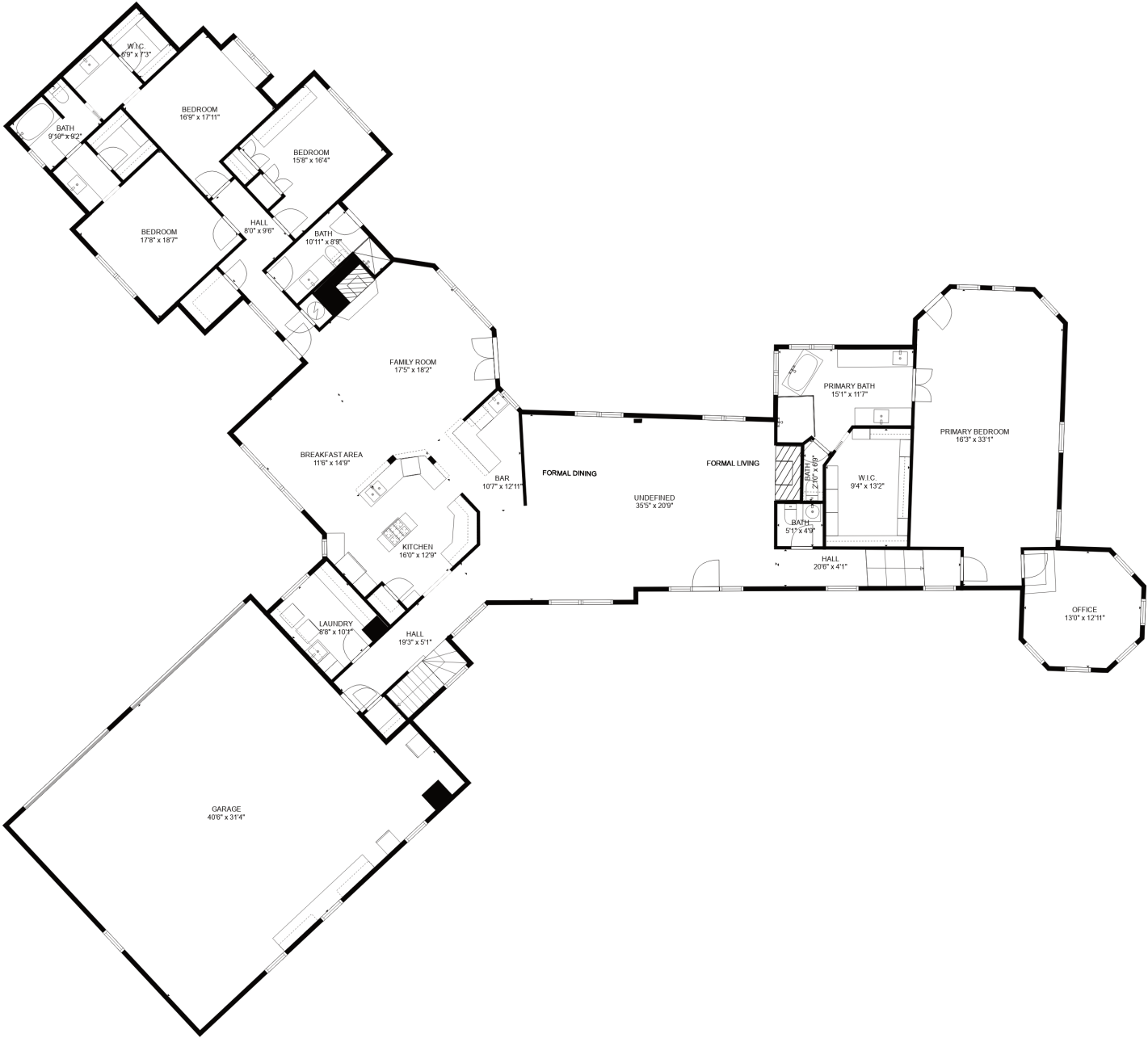


Another highlight of the property is a scenic pond with a private dock and shaded seating area. Whether casting a line, watching the sunset, or gathering with friends by the water's edge, this peaceful retreat offers the chance to slow down and enjoy the Texas we love.













Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date